

NO: R026

COUNCIL DATE: March 6, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 2, 2023**

FROM: **General Manager, Planning & Development**

FILE: **7922-0087-00**

SUBJECT: **Wixalbrown House at 13667 Grosvenor Road – Demolition Permit Application**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information; and
2. Provide staff with direction to continue to withhold the approval of the demolition permit under Part 15, Section 605 of the *Local Government Act* for the heritage property at 13667 Grosvenor Road until:
 - i. in the case of a building permit on the existing lot of record, the building permit and any other necessary approvals are ready for issuance and all fees associated with the building permit have been paid;
 - ii. in the case of a rezoning development application, the rezoning by-law has been given third reading by Council; or
 - iii. in the case of a subdivision development application, the Preliminary Layout Approval (“PLA”) has been issued.

INTENT

The intent of this report is to seek Council’s direction regarding the demolition permit application for the heritage property located at 13667 Grosvenor Road (“the Wixalbrown House”). The approval of the demolition permit was withheld in 2020 following direction from Council; however, a recent fire in the building and ongoing security breaches necessitate direction from Council as to whether the approval for the demolition permit should continue to be withheld.

BACKGROUND

The Wixalbrown House is valued for its association with the early residential settlement of North Surrey, its Arts and Crafts architecture, and its association with the Wixalbrown family (Appendix “I”). The Wixalbrown House was added to Surrey’s Community Heritage Register in 2020 (Appendix “II”). The addition of a property to Surrey’s Community Heritage Register, as well

as its removal, requires Council approval; however, listing it on the Community Heritage Register is not the same as providing heritage protection. In 2019, a development application was submitted for the property, which did not propose the retention of the Wixalbrown House. In 2020, the application was withdrawn, and a demolition permit application was submitted. The Surrey Heritage Advisory Commission (“SHAC”) expressed disappointment but did not provide a recommendation to staff on the matter.

At Regular Council Public Hearing on December 7, 2020, Council passed resolution R20-1981 authorizing staff to withhold the approval for demolition. A new development application was submitted for the property in 2022, proposing a six story multi-family development. A summary of background information is provided in Appendix “III”, which includes discussion on maintenance of a heritage property.

DISCUSSION

Surrey Fire Service has considered the Wixalbrown House a fire and life safety danger and has issued orders that the property be secured against trespass. The Community Property Safety Team continues to work with the owner to ensure that they are compliant with the orders; however, there have been multiple security breaches at the Wixalbrown House, the most recent of which resulted in a recent fire incident. Surrey Fire Services’ desired outcome with regard to the property is either reinvestment to make the property safe to be inhabited again or having the building demolished to eliminate the fire and life safety risk.

Current Council direction is to withhold issuance of the demolition permit until the rezoning bylaw has been given third reading by Council. Alternatively, if Council wishes, they can direct staff to approve the demolition permit for the Wixalbrown House, following completion of the appropriate photographic documentation of the heritage building, and Council can pass a resolution to remove the Wixalbrown House from Surrey’s Community Heritage Register.

Surrey Fire Service Review

This report has been reviewed by Surrey Fire Service and there is no concern.

CONCLUSION

The approval of the demolition permit for the Wixalbrown House has been withheld since 2020. Given the recent fire and security breaches, Council is requested to provide direction to staff as to whether the approval for the demolition permit should continue to be withheld.

Original signed by

Don Luymes

General Manager, Planning & Development

Appendix “I” Location Map and Recent Photo – 13667 Grosvenor Road (the Wixalbrown House)

Appendix “II” Wixalbrown House Statement of Significance

Appendix “III” Background Information & Context

Appendix “IV” Summary of Options

APPENDIX "I"



LEGEND

- Lot Address 13667 Grosvenor Rd
- Development Applications 7922-0087-00
- Inventory
- Registered



13667 Grosvenor Rd with Development Application 7922-0087-00

Planning & Development Department



THE
WIXALBROWN HOUSE

13667 Grosvenor Road, Surrey, BC



BACKGROUND RESEARCH & STATEMENT OF SIGNIFICANCE
AUGUST 2019

INDEX:

1.0 Preface	P. 5
1.1 Background	
1.2 Content and Methodology	
2.0 Heritage Character	P. 7
2.1 Building Description - Location, Description, Zoning and Land use	P. 7-10
2.2 Site Archaeology: The Kwantlen people, Topography, Surrey, Bolivar Heights, Queen Elizabeth High School, Lorne Circus	P. 10-17
2.3 Building History and Chronology	P. 18
Ownership and events - The Wixalbrown Family	P. 19
2.4 Character Defining Elements and Integrity	P. 20
3.0 Building Heritage Analysis	P. 20-23
3.1 Arts and Crafts Style	P. 24
4.0 PROFESSIONAL QUALIFICATIONS	P.25
5.0 RESOURCES AND DOCUMENTATION	P.25

Name: Wixalbrown House

Address: 13667 Grosvenor Road, Surrey BC

First Long-term owner: the family of
Chrisant Wixalbrown

Developer/Builder: Unknown

Date of Construction: Circa 1940

STATEMENT OF SIGNIFICANCE:

Description of the Historic Place

The Wixalbrown House is a one and a half storey wood frame house located on Grosvenor Road at the corner of Hilton Road in the neighbourhood of Bolivar Heights in the municipality of Surrey, British Columbia. The Arts and Crafts style house sits on a corner property and represents the gradual settlement of the Whalley/ City Center area with the transformation from an industrial precinct to an urban hub.

HERITAGE VALUE:

Constructed circa 1940, the Wixalbrown House is valued for its association with the early residential settlement in North Surrey, and its Arts and Crafts style architecture.

The land along the Fraser River in North Surrey was developed by the lumber industry, while the Interior and South Surrey were predominantly farmland. Surrey Centre and Cloverdale were the first agglomerations of the municipality.

The completion of the Pattullo Bridge in 1937, and the opening of the King George Hwy in 1940 brought an increasing population to North Surrey. The first elementary and high school was built in North Surrey in 1940, across the street from the Wixalbrown House approximately at the same time. Bolivar Heights is located northeast of the Whalley/ City Centre district, on top of a ridge alongside the Fraser River. Haddon Bolivar, whose name is associated with the Wixalbrown neighbourhood, also lent his name to the Creek, the Road, the Crescent and the Park. Bolivar operated a chicken hatchery on Latimer Road (192 Street) in Clayton in 1911. He moved to the Whalley area and became the President and owner of Bolivar Hatcheries, 1933. He was President

of the BC Baby Chick Cooperative Association and was named a Surrey Parks Commissioner in the 1950s. Bolivar donated land for the Whalley Athletic Association's headquarters; **he also built** and operated the Florence Nightingale Private Hospital.

The Wixalbrown House is valued for its Arts and Crafts style architecture, which is well suited to a suburban environment. The modest house is a typical single family house built in the early thirties and forties in Lower Mainland, while maintaining a rural character. The site of the Wixalbrown House is enhanced with its side gable, its rolled eaves and its charming front entrance. The property is also valued for its association with the Wixalbrown family who owned it for forty years.

CHARATER DEFINING ELEMENTS:

- Location on a large corner lot with the house positioned in the centre of the property
- Continuous residential use
- Side gabled massing, with front and back dormers
- Roof details: open rake with exposed wooden boards, rolled eaves, architectural trusses at gable ends
- Large aggregate stucco siding
- Double hung and casement wood frame windows with interior arch sash, piano wood frame windows, wide decorative outer window shutters
- Front entrance gable with knee brackets
- Back entrance archway
- Low and wide wood front stair balustrade

1.0 PREFACE:

1.1 BACKGROUND:

The house located at 13667 Grosvenor Road is not listed in the Surrey Heritage Register, but is part of the Heritage Inventory. The house is an existing one and a half storey structure with basement, originally built as a single family home circa 1940. It was last purchased by the current owner, who may with a consortium enter into a Heritage Revitalization Agreement with the City of Surrey in order to create a consolidation of property to facilitate a larger development. This following Statement of Significance and Background are part of the HRA submission.

1.2 STATEMENT OF SIGNIFICANCE, CONTENT AND METHODOLOGY

The Statement of Significance (S.O.S.) is a synopsis of the heritage value of the historic structure. The Conservation Plan, which complements the S.O.S. highlights conservation issues and interventions required to ensure the preservation, rehabilitation, restoration and maintenance of the heritage structure. Research and documentation supporting the S.O.S. is included in the background associated to the statement. This document is not an exhaustive assessment of the historic structure, neither is it definitive statement about the heritage building. The S.O.S. is a work in progress which will evolve as more information is gathered by the stakeholders and the community at large. This report aspires to be

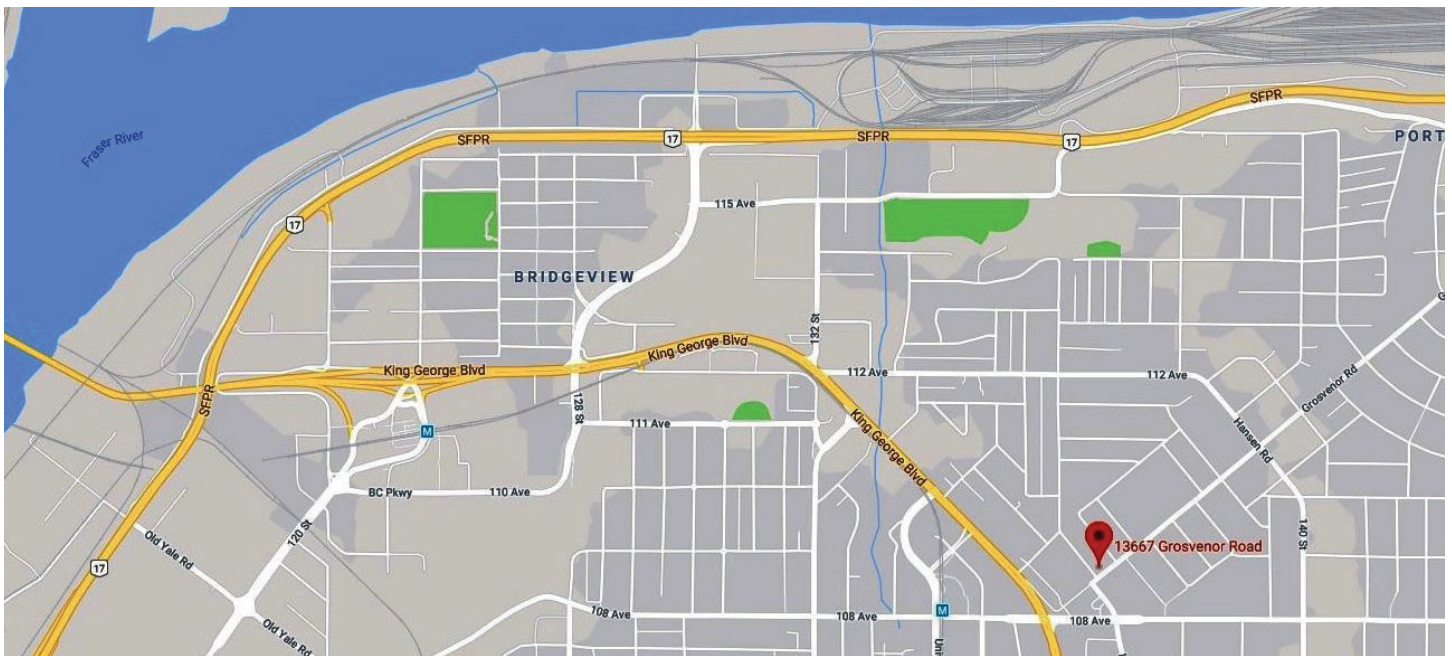


Figure 1: Map of Surrey south of the Fraser River and North of 108 Avenue with 13667 Grosvenor Road highlighted (Google)

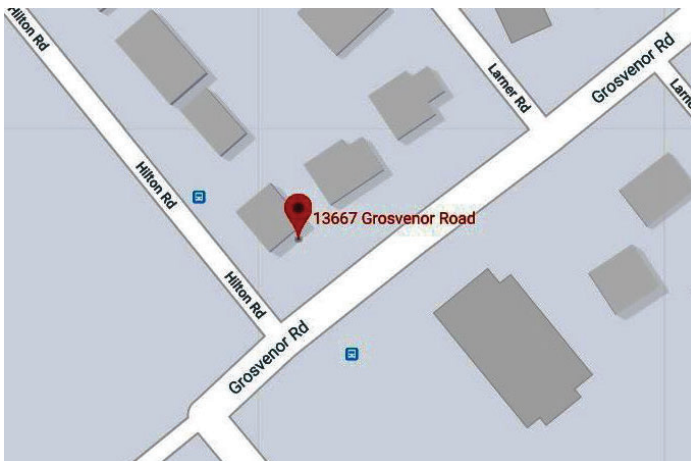


Figure 2: 13667 Grosvenor Road at Hilton Road (Google)

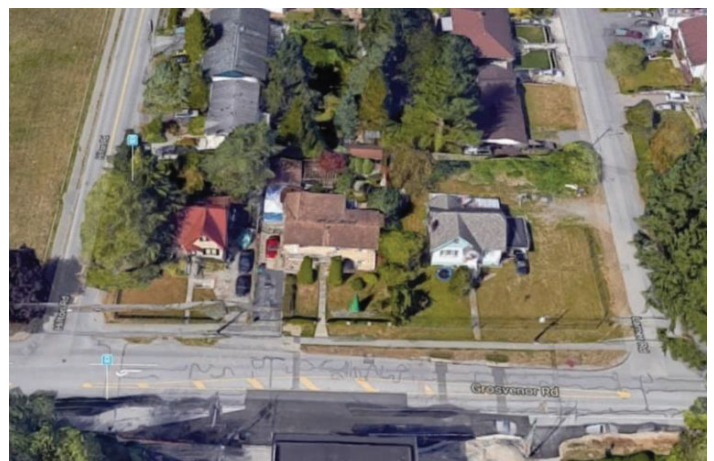


Figure 3: Intersection of Grosvenor and Hilton roads looking northwest (Google)

a framework to compile information and to establish the relation between history and the conservation strategy for the Heritage building. The guidelines used to assess the Heritage value are the Standards and Guidelines for the Conservation of Historic Places in Canada; Parks Canada 2003 (revised 2010). This document includes a proposed Statement of Significance and the background research pertaining to the Statement. This S.O.S. was prepared in keeping with the Heritage Branch's "Preparing and Submitting Records for the BC Register for Historic Places".

2.0 HERITAGE CHARACTER:

2.1.LOCATION:

The Wixalbrown House is located on the corner of Grosvenor Road and Hilton Road in Northern Surrey adjacent to the intersection of King George Boulevard and 108th Avenue. The neighbourhood is Bolivar Heights and the district is Whalley/ City Centre.

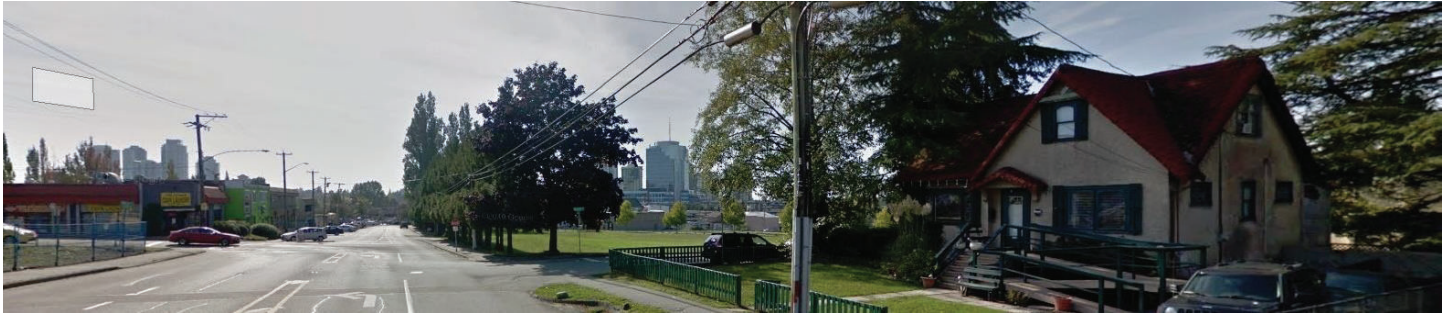


Figure 4: Looking at City Center west of the Wixalbrown house on the right

BUILDING DESCRIPTION:

WIXALBROWN HOUSE

The property at 13667 Grosvenor Road is approximately 34 meter deep and 20 meters wide which represents 680 square meters (7,320 sf). The house is located in the middle of the property with a driveway on the east side. There is a low wooden picket fence around the lot. There is a lawn in front of the house and an overgrown yard at the back. There



Figure 5: View of the Wixalbrown House from Grosvenor Road at Hilton Road



Figure 6: Site plan with 13667 Grosvenor Road in red (Survey by Johnson C. Tam)

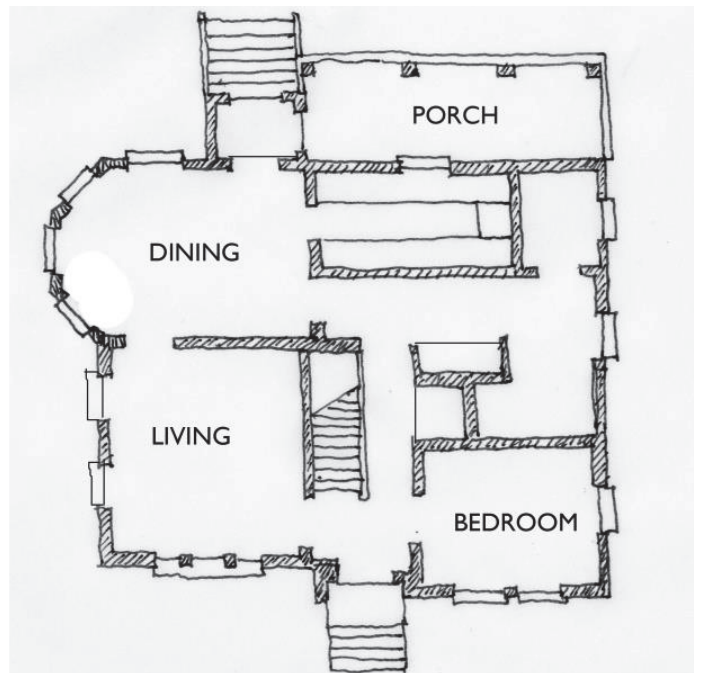


Figure 7: Sketch of the existing main floor of the Wixalbrown House



Figure 8: South Elevation; Front



Figure 9: East Elevation



Figure 10: West Elevation



Figure 11: North Elevation; Rear



Figure 12: Southwest Elevation



Figure 13: Backyard looking West

is one meter difference in elevation sloping down from front to back.

The one and a half storey house with a basement has a foot print area of approximately 80 square meters (860 sf). The second floor is located within the roof. The house has a main side gable with front and back dormers lining up with the exterior faces of the house. The basement has a low ceiling and is partially finished. The second floor, or attic, is restricted by the sloping roofs and is currently used for storage.

ZONING:

Surrey; a City of Stories by K. Jane Watt, City of Surrey is a city in the province of British Columbia, located south of the Fraser River and north of the Canada - United States border. It is a member municipality of the Metro Vancouver regional district and metropolitan area. Mainly a suburban city, Surrey is the province's second-largest by population after Vancouver and the third largest by area after Abbotsford and Prince George. The seven neighbourhoods or "town centres" that the City of Surrey comprises are: Fleetwood, Whalley, City Centre, Guildford, Newton, Cloverdale, and South Surrey. (City of Surrey - Communities)



Figure 16: Stairs to second



Figure 14: Living Room

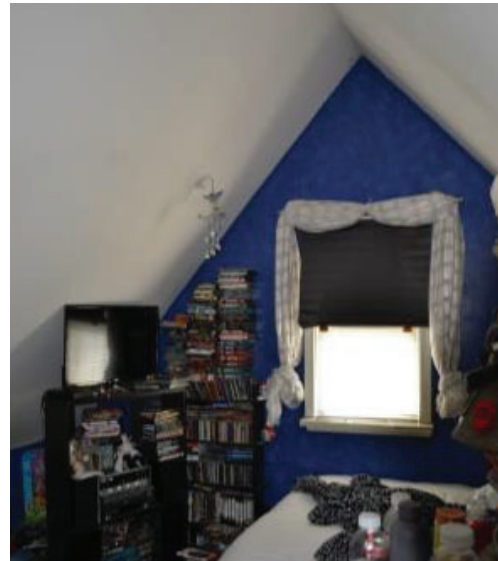


Figure 17: Second floor



Figure 15: Dining Room

The Wixalbrown House is located in City Centre at the “Bolivar Heights” neighbourhood, which extends between the Fraser River to the north, 108th Avenue to the south, 132nd Street to the west and the Bon Accord Creek to the east. The property is zoned RF. The grounds across Hilton Road are zoned CH1 and CD across Grosvenor Road:

RF: Single Family Residential Zone

This Zone is intended for single family dwellings
Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One single family dwelling which may contain 1 secondary suite.
2. Accessory uses including the following:
 - (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of this By-law.

CH1: Highway Commercial Industrial Zone

This Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways, which generally are not accommodated in shopping centre, Town

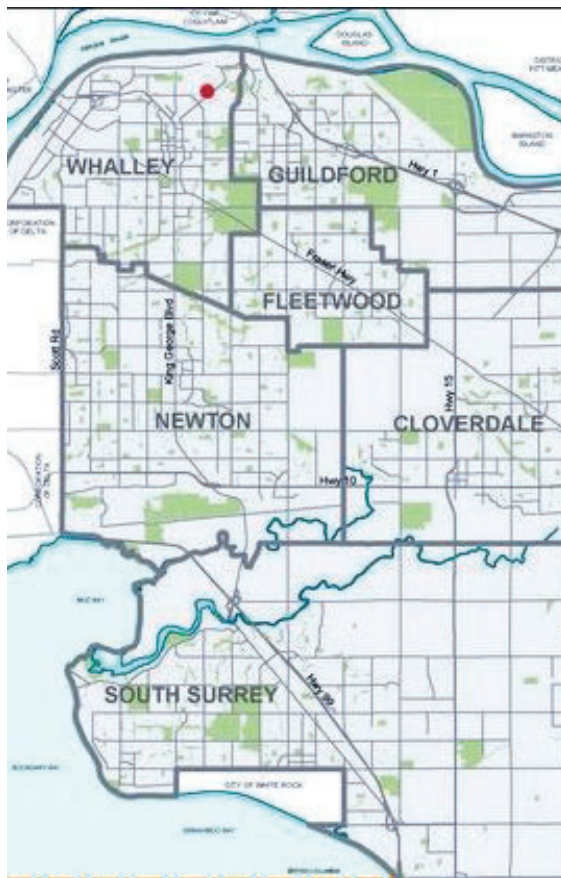


Figure 18: Surrey Districts with 13667 in red

Centre or Surrey City as shown in Schedule D.1 developments.

CD: Comprehensive Development Zone

SITE ARCHAEOLOGY:
THE KWANTLEN PEOPLE

Surrey encompasses land formerly occupied by a number of Halqemeylem-speaking aboriginal groups. Prior to European contact, the Kwantlen were one of the most populous First Nations of the Lower Fraser and the leading faction of the Sto:lo people. Kwantlen occupied many significant village sites throughout their territory, including settlements in current day New Westminster, Surrey, Langley, Maple Ridge, and Mission. According to anthropologist Charles Hill-Tout, the main village of the Kwantlen people was “Sqaiametl” in what is now known as New Westminster. Directly across the River on the Surrey side was the summer fishing village known as Kikait. In early European records, the Kwantlen people are referred to as the Quoitlen, Quaitlines, and other variations on these spellings. In the late -1800’s the Kwantlen First Nation became known to non-Natives as the “Langley Indian Band”. In 1994, Chief Marilyn Gabriel reclaimed the traditional name of Kwantlen



Figure 19: Zoning map with one meter contours and the Wixalbrown House indicated in red



Figure 20: City Centre / Whalley; 13667 in red dot

for her people and community which were marked by a traditional ceremony. Kwantlen Polytechnic University was granted permission to use the Kwantlen Name by the late Sto:lo Grand Chief Joe Gabriel. The name “Kwantlen” means “Tireless Runner” in the Halkomelem language. A portion of present-day Whalley (named after Harry Whalley, who owned and operated a gas bar at the bend in King George Blvd, (formerly King George Highway) at 108th Avenue, “Whalley’s Corner”) was used as a burial ground by the Kwantlen (or Qw’ontl’en) Nation.

TOPOGRAPHY:

In 1858, near the start of the British Columbia and the



Figure 22: Part of 1959 Map based on W. Duff showing the ancestral territories of First Nations of the Fraser Valley; Surrey highlighted in white

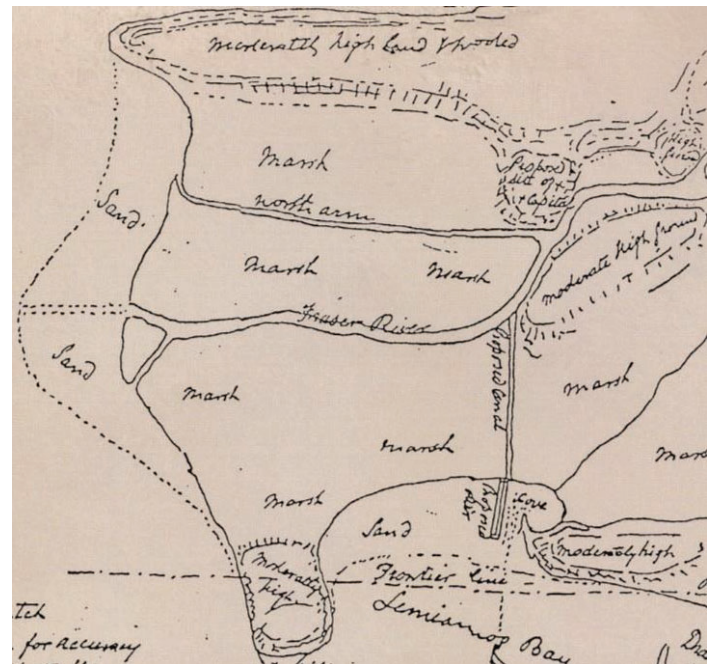


Figure 23: 1859 Rough sketch by Richard Moody showing relative position of natural elements;

Fraser River Gold Rush, the British Colonial Secretary Lytton, assigned Colonel Richard Clement Moody as the Lieutenant Governor of B.C. He was in charge of a detachment of Royal Engineers. Their charge was “... to be pioneers in the work of civilization, in opening up the resources of the country, by the construction of roads and bridges, in laying the foundations of a future city or seaport, and in carrying out the numerous engineering works which in the earlier stages of colonization are so essential to the welfare and progress of the community.” In his early

reconnaissance of the Lower Fraser Valley in 1859, Moody hand sketched a map of the lower Fraser, the uplands of Surrey, and potential routes to the Fraser River. This was the World's first view of the general configuration of the interior of Surrey.

Colonel Moody's sketch map (Figure above) showed the uplands of north and south Surrey, the general direction of the Serpentine and Nicomekl Rivers, the general direction of the Fort Langley Trail, and the location of the International Boundary. The uplands at the fork of the north and south arms of the Fraser River would be chosen as BC's Capital New Westminster. This location would control access up the Fraser River to the Gold Fields.

Around 1880, the Englishman William John Brewer, who was to become the first city clerk in Surrey, looked across the Fraser River from New Westminster and saw a land reminiscent of his native County of Surrey in England; he named the settlement Surrey. The area then comprised forests of Douglas-fir, fir, red cedar, hemlock, blackberry bushes, and cranberry bogs. The city is mostly hills and flatland, with most of the flatland in Tynehead, Hazelmere, south of Cloverdale, and Colebrook.

The Nicomekl and Serpentine Rivers catchment area is 334 km² of which 59 km² is considered part of the lowland floodplain area for the river. Tributary areas to the Serpentine River include Guildford & Newton Town Centers, North West Langley, Port Kells, Bear Creek, Hyland Creek and Clayton Hill areas. The river is controlled by sea dams located just south of King George Boulevard off Elgin Road. These dams consist of gates which open when tides are low to allow fresh water to flow to Mud Bay. When tides are high, the gates prevent brackish (salt water) from migrating up the river into farm lands. Much of the land within both river lowland areas is very close to sea level as it historically was an intertidal zone. In the late 1800s, farmers in the area began reclaiming the land for agricultural purposes through the installation of dykes and canals.

The Wixalbrown House is located at the higher grounds along the Fraser River, thus the origin of the neighbourhood's name, Bolivar Heights. The early settlement of North Surrey was known as South Westminster, since it was located on the south side of the Fraser River with New Westminster located across the river.

THE CITY OF SURREY:

Surrey was incorporated in 1879. The first non-Indigenous settlement of Surrey was founded near

Crescent Beach, located in South Surrey; another was founded near Bridgeview/Brownsville, located in North Surrey. Early trails and roads helped to encourage the settlement of Surrey. The first trail built by a settler was the 1861 the Kennedy Trail. James Kennedy built the trail to provide a route between New Westminster and the natural pasture land on the Mud Bay Flats next to the Serpentine River. The Semiahmoo Wagon Road was built in 1873 between Brownsville opposite New Westminster and Semiahmoo (Blaine). The first regular ferry service across the Fraser River started in 1882 with the point of departure at Brownsville. The ferry landed on the Surrey side at the start of the Old Yale Road, which connected directly inland to Yale, and was a major gold rush trail.

A few years after British Columbia joined Confederation in 1871, several new roads were constructed in 1874 and 1875. These included the 1874-75 McLellan Road (now Highway 10) which connected Ladner in Delta to Surrey Centre, the 1875 Yale Wagon Road (now Fraser Highway) and the Mud Bay Road (now Scott Road / 120th Street). As the grid system of land subdivisions

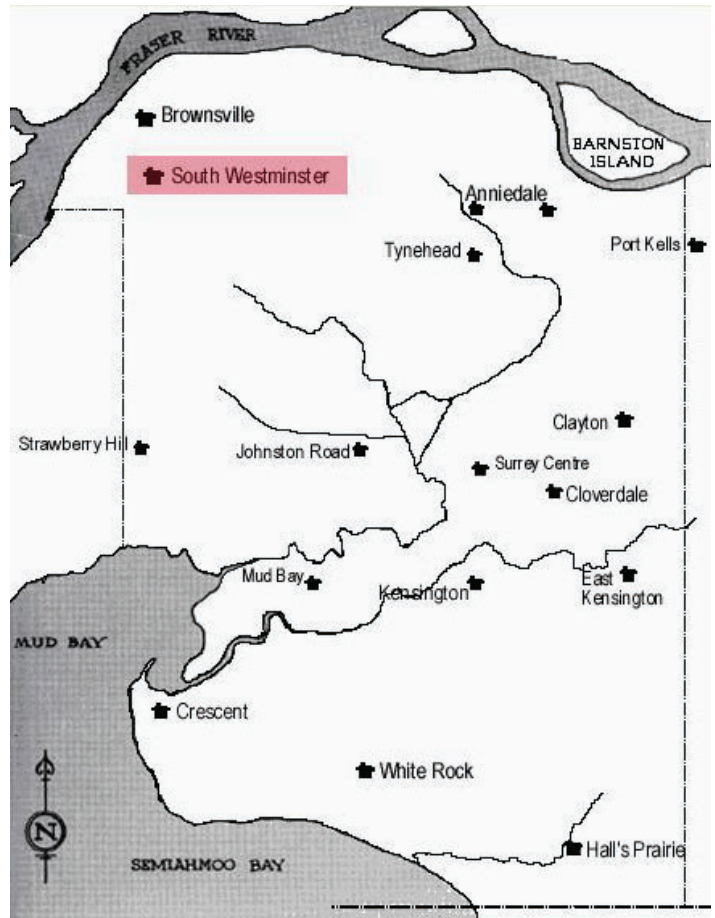


Figure 24: Early settlements in Surrey including South Westminster

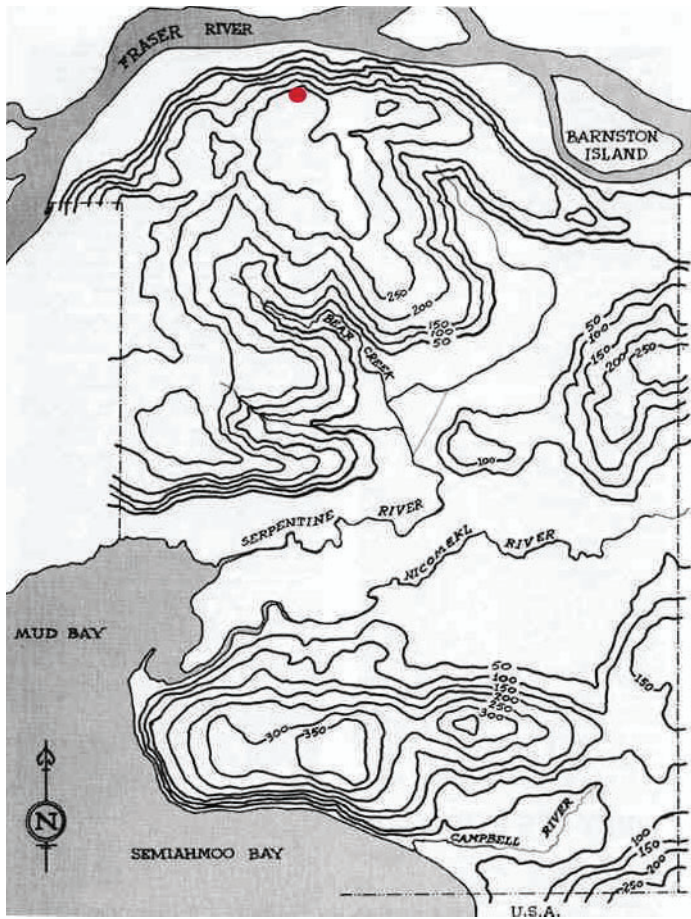


Figure 25: Surrey contours, rivers and Wixalbrown House in red

and streets we know today gradually developed, earlier routes which did not conform were abandoned. With the development of farming on the flats along the Serpentine, Nicomekl, and Campbell Rivers, new roads were constructed. The New Westminster Rail Bridge was opened in 1904, allowing personal vehicles to cross the Fraser River on the upper deck. The lower deck, for rail, enabled BC Electric Railway to finally construct the Interurban line, an electric suburb commuter rail route connecting Chilliwack to Vancouver. It opened for service in 1910, and ran through Kennedy, Newton, Sullivan, and Cloverdale.

THE NEIGHBOURHOOD OF WHALLEY:

Whalley /City Centre is the downtown district of Surrey,

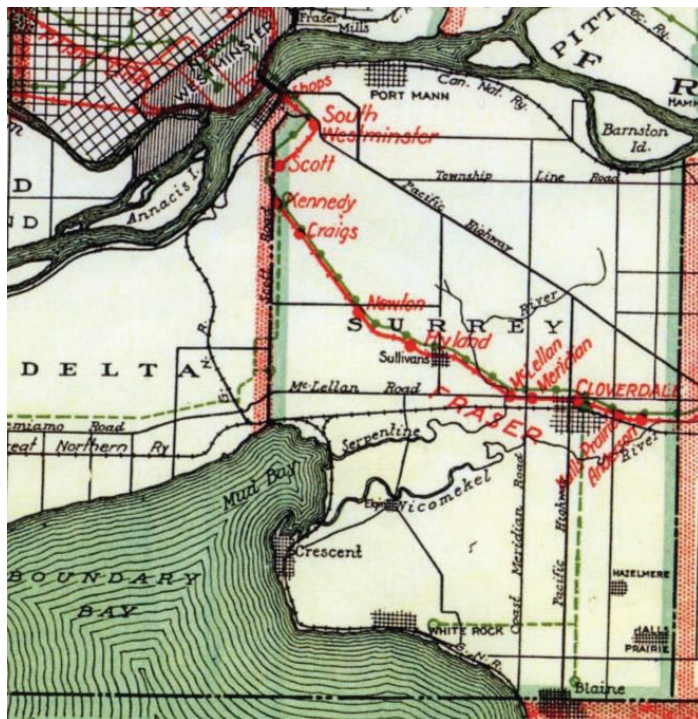


Figure 26: 1923 BC Electric Interurban through Surrey

B.C., and is the most densely populated and urban of Surrey's six town centres. It is home to the Surrey City Hall, the main branch of Surrey Libraries, Central City Shopping Centre, Simon Fraser University's Surrey campus and the site of Kwantlen Polytechnic University's (KPU) Civic Plaza campus.

As early as 1880, people began settling the area now known as Whalley. The municipal council in 1908 requested a grant to construct a roadway from Fraser Bridge to present-day 108th Avenue. This provided a much safer path to the river compared to the steep, winding Old Yale Road, and the new road later became part of the King George Highway. In 1925, Arthur Whalley moved his family from Cloverdale to a three-acre triangle of land at the future intersection of Ferguson Road (108th Avenue), Grosvenor Road and the King George Highway. After clearing the land and spending their first winter in tents, they built a service station, which included a general store, soft drink stand, and tourist cabins. The community officially adopted the name of Whalley in 1948, after the board of trade held a contest to rename what had become known as "Whalley's Corner". "Binnieville" had also

been recommended, in honour of Tom Binnie, a local real estate and insurance broker who had fostered Whalley's growth as a commercial centre. South Westminster is historically known as Brownsville, a former residential community that was first settled in the late 19th century. Until 1949, the properties of Bolivar Heights were listed in the BC Directories in South Westminster, which included most of the North Surrey area. South Westminster now refers to an industrial neighbourhood of Whalley/ Surrey Centre, located on the Fraser River south of the city of New Westminster.

BOLIVAR HEIGHTS:

Bolivar Creek, Road, Heights and Crescent were named after Haddon Bolivar. Bolivar operated a chicken hatchery on Latimer Road (192nd St) in Clayton in 1911. He moved to the Whalley area, becoming President and owner of Bolivar Hatcheries, 1933. He became President of the BC Baby Chick Cooperative Association and was named a

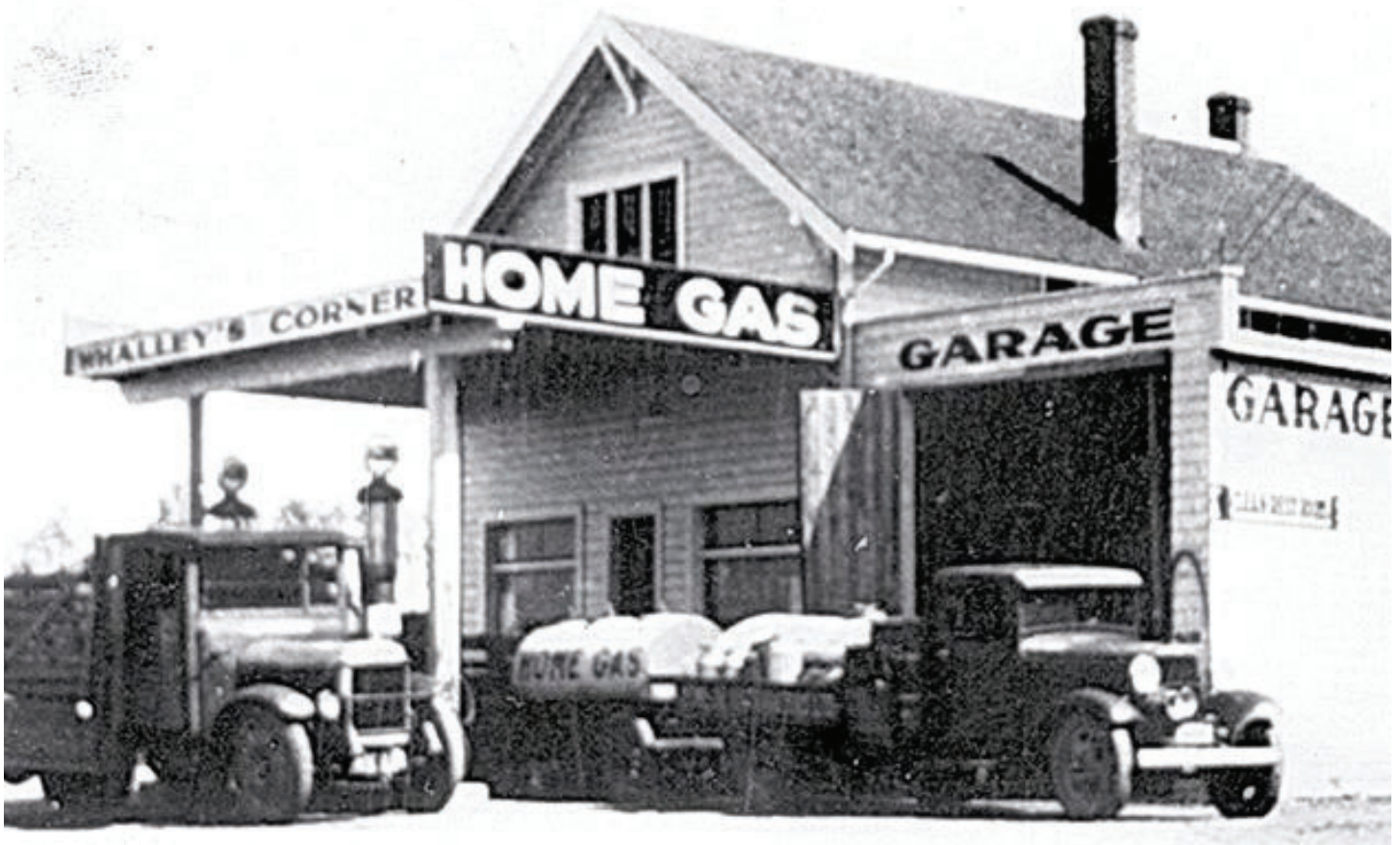


Figure 27: 1930 Whalley's Corner (Surrey Archives)

Surrey Parks Commissioner in the 1950s, Bolivar donated land for the Whalley Athletic Association's headquarters, which is important for local Whalley Little League history and it is said that he built and operated the Florence Nightingale Private Hospital.

The completion of the Pattullo Bridge in 1937, initially a toll-bridge until 1952, and the opening of the King George Hwy in 1940 brought increased population growth to North Surrey. The cost of property and housing was very affordable compared to New Westminster and Vancouver. North Surrey built its first elementary and high schools in 1940: the Grosvenor Elementary, with six classroom and outdoor toilets, and Queen Elizabeth High School, with 14 classrooms, a library and a gymnasium, built across Hilton Road, west of the Wixalbrown House.

In 1958 the new addition, which was to become the north science wing, was late in opening for the beginning of the school year. For the first month or two, the grade nines and tens were on shift, tens in the morning and nines in the afternoon. As the new wing housed the Industrial Arts shops, the delayed opening required that students for classes in woodwork and metalwork be bused to Princess Margaret on Bose

Road (64th Avenue).

In the July of 1967, fire broke out in the Science Wing of Queen Elizabeth High School. That wing was completely destroyed and the original main building was so heavily damaged that it had to be demolished. The south end Academic wing, the two gyms and the Industrial Wing survived. The school went on shift the next September at Princess Margaret and North Surrey. The rebuilt Queen Elizabeth opened in November of 1969. Due to its location near the commercial core, the building was sold, leased back and closed in the spring of 2000.

THE OPENING OF THE PORT MANN BRIDGE

Bon Accord was located around what are now the foundations of the Port Mann Bridge, where since the 1860's there was a rough landing for steamboats to take on cordwood for the journey upriver to Fort Langley and Yale (the end of navigable waters on the Fraser). The small pioneer community, located on the deeper south shore of the Fraser near the confluence of two rivers and a salmon-bearing creek, would become a post office and later have a small station on the New Westminster Southern Railway. In 1882, before the railway came, Bon Accord was the site of the first hatchery in Canada to raise Pacific salmon.

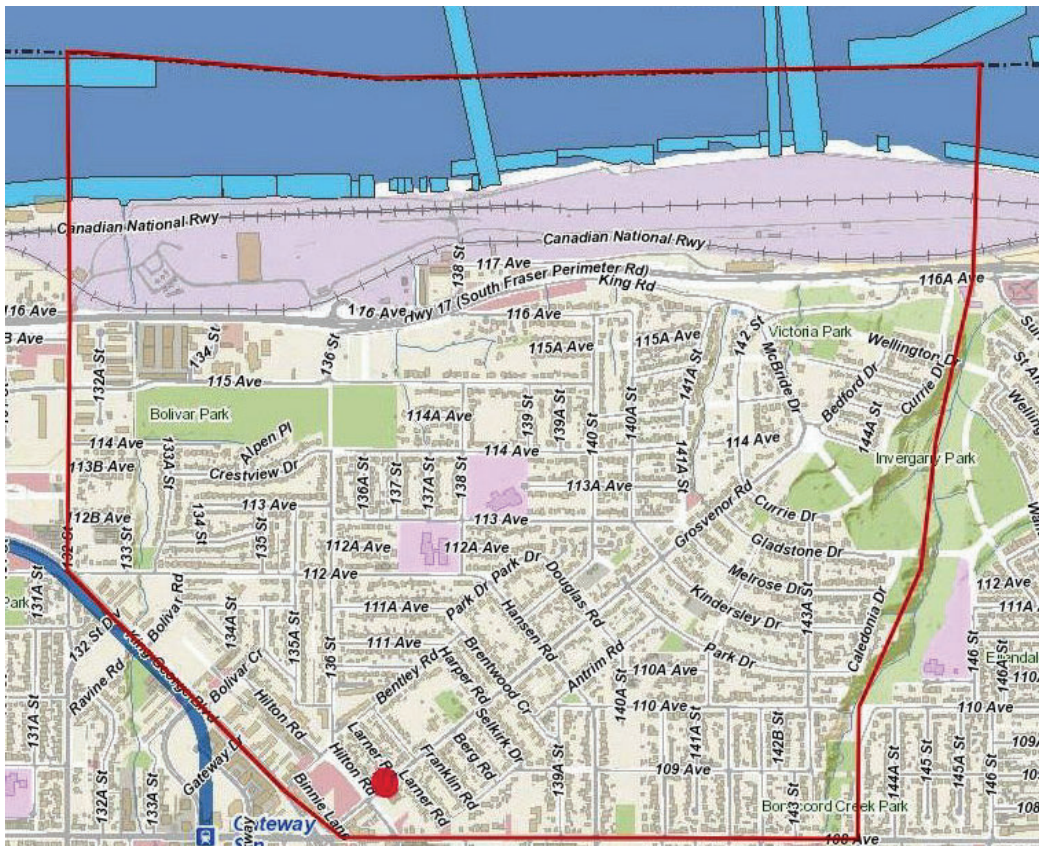


Figure 21: Bolivar Heights boundaries with 13667 Grosvenor indicated as a red dot



Figure 28: 1940 Queen Elizabeth High School



Figure 29: 1965 Queen Elizabeth High School (Surrey Archives)

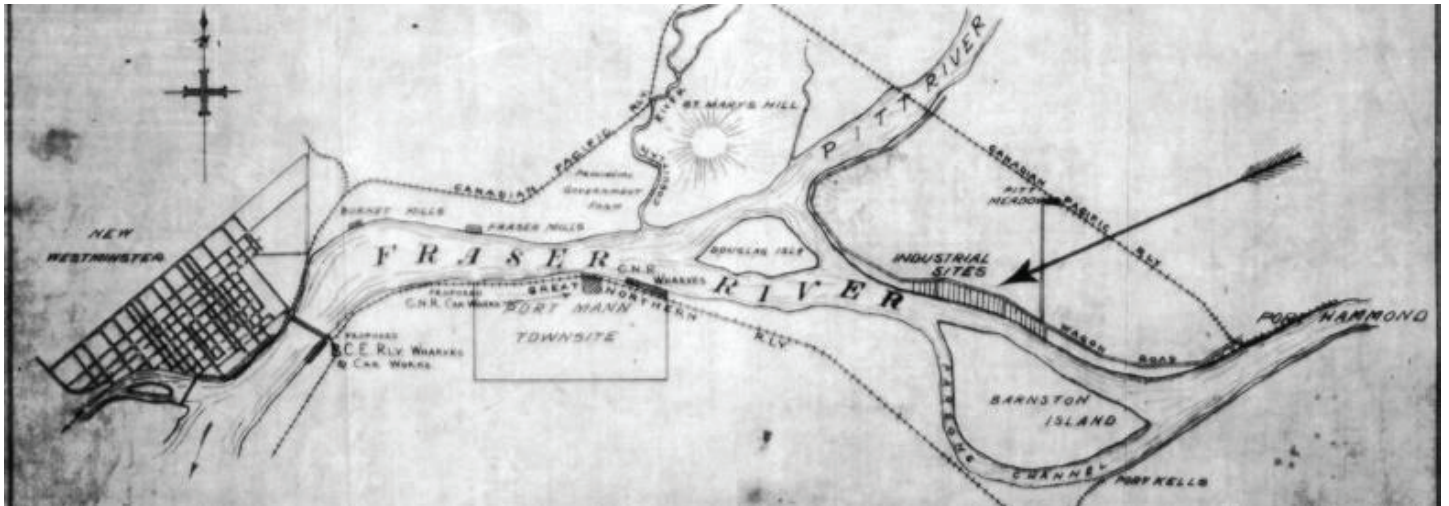


Figure 30: 1911 Map of Port Mann (Kaswa)

A sternwheeler by the name of Bon Accord plied the waters of the Fraser until 1898, when she burned during the Great Fire of New Westminster. In 1911, Bon Accord changed its name to Port Mann for Sir Donald Mann, originally an aspirant to the ministry, but who later became the co-builder with Sir William MacKenzie of the Canadian Northern Railway. As the CNR moved west, Mann and MacKenzie planned to establish Port Mann as the Pacific terminus. Lorne Circus is the incomplete realization of a grand urban planning scheme, with a radial street pattern laid out around a central roundabout in a residential area, located south of the Fraser River. The plan is partially extant at the intersection of Grosvenor Road, McBride Drive, Bedford Drive and 114th Avenue, in the neighbourhood of Port Mann in North Surrey. Curved streets to the south, including Gladstone Drive, Melrose Drive, Kindersley Drive and Park Drive, follow the radius of the original circus. Lorne Circus is located

in the former City of Port Mann and was planned as a new industrial city with streets radiating from a central circus in the residential section. The implementation of the Lorne Circus started in 1913 and has been formally recognized as a Canada's Historic Place since 2004. Lorne Circus is associated with pioneer Canadian landscape architect, Fredrick G. Todd (1876-1948), who supervised the planning of Port Mann. Todd was born in New Hampshire and worked for the famed Olmsted office, from 1896-1900, before moving to Montreal to supervise work on St. Helen's Anglican Church 10787 128th Street, Surrey, B.C. St. Helen's Anglican Church stands in a prominent location on the historic Old Yale Wagon Road. He was an influential landscape planner and founder of the Town Planning Institute of Canada and the Canadian Society of Landscape Architects. Frederick Todd designed some of Canada's distinctive places, including Bowering Park in St. John's, Mount Royal Park and the Town



Figure 32: 1953 Aerial photo of King George Highway and Grosvenor Road with 13667 & 13683 in red ellipse (Cosmos)

of Mount Royal in Montreal, Leaside in Toronto and Shaughnessy Heights in Vancouver. Todd popularized naturalistic landscape designs, including the idea of a 'necklace of parks' as linked open space.

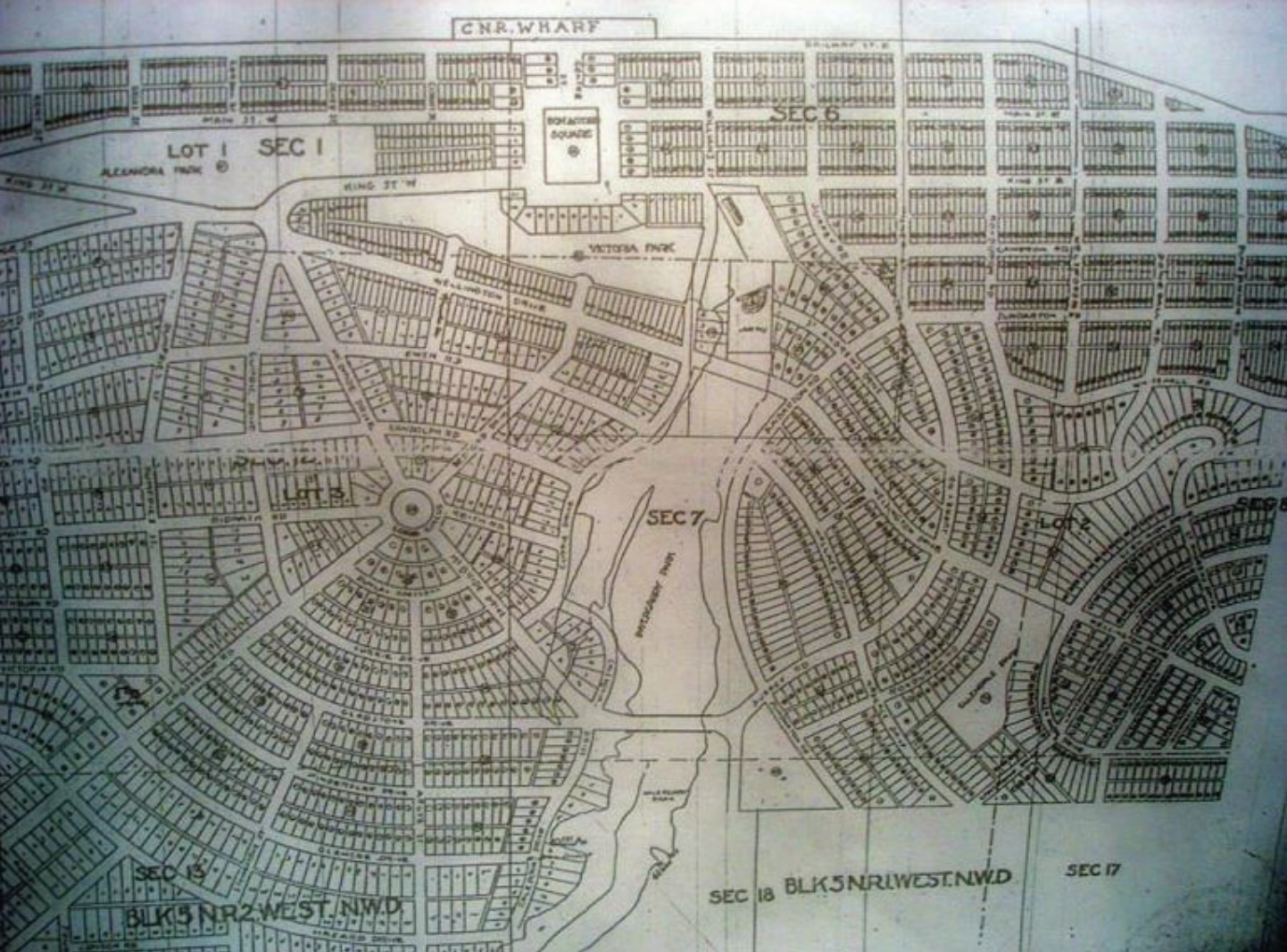


Figure 31: 1913 Lorne Circus layout by Frederick Todd; the Port Mann center is located at the end of Grosvenor Road (Kaswa)

2.3 BUILDING HISTORY AND CHRONOLOGY

DATE	PROPERTY OWNERS AND EVENTS	PROPERTY DESCRIPTION
1934	Lotie Mackenzie Arthur Glauson (Klassen?)	Part of lot 13, Section 14, block 5 1934 Part of lot 13, Section 14, block 5
1935	Chrisand(t) Wixalbrown marries Freda Pearson	
1936	Freda Wixalbrown purchased the property	Part of lot 13, Section 14, block 5 1939
1940	Approximate construction date of the house	
1940-41	C. Wixalbrown listed in South Westminster directory	
1945	C. Wixal-Brown, Carpenter, living at RR3 New Westminster	
1949	Directory includes the entire New Westminster population	
1950	C. Wixal - Brown living at Highway RR4	
1952-55	C. Wixal - Brown living at Pattullo Road RR10	
1962	Voters list - Ms. Freda Wixal-Brown, store keeper, living at 13627 Hilton Rd	
1962	Voters list - William Wixal-Brown, radio repair, living at 13627 Hilton Rd	
1962	Voters list - C. Wixal-Brown, Carpenter, living at Pattullo Road RR10	
1976	Hugh Schinke purchased the property Fire at 13667 Grosvenor Road	Lot 85, Section 14, block 5 1982
1983	Building Permit for repairs of damages from fire	
1984	Mervin Nelson owns and lives in the house for nearly 35 years	

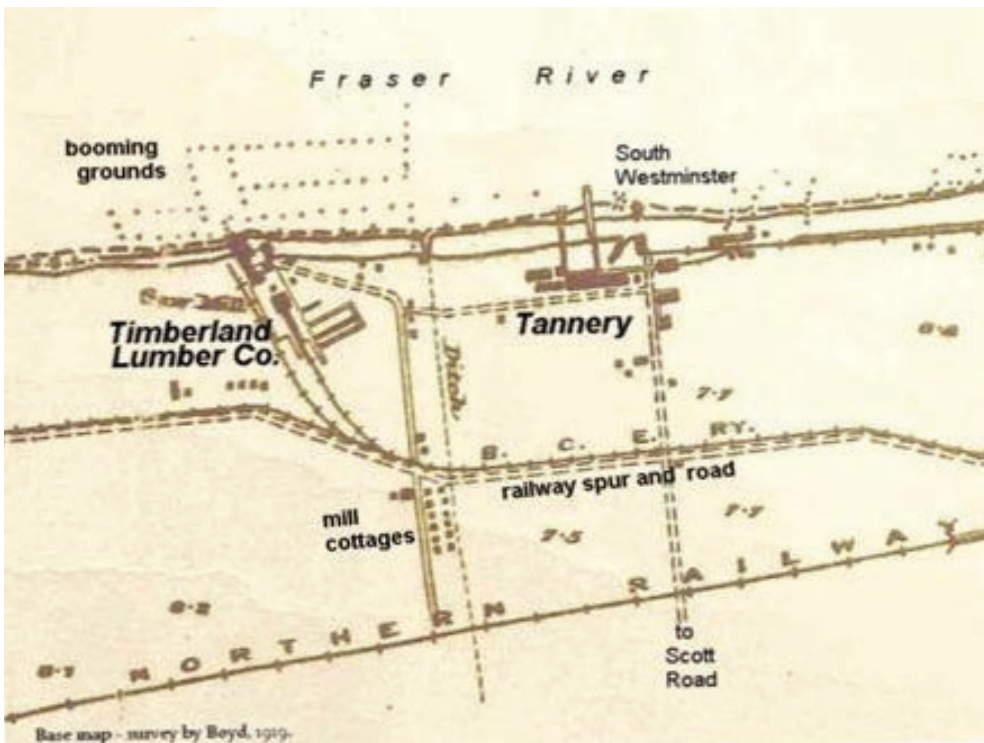


Figure 33: Timberland Lumber in South Westminster

CHRISANT WIXALBROWN

Chrisant Weichselbraun was Austrian immigrant born in 1909. He arrived in Nova Scotia in 1929 and shortly after changed his name to Wixalbrown; he started to hyphenate his last name around 1945. Chrisant is written with either a "T" or a "D" at the end of his first name. Wixalbrown married Freda Pearson in 1935. Wixalbrown appears in the South Westminister Directory in 1940 and 1941, at the time the Grosvenor Road property was owned by his wife. We concluded that the house was built around 1939, since he was living in the area at the time. There were no addresses for Surrey's neighbourhood at the time. Wixalbrown might have built the house himself since he was a carpenter,

which could have taken a few years. In 1941 he was a labourer at Timberland, a lumber company located in South Westminister. Wixalbrown reappears in the 1949 Directory living on RR4 New Westminister, and later in the 1951 living on RR10 Trans-Canada Highway. The couple had one son named William who was a radio repairman. In 1962 and 1965 William and his mother, who was a store keeper, lived at 13627 Hilton Road, which is the address of the current house behind the Wixalbrown's. According to the directories of 1951 to 1955, William's father was living on Pattullo Road, RR10 New Westminister. Chrisant Wixal-Brown died on Galliano Island in 1993.



Figure 34: 1940's King George Ave & 108 Ave



Figure 35: Looking west at the Pattullo Bridge from King George Boulevard in the 1950's

2.4 CHARACTER DEFINING ELEMENTS AND INTEGRITY

This section is a review of the integrity of some aspects of the house, as to whether they are original or not.

The review consists in exposing the design and material incorporated over time, as far as we can tell today. Some elements are visible; others are hidden while some have completely disappeared.

- Cladding: the heavy aggregate stucco is not original. Windows had sunken into the stucco and wood trim was added to contain the coating. The knee-brackets at the entrance doorway is covered in stucco. The window decorative shutters have been installed on top of the stucco. There is no evidence of the original siding although there is a layer of smooth stucco beneath the current layer.
- Back Porch: the back porch is an addition
- Windows: Internal arch windows are original. This style of windows was popular in the 1930's.
- Stained glass: The two piano windows in the living room have been painted by the current owner's daughter. The coloured cut glass window in the front bedroom was purchased by the wife of the current owner.
- Doors: Interior and exterior decorative doors are contemporary.
- Front stairs: the original low and wide balustrade is still intact. A railing was added above.
- Gable end: the architectural trusses at the front and back gable ends are original, although they are very flimsy.
- Rolled eaves: The rolled eaves that imitate thatching are characteristic of the Arts & Crafts style.
- Chimney: The internal chimney is still visible above the roof but the brick flue and fireplace is buried into interior partitions at the dining room.

Events of Note:

The August 17, 1983 building permit for Barclay Construction in the value of \$13,000 was issued for the repairs of damages from a fire. The permit states that there was no structural work involved. We are trying to find out from the Surrey Fire Fighters Association the extent of the damages, but they must have been substantial given the cost of the repair in 1983. According to the current owner, most interior partitions had to be replaced.



Figure 36: Architectural truss at front gable end



Figure 39: Internal arch living room windows



Figure 36: Architectural truss at front gable end



Figure 40: Knee-bracket at entrance



Figure 38: Back Porch



Figure 47: Decorative frame added on top of stucco



Figure 41: Wood board open soffit



Figure 44: Railing and balustrade



Figure 42: Double-hung window with upper internal arch



Figure 45: Parging beneath stucco



Figure 43: Arched back entrance with architectural truss



Figure 46: Added metal flashing and wood trim

PLEASE PRINT CLEARLY — APPLICATION/PERMIT

APPLICATION DATE Aug 17th '83 PERMIT NO. 32578 APPROVED BY: [Signature]

BLDG. VALUE 23,000 PERMIT FEE 103 RECEIPT NO. 348 DATE APPROVED 8/23/83

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION REPAIR FIRE DAMAGE (NO STRUCTURAL)

OTHER EXISTING BUILDINGS ON SAME LOT _____

OWNER _____ HOME PHONE: _____

ADDRESS _____ BUSINESS PHONE: _____

BUILDER BREEDAY CWS HOME PHONE: _____

ADDRESS 100-16 E 200 ST N.Y. BUSINESS PHONE: 780 9511

DESIGNER _____ HOME PHONE: _____

ADDRESS _____ BUSINESS PHONE: _____

HAS/S BUILDING BEEN/BEING STRATA TITLED? YES/NO -- PERSON TO WHOM PERMIT IS TO BE ISSUED _____

2) TO BE FILLED IN BY PLANNING DEPARTMENT (COMPLETED BY) [Signature] MAP NO. 12

PROJECT ADDRESS 13667 Greenwood Rd ZONE RF

LEGAL DESCRIPTION Lt 85 Mac H Bldg N RRW PL 57051 D.P. NO. _____

NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. L.U.C. NO. _____

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

LEGAL ACCESS FROM	OTHER REQUIREMENTS	RATES
STREET YES NO	SANITARY SEWER YES NO	WATER CONNECTION (8-5970)
LANE YES NO	STORM SEWER YES NO	WATER RATES (8-9831)
OTHER (EXPLAIN IN REMARKS) YES NO	STORM CONN. YES NO	SEWER CONNECTION (5-7328)
	EASEMENTS YES NO	SEWER RATES (8-4630)
	RETENTION YES NO	GARBAGE RATES (6-1524)
	DETENTION YES NO	
	SERVICE ADMT. YES NO	
COMPLETED BY _____	COMPLETED BY _____	COMPLETED BY _____

4) PERMITS AND LICENSE OFFICE USE ONLY

FEES PAYABLE	NUMBER OF UNITS	DEVELOPMENT COST CHARGE BREAKDOWN
BUILDING <u>103</u>	<u>Nil</u>	WATER _____
SEWER/SEPTIC _____	BUILDING AREA _____	ART ROADS _____
DEV. COST CHGS. _____	SITE AREA _____	DRAINAGE _____
PORT KILLS LEVY _____	INTENDED USE <u>Repair</u>	PUBLIC OPEN SPACE _____
LEVY OTHER _____	SITING FRONT _____	NON ART ROADS _____
ENGINEERING FEE _____	SITING SIDES _____	TOTAL _____
TOTAL <u>103</u>	SITING REAR _____	

REMARKS — NOTATIONS

DRAINAGE CHECK Repair Fire damage to Bldg.

SEPTIC APPROVAL Inspector's satisfaction

TEST HOLE

SIGNATURE OF APPLICANT _____ CAPACITY OF APPLICANT _____

OFFICE COPY.

Figure 48; 1983 Building Permit for repairs of fire damage

From Certificate No. 109627X. No. 118536E.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Certificate of Indefeasible Title

Date of Application for registration, the Third day of December, 1936.

Register, Vol. Vol. 118536E.

This is to certify that **FREDA WIXALBROWN**

is absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to **that**

piece of land situate in the **Municipality of Surrey**

and Province of British Columbia, and more particularly known and described as:—

Figure 49: 1936 Title of Freda Wixalbrown

3.0 PRELIMINARY HERITAGE ANALYSIS

THE ARTS AND CRAFTS STYLE (1910-1930) by the Vancouver Heritage Foundation.

The English Arts & Crafts style emerged as a reaction to the negative aspects of the rapid industrialization in England and encompassed artistic, ideological and political ideas. Architecturally, it was inspired by the look of the country cottage and manor house. Leading proponents included William Morris, who commissioned architect Philip Webb to design a house for him and his wife.

The Red House, near London, is considered the first building of the Arts & Crafts style. In Vancouver and Victoria, architect Samuel Maclure was the most accomplished practitioner of the Arts & Crafts style.

The emphasis was on the picturesque form, including asymmetrical massing, steeply pitched hip or gable roofs, with long ridge lines. Compared to the Tudor Revival style, Arts & Crafts houses are more horizontal, with a closer relationship to the garden.

The entrance symbolized the welcome of the house; it was an important feature of Arts & Crafts houses. Typically there is a discrete entrance with a covered porch that has a close relationship to the garden and leaded glass is often incorporated into the door. Arts & Crafts windows are usually multi-paned in the casement style. Chimneys are often prominent and cast in stone rather than the brick common in Tudor Revival homes. Eave overhangs and dormers are minimal. The use of local materials was encouraged. In Vancouver, this included wooden shingles, siding and trim, as well as brick, stone and stucco. Many of the homes have smooth stucco surfaces with little applied decoration, though some include 'Tudor' half-timbering and medieval detailing

4.0 PROFESSIONAL QUALIFICATIONS

The firm of Dewhirst Lessard is a consulting firm specializing in Building Conservation and Archival Research; Barbara Dewhirst and André Lessard have extensive experience as former practicing architects; both have been involved in numerous heritage projects in BC, Alberta and Ontario. André is responsible for the project; he is a heritage professional with experience in planning, design and construction. Formerly an OAA and AIBC member, he is a member of the Canadian Association of Heritage Professionals, past-president and current member of the BC Chapter, and former member of the CAHP National Board of directors. He is also a former member of the Vancouver Heritage Commission. André is a LEED accredited professional, including Field Certification experience (BD+C). He was lecturing for twelve years in building science for architectural conservation at University of Toronto and Ryerson University.

Kate Robertson:

Kate holds a Bachelor of Interior from Ryerson University, a Bachelor of Geography with specialties in Climatology and Planning with an Extended minor in English Literature from the University of the Fraser Valley, and a Masters of Architecture and Diploma in Metropolitan Design from the University of Minnesota where she was awarded a Richard Morril Thesis Award for Fishing for a Living: Preserving a Way of Life - An Extensive Fish Farm Along the East Fraser River in Partnership With The Stölo First Nation.

Prior to graduate school, Kate worked as detailer for stone masonry company doing design and details for restoration and new construction work in the Lower mainland, Southwestern BC, and various states along both the east and west coast of the United States where she gained an intimate understanding of specialty materials. Scopes of work ranged from fireplaces, full envelope design and restoration, through to carved keystones for vineyard arches and cathedral spires. Kate has also spent a decade in a local engineering office focused on restoration and field work of contemporary and heritage buildings throughout the lower mainland and southern BC. Her ongoing practice has covered interdisciplinary work in architecture, environmental design, heritage, and engineering. She is a registered intern architect with the AIBC, a registered CAHP member, and a member of Heritage BC and Vancouver Heritage.

Kate is the recipient of both a Vancouver Heritage and Heritage BC Award for her work on the restoration of a Neo-Gothic Entryway on the Normal School at City Square in Downtown Vancouver, for which a book was published. She has worked on projects ranging from private residences to building specific work as part of large redevelopment plans.

In addition to working towards completing her architectural registration and internship at Keystone Architecture, she teaches and mentors students remotely on an ongoing basis, and is fascinated by the inherent internal logic of heritage structures and how they contribute to dialogue of contemporary architecture.

5.0 SOURCES AND DOCUMENTATION

Surrey; a City of Stories by K. Jane Watt, City of Surrey 2017

Kwantlen First Nation Web Site: <https://www.kwantlenfn.ca/>

Haddon Bolivar; Chelsea Bailey, archivist at the Surrey Archives

Surrey History by Jack Brown: Surrey's virgin landscape, Schools in the 1940's

Surrey Public Library: directories

Vancouver Public Library; online directories

Surrey zoning by-law 12000, Surrey Time Lapse and Cosmos

City of Surrey: Building records

Ancestry: the Wixalbrown family

West Coast Title Search

Wikipedia: Surrey, Bolivar Heights, Whalley neighbourhood

Port Mann: Mr Kaswa's V.B.A.T.I.H. web site

Vancouver Heritage Foundation House Style

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada 2003

(revised 2010)

Background Information & Context

History and Heritage Value

The Wixalbrown House is valued for its association with the early residential settlement of North Surrey, and for its Arts and Crafts style architecture. The Wixalbrown House features side gables, rolled eaves, and a charming front entrance. The property is also valued for its association with the Wixalbrown family, who owned the property for 40 years.

The character defining elements include:

- Location on a large corner lot with the house positioned in the centre of the property;
- Continuous residential use;
- Side gabled massing, with front and back dormers;
- Roof details: open rake with exposed wooden boards, rolled eaves, and architectural trusses at gable ends;
- Large aggregate stucco siding;
- Double hung and casement wood frame windows with interior arch sash, piano wood frame windows, and wide decorative outer window shutters;
- Front entrance gable with knee brackets;
- Back entrance archway; and
- Low and wide wood front stair balustrade.

Development Proposal

In summer 2019, a developer inquired about the redevelopment of five properties at the corners of Hilton Road, Grosvenor Road, and Larnar Road. Heritage Planning advised that the Wixalbrown House, as well as the house at 13683 Grosvenor Road (the “Pearson House”), be evaluated by a heritage professional.

The applicant submitted a Statement of Significance for the Wixalbrown House and the Pearson House. The reports recommended the retention of the Wixalbrown House but did not recommend the retention of the Pearson House. The Pearson House had already been removed from the Heritage Inventory by Surrey’s Heritage Advisory Commission (“SHAC”) during the 2015 Heritage Inventory review. At the recommendation of the SHAC, the Wixalbrown House was added to the Surrey’s Community Heritage Register by Council resolution on February 24, 2020.

The initial development proposal for Development Application No. 7919-0355-00 did not include the retention of the Wixalbrown House. Staff outlined the benefits of retaining a heritage building, including the support of higher density and other variances to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”). The applicant agreed to work on design concepts that included the retention of the Wixalbrown House. Over the summer of 2020, staff worked with the applicant on a variety of site designs that included the retention of the Wixalbrown House through heritage revitalization agreement bylaw.

In September 2020, the applicant withdrew Development Application No. 7919-0355-00, citing other development priorities and financial concerns with regards to the retention of the heritage house as reasons that the application would not move forward.

In October 2020, the owner of the Wixalbrown House submitted a demolition permit application. A report regarding the demolition permit application for the Wixalbrown House was reviewed by SHAC on November 12, 2020. SHAC expressed disappointment that the development application was withdrawn and that a demolition permit application was submitted. SHAC noted that it is outside of their mandate to issue demolition permits and opted not to provide a recommendation to staff on the matter. A report was then forwarded to Council requesting direction. Subsequently, Council passed resolution R20-1981 authorizing staff to withhold the approval for demolition until the building permit for the new development was ready for issuance. Approval of the demolition permit has been withheld since that time.

A new development application was submitted on March 23, 2022 under development application number 7922-0087-00. The application proposes a rezoning from RF to CD (based on RM-70); consolidation from five lots into one lot; and a Development Permit for the proposed six story multi-family development. A preliminary review letter was sent on April 13, 2022. The application was dormant from April 2022 until a submission was received by the City on February 1, 2023. The submission is currently under review by staff.

Surrey's Community Heritage Register

The Wixalbrown House is listed on the Community Heritage Register but not protected by bylaw. The Community Heritage Register is a list of properties that have heritage value or heritage character. The listing of a property on Surrey's Community Heritage Register cannot prevent its demolition. A local government can only prohibit demolition if the property is legally protected under a heritage designation bylaw or a heritage revitalization agreement. This legal protection would then make the property subject to the provision of the *Heritage Properties Standards of Maintenance Bylaw, 2017, No. 18931*, which outlines the minimum maintenance requirements for designated heritage properties. If an owner does not agree to these protection measures, the City's ability to enforce maintenance of the heritage structure is very limited.

If a property is listed on Surrey's Community Heritage Register, the owner may redevelop the site or make alterations to the building, provided that these changes are within the limitations of other by-laws and regulations (for example, the Zoning By-law). The addition of any building, structure, or feature to Surrey's Community Heritage Register, as well as its removal, requires Council approval.

If a demolition or an alteration is proposed for a building or structure on Surrey's Community Heritage Register, the City can place an order on the property for temporary protection for up to 60 days and/or withhold the demolition permit until all other approvals are in order (for example, a building permit for a new building). During this time, the site can be evaluated or documented, and discussions can take place with the owner regarding possible alternatives to demolition.

Surrey's Distressed Properties Program

The Surrey Fire Service operates Surrey's Distressed Properties Program, which is managed by the Community Property Safety Team ("CPST"). The goal of the program is to reduce the fire rate in Surrey's distressed properties. Distressed properties are at greater risk of fire when vulnerable population use abandoned buildings for shelter and introduce ignition sources for cooking, lighting, and heating due to the absence of utility services. Distressed properties that are breached are a fire and life safety danger to anyone trying to occupy the distressed property. They are also a danger to the firefighters who must extinguish the fire.

The House is a distressed property that the CPST has managed since April 2022. The property is under an order to secure the property. CPST continues to work with the owner to ensure that they are compliant with the orders. There were multiple security breaches at the Wixalbrown House, the most recent of which resulted in a fire incident. The damage to the Wixalbrown House was minimal. The outcome desired by Surrey's Distressed Properties Program is either reinvestment into the property to make it safe to current codes and standards to be inhabited again or having the building demolished to eliminate the fire and life safety risk.

Detailed Recommendation Wixalbrown House at 13667 Grosvenor Road – Demolition Permit Application

Staff recommend that Council provide direction to staff to continue to withhold the approval of the demolition permit for the Wixalbrown House under Part 15, Section 605 of the *Local Government Act*, for the property at 13667 Grosvenor Road until:

- in the case of a building permit on the existing lot of record, the building permit and any other necessary approvals are ready for issuance and all fees associated with the building permit have been paid;
- in the case of a rezoning development application, the rezoning by-law has been given third reading by Council; or
- in the case of a subdivision development application, the Preliminary Layout Approval (“PLA”) has been issued.

Section 605 of the *Local Government Act* authorizes a local government to withhold a demolition permit for protected heritage property and property identified in Surrey’s Community Heritage Register until one of the bulleted items above has been achieved.

This course of action allows the City to engage in discussions with a potential future owner regarding possible alternatives to building demolition, if the current development proposal is not taken through to completion. The property remains on Surrey’s Community Heritage Register until such time as it is demolished.

If retention of the heritage property is not possible, prior to the demolition permit being issued the property would be documented (with photographs, surveys, aerial photographs, Statement of Significance, et cetera). The “as found” report and other documentation is forwarded to the City of Surrey Archives. Following demolition, a Council resolution is required to remove the property from Surrey’s Community Heritage Register.