



City of Surrey

Special Heritage Advisory Commission Minutes

Program Room
Surrey Arts Centre
13750 - 88 Avenue
Surrey, B.C.
MONDAY, MAY 9, 2005
Time: 12:42 p.m.

Present:

Chair - Councillor Higginbotham
D. Bowyer
A. Clegg (2:22 p.m.)
R. Fuller
C. Johnson
H. Lindenbach
M. Stibbs
W. Tracey

Absent:

J. Monk
S. Sidhu

Staff Present:

A. Kopystynski, Planning & Development
K. Woodward, Realty Services
K. Miller, Legislative Services

A. CURRIE HOUSE

1. Heritage Revitalization Agreement (HRA)

The Senior Planner provided an overview of the contents of the agenda package, and requested that Commission consider a recommendation to the General Manager, Planning and Development and provide comment on the HRA.

It was noted that at the Monday, April 18, 2005 Council adopted the following resolution with respect to Corporate Report No. R084:

That Council:

1. *Receive this report as information.*
2. *Approve the Currie House relocation Agreement as follows:*
 - (a) *Rescind Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 52 Amendment By-law, 2005, No. 15707 (By-law 15707);*
 - (b) *Rescind City of Surrey Temporary Heritage Protection By-law, 2005, No. 15708 (By-law 15708); and*
 - (b) *Approve the Building Purchase Agreement (the Agreement) attached as Appendix I to relocate the Currie House.*

The Senior Planner explained that while the City has acquired the Currie House, it is to be moved from its current location at 5731 – 182 Street prior to the end of May 2005. Realty Services will market the house in an effort to find a purchaser who will be prepared to accept the relocation of the house permanently to a privately owned property.

When the permanent location has been determined, the HRA will be forwarded to Council for consideration. After the HRA is adopted, the house will be subject to a Conservation Plan to allow it to be restored and protected.

The following items were discussed:

- History of the Currie Family and house;
- Character-defining elements of the house and site;
- Elements which may be changed as part of restorations;
- Maintenance, standards and permit approvals;
- Requirement to commence restorations;
- Requirement to establish a maintenance strategy;
- Conservation standards;
- Timing and phasing;
- Heritage alteration permit(s) approval
- Building permit approval;
- Restoration standards and specifications;
- Foundation;
- Roof and cladding;
- Building envelope, exterior, wood detailing and trims;
- New construction;
- Interior;
- Site feature, landscaping and fences;
- Accessory buildings and structures;
- Building envelope, exterior, wood detailing and trims, noting a chance to the document that only wood windows are proposed to be permitted in the front façade, not wood or vinyl;
- Interior not being subject to protection; and
- Plans, elevations and photographic records.

K. Woodward informed Commission that the house has been completely gutted and stands as a shell. Commission expressed concerns relative to the marketability of the house, given the condition on the interior. It was stated that the original bathtub and a few doors have been retained. The structure has been secured to prevent vandalism. Commission expressed strong concerns relative to the house's safety during the temporary placement. Mr. Woodward stated that a number of criteria must be met prior to permanent placement of the house.

Mr. Woodward stated that the condition of the interior may or may not detract from the market value of the structure, however internal appraisals conducted on the City's behalf suggest that it may not work to the benefit of the sale of the structure.

The advertisement for the sale and relocation of the house will be completed by May 13, 2005. It is hoped that the house will be sold and plans for a permanent location will be confirmed by May 30, 2005.

There followed a general discussion relative to the costs involved for the City. The move to the temporary location is estimated at \$35,000 to \$40,000.

Commissioner Clegg entered the meeting at 2:22 p.m.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission believes that the Currie House rightfully belongs in the 182 Street area, and therefore recommends to Council that the Currie House be relocated and marketed to the public for both relocation to a private property or to a lot created from Claude Harvey Park (the parcel); if, after sixty (60) days no acceptable offer has been received to relocate the House, the City will construct and place the House upon a foundation and continue to market the parcel.

Carried

It was Moved by Commissioner Johnston
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission receive the information from Commissioner Monk.

Carried

The Heritage Advisory Commission was requested to review the attached Heritage Revitalization Agreement and provide recommendations to the General Manager, Planning and Development.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Committee (HAC) advises the General Manager, Planning & Development that the Heritage Revitalization Agreement By-law is acceptable, and the HAC recommends that it be modified and forwarded to Council for consideration once the permanent location for the Currie House is known.

Carried

B. ADJOURNMENT

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Stibbs
That the Heritage Advisory Commission meeting do now adjourn.

Carried

The Heritage Advisory Commission adjourned at 2:55 p.m.

Margaret Jones, City Clerk

Councillor J. Higginbotham, Chair
Heritage Advisory Commission