



City of Surrey

Special Heritage Advisory Commission Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, MARCH 9, 2004
Time: 9:00 a.m.

Present:

B. Paton - Chair
D. Bowyer
A. Clegg
C. Dragomir
R. Fuller
T. Menuin
A. Stewart
Councillor Higginbotham

Absent:

R. Cammack

Alternate:

Staff Present:

A. Kopystynski, Planning & Development
J. McLeod, Planning & Development
B. Sommer, Parks, Recreation and Culture
K. Swaele, Legislative Services

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes – January 28, 2004.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the minutes of the Heritage Advisory
Commission meeting held on January 28, 2004, be adopted.
Carried

2. Heritage Advisory Commission Notes – February 19, 2004

It was Moved by J. Higginbotham
Seconded by Commissioner Bowyer
That the notes and recommendations of the
Heritage Advisory Commission meeting held on February 19, 2004, be brought
forward, supported as presented, and attached as Appendix A to the minutes of
the March 9, 2004 Heritage Advisory Commission meeting.
Carried

B. DELEGATION

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Statements of Significance

Donald Luxton was in attendance to present Statements of Significance for the Historic Places Initiative. Commission was requested to provide comment(s) on the content of the Statements.

A. Kopystynski, Senior Planner – Heritage, briefly commented on the Statements of Significance which had been reviewed at the February 19, 2004 Special Heritage Advisory Commission Meeting and noted:

- That fundamentally the Statements are a set of data to describe a particular site based on requirements of the National Register in terms of ownership and status of the site.
- That the main information required to be commented on by the Heritage Advisory Commission has been included on the Statements of Significance, and focuses on 3 components:
 - Description of the place being recognized.
 - Heritage value of that place and character elements.
 - Description of what about the site points to its the heritage value.

The Planner continued:

- That the Statements of Significance are quite restricted in the number of characters that can be submitted and staff and the consultant have tried to extract the most important components in accordance with Federal guidelines.
- That there will be a pictorial element to the web site, and a lot of time is now being spent looking for suitable historic pictures of the site, and that pictures are being taken of what the site currently looks like.
- That each site has a large package of information and at this meeting Commission is asked to provide comment on the hub of the information.
- That the final deadline for submission is still March 15 to the Province, with submissions being sent to the Federal Government March 31.

Donald Luxton of Donald Luxton & Associates, Consultant, noted:

- That this has been a very confusing project in terms of data submission as the database is presently in an imperfect state.

- That the Federal Register is behind schedule and not on line yet, but they are hoping for sometime before or on Canada Day.
- That they are trying to meet the March 15 deadline so that funding for the project can be secured.
- That the Province has secured the same amount of funding (\$850,000) for next year and on April 1 will begin program development on heritage programs under the Federal Heritage Initiatives.

Donald Luxton continued by commenting that by far the most interesting site has been the Peace Arch in that it is a very prominent site with very little factual information. Mr. Luxton continued:

- That Washington State and the U.S. National Historic Sites have been contacted and it is believed that the Peace Arch was designed by the famous New York Architect Harvey Wylie Corbett.
- That presently there is no information that confirms this, and his relationship with Sam Hill is unclear.
- That Harvey Wylie Corbett's papers are in the architectural library at Columbia University and they are searching to see if there is any information that will confirm that he designed the Peace Arch.
- That the Peace Arch is located diagonally so that it has one foot in each country.

Mr. Luxton distributed the biography of Harvey Wylie Corbett from the Dictionary of Art, and noted that he was certainly an architect of sufficient significance to have designed the Peace Arch.

Mr. Luxton noted:

- That the first 13 Statement of Significance were revised based on comments from Commission at the February 19 Special Meeting.
- That the remaining Statements of Significance are still being actively edited.
- That in terms of locational information, they are using the GIS system to establish latitude and longitude for each site as part of going live on the Federal site.
- That each site will include addresses or directional information on how to find the sites.
- That context statements will be prepared to assist in positioning the sites.
- That the Statement of Significance can be changed at any time in the future, but presently the March 15 deadline must be met to secure funding.

The Heritage Advisory Commission then reviewed and commented on the following Statements of Significance:

- International Peace Arch – located on the 49th parallel at the International Border.
- Loyal Orange Society Lodge No. 1471 Hall – on 60th Avenue adjacent to Surrey Centre Cemetery.
- Semiahmoo Trail – running from Crescent Road South to 24th Avenue.
- Boothroyd House – located at the junction of the historic "Five Corners" in Surrey Centre.
- Red Cedar Stump – located in Kennedy at 8920 Queen Mary Boulevard
- St. Oswald's Trees – located at St. Oswald's Anglican Church in Port Kells.
- Avenue of Trees – located along Old McLellan Road, beginning adjacent to Christ Church and terminating at Bell Road.
- Royal Oak Trees on King George Highway- planted along King George Highway at the convergence of Highway 99 on the west side of McLellan Road near the Nicomekl River.
- Daniel Johnson House – on Crescent Road in the Elgin neighbourhood.
- Hazelmere United Church – located in Hazelmere at 16th and 184th.
- Collishaw House - located close to 40th Avenue in Kensington Prairie.
- Colebrook United Church – located adjacent to a new church structure on Panorama Ridge.
- Tynehead Community Hall – located in Tynehead at 168th Street and 96th Avenue.
- 1912 Municipal Hall – located on the North side of Highway 10 Cloverdale.
- Redwood Park – located in Grandview Heights.
- Lorne Circus – located at the intersection of Grosvenor Road, McBride Drive, Bedford Drive and 144 Avenue in the Port Mann area.
- Elgin School – located on Semiahmoo Trail and Crescent Road.
- Elgin Hall – located in the Elgin Community adjacent to Mud Bay.
- Stewart Farm – located at Elgin Heritage Park.
- Christ Church, Anglican – located at Old McLellan and Bell Road.
- Anderson Cabin – located on the Surrey Museum property.
- 1881 Town Hall – encased within the Museum.
- St. Oswald's Anglican Church – Port Kells
- Pillath House – located in Port Mann.
- Robert Dougal MacKenzie House - Cloverdale
- Richardson House – Cloverdale.
- The "Castle" – Baron Von Mackensen House – Port Kells.
- Rock Tree – located in the Kennedy area.
- Wes Gillis House – located in Sullivan.
- St. Mary's Ukranian Greek Orthodox Church – Whalley.
- Latimer Residence – 192nd Street in Port Kells.
- Stagecoach House – Old Yale Road.

- Mound Farm on 168th Street.
- St. Helen's Anglican Church – Yale Road on the South Bank of the Fraser River.
- Old Anniedale School – 96th and 184th Street
- Crescent Road in South Surrey.
- Green Timbers – 140th Street and 96th Avenue
- Surrey Centre – centered around Five Corners at the intersection of 60th Avenue, 168 Street and Old McLellan Road.
- Great Northern Railway Right-of-Way – between 16th Avenue and 28th along a portion of McMillan Road.
- Royal Oak Tree, Old McLellan Road at historic Surrey Centre.
- Centennial Totem Pole – situated in the Municipal Government Centre.

D. Luxton, thanked the members of the Heritage Advisory Commission for their input, and for all the assistance provided by A. Kopystynski, Senior Planner – Heritage during the preparation of the Statements of Significance.

Mr. Luxton advised that comments and historical information provided by Commission would be included in the Statements of Significance, which will go to the Province by the March 15, 2004 deadline.

Commission thanked Donald Luxton for the work he and his associates had done on the Statements of Significance, and the huge amount of information that had been gathered in a short period of time.

Donald Luxton left the meeting at 11:40 a.m.

A. Kopystynski, commented that all staff had enjoyed working with Donald Luxton and his associates, and that the consultant made all who contributed to the project feel that they were part of a team effort and their contributions were valued.

(b) Semiahmoo Trail Design Guidelines

The Senior Planner – Heritage presented the final draft of the Semiahmoo Trail Design Guidelines, which addressed Commission's December 17, 2003 comments.

Commission was asked to review and accept the revised guidelines for the Semiahmoo Trail Design.

The Senior Planner – Heritage noted that the purpose of the guidelines is:

- To consolidate previously approved standards and practices regarding the interfacing of Semiahmoo Trail with adjacent lands.
- To set out the requirements for special setbacks and landscaping on sites being developed adjacent to Semiahmoo Trail.
- To consider safety and crime prevention considerations in the design of this historical pedestrian trail.

The Senior Planner noted that the final draft addressed the following Heritage Advisory Commission comments:

Existing Driveways:

- The trail will have to co-exist with existing driveways, which will be allowed under a heritage alteration permit.
- That the trail behind Rona from 28th to 32nd does have existing driveways providing access to some long narrow parcels.
- As applications come in alternative access will need to be found so that eventually that segment of the trail can revert back to pedestrian uses.

Heritage Character Versus CPTED:

- The guidelines have been clarified that application of CPTED policy should be implemented in such a way that it will not compromise the character defining elements of this natural and historic trail.

Pedestrian Access to Semiahmoo Trail:

- Gates will not be permitted along Semiahmoo Trail, and individual access has not been provided.
- There will be breaks in the fence in the form of two switchbacks that allow pedestrian access.
- The switchbacks will reduce the visual intrusion on the trail environment, while allowing resident or public access and maintaining casual visual surveillance for safety purposes.

Existing Fences along the Trail:

- If chain link fences are needed the chain link has to be away from the Trail.
- There is a new form of coated plastic chain link, which is not so metal in appearance so that a soft color can be chosen.
- Under the guidelines, these types of fences are not intended to be within the 10 m (33 foot) special setback area along the lands forming Semiahmoo Trail.

- This setback is being secured through Restrictive Covenants when sites adjacent to the trail lands are subject to development or subdivision.

The Chair noted that the Friends of Semiahmoo Trail are asking that the split rail fence be placed 3 metres inside the property line to protect the Trail from the potential of future owners converting this strip of naturally planted land to lawns and patios at some future date.

The Senior Planner – Heritage noted that that they recognize there is a need to maintain as wide a space as possible to preserve the Trail. However, if a fence is set back on private property, the public will not be aware of what is public/private property. This raises an issue of liability to the homeowner and to the City.

The Senior Planner noted that while he understands the comments of the Friends of the Semiahmoo Trail, it is better to maintain the fence along the legal lot line.

It was Moved by Commissioner Clegg
Seconded by Commissioner Bowyer
That Commission recommends to Council
that Semiahmoo Trail Design Guidelines be accepted.
Carried

(c) Heritage English Oak Trees along King George Highway – Proposed Guidelines

The Senior Planner – Heritage presented proposed guidelines for the Heritage English Oak Trees along King George Highway. The Guidelines have been developed with input from the City Architect and the Engineering and Parks, Recreation & Culture Departments, to be used by staff to assess landscaping plans associated with development applications or building permits for properties along King George Highway that have Heritage English Oaks along their frontage.

Commission was asked to review and to accept the proposed guidelines and direct comments to the General Manager, Planning & Development.

The Senior Planner Heritage commented:

- At its January 28, 2004 meeting, the Commission asked about future plantings of heritage English Oak trees along King George Highway.
- That the long-term goal of the City is to have King George Highway, between the Nicomekl River and 8 Avenue, lined with heritage English Oak trees.

- That spacing for these trees is approximately 30 meters (100 feet) apart.
- That trees would be planted on both sides of the road.
- That in those locations where the trees are missing, the City will be planting English Oaks, some of which are grown from the acorns of the existing heritage trees.
- That these plantings will take place at the time a particular stretch of King George Highway is upgraded.

The Senior Planner noted that as development along King George Highway may impact existing or proposed locations of the heritage English Oaks, Guidelines have been developed to:

- Protect and promote the long-term health of the trees.
- Coordinate the landscaping between public and private lands in the vicinity of the existing and proposed heritage English Oaks.
- Ensure landscaping, buildings, structures, signs, lighting fixtures, driveways and amenities in the vicinity of existing or proposed heritage English Oaks accommodate and contribute to creating a suitable heritage vista along the King George Highway corridor.

Commission then discussed the proposed guidelines for the Heritage English Oak Trees.

It was Moved by Commissioner Stewart
Seconded by Commissioner Clegg
That Commission recommend to Council
that the Proposed Guidelines for the Heritage English Oak Trees be accepted with the following amendments:

1. That the Guidelines note that the trees are of importance to the City of Surrey, rather than individual departments.
2. That there should be some identification of utilities and construction guidelines for those utilities.
3. That there should be some sort of identification in the construction documents as to what steps will be taken to protect the trees.
4. That the City consider having the developer pay the cost of planting the sapling trees as part of their development.

Carried

Commissioner Bowyer left meeting at 12:15 p.m.

The agenda was varied to accommodate Councillor Higginbotham, who had to leave for another meeting.

F. OTHER COMPETENT BUSINESS

- (1) Heritage Tree Stump – 8920 Queen Mary Blvd.

Councillor Higginbotham reported that Surrey Parks & Recreation were planning to remove the residential fence around the heritage stump at 8920 Queen Mary Blvd. and replace it with a more heritage related fence.

The owner of the property felt that he had not been properly consulted, and in discussion with the Interim General Manager, Parks, Recreation & Culture, the project was put on hold. The General Manager felt that it may not be necessary to build a fence at this time, but if future changes are required, staff will work with the resident to ensure that there is a full understanding of the work to be done.

The Heritage Advisory Commission requested that the matter be put forward to the next meeting of Commission, when a member of the Parks & Recreation Department can be in attendance.

Councillor Higginbotham left the meeting at 12:30 p.m. and the regular agenda resumed.

D. CORRESPONDENCE

E. INFORMATION ITEMS

- (1) **South Port Kells Heritage Study**

The Senior Planner – Heritage has presented a memorandum from B. Parghi, Senior Planner, in reference to the South Port Kells Heritage Study. The memorandum notes that Council has directed staff to prepare a General Land Use Plan for the South Port Kells area, with Donald Luxton being retained as a consultant to prepare a report on the heritage opportunities and recommend how they can be integrated into the land use plan.

There will be opportunity for the Heritage Advisory Commission for advice and input on the heritage aspects of the Port Kells area.

Prior to leaving the meeting, Commissioner Bowyer reported that a brief history of the Port Kells area has been published by Mrs. Kells, and that Commission will be provided with a copy.

- (2) **Heritage Society of British Columbia**

Heritage Society of British Columbia Notice of Annual General Meeting June 4 and 5, 2004, and Call for Nominations.

Commission asked that the information on the Annual General Meeting of the Heritage Society of British Columbia be forwarded them as soon as it is received.

(3) Friends of the Surrey Museum and Archives Society

Letter from the Manager Heritage Services, expressing appreciation to the Heritage Advisory Commission for its membership in the Friends of the Surrey Museum and Archives Society.

(4) Bourassa Farmhouse

B. Sommer, Manager, Heritage Services reported that an application has been submitted for lands at the Bourassa Farmhouse. She noted that the sealing boards that had locked up windows have been removed, and there is a large pile of debris in front of the house. The house is now open to the elements on all sides.

The Senior Planner – Heritage advised that the owner had been away and was shocked to see what had happened to the property. The application will at least allow to the City to proceed with some heritage protection of the site.

The Chair asked that the barn across the street from the Bourassa Farmhouse, and which is part of the Kwantlen College site be investigated for heritage value.

F. OTHER COMPETENT BUSINESS

(2) Hazelmere United Church – Financial Assistance for Holding Tank

At its September 24, 2003 meeting, the Heritage Advisory Commission adopted the following motion:

That the Hazelmere United Church be notified that the application for financial assistance for the installation of a holding tank, and the construction of two washrooms has been approved. The City's financial contribution amounts to a maximum of \$7,025 provided the applicant has matching funds.

The applicant has now advised that the work is complete, and has submitted invoices from their contractors for the installation and consultants for design and approval.

Commission discussed the application for financial assistance from Hazelmere United Church and noted:

That if possible, the funds should be taken out of the 2003 budget, as they were intended to be committed for that year.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Dragomir
That 50% of the submitted invoices being an amount of Six Thousand Four Hundred Eighty-One dollars and Fifty-three Cents (\$6,481.53) submitted by the Hazelmere United Church for the holding tank, be approved to be paid from the Heritage Budget, subject to inspection by the City of Surrey.

Carried

B Sommer left the meeting at 12:50 p.m.

The Chair noted that the following motion from the January 28, 2004 meeting of Commission (Correspondence) had not been brought forward to Council. The motion came out of e-correspondence received from the Heritage Planner of the Corporation of Delta:

1. 125th Anniversary of Incorporation (Delta, Richmond, Surrey)

E-correspondence of January 13, 2004 from the Heritage Planner, Corporation of Delta.

*It was
Moved by Commissioner Bowyer
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission recommends to Council that consideration be given to approving a cooperative event(s), recognizing the 125th anniversary of the incorporation of Surrey, Delta and Richmond.*

Carried

The Chair asked that the Senior Planner – Heritage bring forward a tally of financing for the Statements of Significance project, and an estimate of funding to be available for next year. She noted that the General Manager, Planning & Development may wish to give consideration to converting additional heritage sites into the Statements of Significance format once funding is available.

(3) Summer Staffing for Heritage Projects

It was
Moved by Commissioner Dragomir
Seconded by Commissioner Menun
That Commission recommends to Council that the General Manager, Planning & Development be asked to give consideration to hiring a summer student to assist with gathering information and

preparation of the next set of Statements of Significance, and other heritage projects.

Carried

The Chair raised the issue of the Heritage Reserve for future expenditures and asked that information on funds that have been committed by Commission to various projects be brought to the next Heritage Advisory Committee meeting.

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for March 31, 2004 in the Mayor's Executive Boardroom - 9:00 a.m.

H. ADJOURNMENT

It was

meeting do now adjourn.

Moved by Commissioner Menu
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 1:05 p.m.

Chair