

# SCOTT M. KEMP ARCHITECT

Scott M. Kemp Architect AIBC, FRAIC, RIBA, LEED® AP  
Principal

January 21, 2019

Attn.: Mr. Eric Kesteloot  
Senior Community Manager  
Stz'uminus First Nation  
12611A Trans Canada Highway  
Ladysmith, BC  
V9G 1M5

Dear Eric:

**Re: Stz'uminus Long House Revitalization**  
Architectural Condition Assessment

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## 1.0 Objective

The Stz'uminus Long House is an important facility which plays a critical cultural role in the community. Built in the 1960's the building is a unique facility that reflects the traditions and culture of Coast Salish communities. Given the long use of the facility by the community with the associated memories and emotional connections, it would be difficult to replace the building in a manner that would have similar significance and meaning. These structures are unparalleled in the world and ideally should be preserved for continuing use by the community.

The existing building consists of two components: the ceremonial Long House with an attached structure that contains the dining hall, kitchen and toilets. The attached structure is built from conventional wood frame construction and is in extremely poor condition. The kitchen does not meet current health standards and the building is not accessible. Significant settlement is evident in the structure and the crawlspace has experienced rodent infestation.

It is our recommendation that the goal of the project be to maintain the character of the existing building while updating the facilities to ensure ongoing use by the community for another 60-100 years. Full compliance to current Building Codes by a structure such as this, would not be practical while still maintaining the architectural character of the building. The proposed strategy is to respect the character and function of the existing building while, at the same time, improving its life/safety performance. This would involve strategies to improve the seismic performance of the building, upgrade exiting, and enhance firefighting capabilities. The existing roof and siding would also be refurbished. The existing ancillary facilities of the dining hall, kitchen and toilets would be removed and replaced with new construction. The unique historic and architectural character of the building lies with the Long House portion of the building. Renovation of the existing ancillary areas would not be cost effective. Improved operating and maintenance costs of a new addition to the Long house would provide long term benefits to the community. The new addition would be fully compliant with the current Building Code standards.

The project will create spaces that are beautiful, that emphasize the use of traditional materials, and draws upon the rich history of Coast Salish architecture

Yours truly,

**Scott Kemp Architect**

A handwritten signature in dark ink, appearing to read 'SKP', is positioned above the printed name.

Scott Kemp, Architect AIBC  
Principal