



City of Surrey

Heritage Advisory Commission

Minutes

Executive Board Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JANUARY 25, 2006
Time: 9:00 a.m.

Present:

Chair - Councillor Higginbotham
D. Bowyer
R. Fuller
H. Lindenbach
J. Monk
M. Stibbs

Absent:

A. Clegg
C. Johnston
S. Sidhu
W. Tracey

Staff Present:

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

A. ADOPTION OF MINUTES

1. November 30, 2005

It was Moved by J. Monk
Seconded by D. Bowyer
That the minutes of the Heritage Advisory
Commission of November 30, 2005, be amended at Page 12 Item F. (2) by
deleting Waterline in the title and notes on the item, and replacing it with Trunk
Line Drainage System, and that the minutes be adopted as amended.

Carried

B. DELEGATIONS

There were no delegations.

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Statements of Significance Project for 2006

The Heritage Planner reported that on December 12, 2005, Council approved the recommendation from the Heritage Advisory Committee that Commonwealth Historic Resource Management Limited be retained to undertake preparation of six more Statements of Significance.

There is urgency to commence this analysis, in order to complete six Statements of Significance by the Provincial grant deadline in March. As soon as the consultant contract was formalized, members of the Heritage Register Subcommittee were contacted about the sites to be included in this phase.

The selection criteria accepted by the Subcommittee included two main categories:

Criteria 1: Protected sites that do not yet have Statements of Significance prepared; or

Criteria 2: Heritage sites containing a cluster of heritage buildings.

Of the 19 sites identified by applying these criteria, the Sub-Committee recommended six as outlined in the memorandum.

It was Moved by D. Bowyer
Seconded by H. Lindenbach
That the Heritage Advisory Commission recommend to the General Manager of Planning and Development that the consultant proceed with undertaking preparation of Statements of Significance for the following sites:

- James Creighton House at 10668-125B Street.
- Bose Farm Site at 16420 & 16390 64 Avenue.
- Brookland Estate at 19353 16 Avenue.
- Camp Alexandra at 2916 McBride Avenue.
- Anniedale Methodist Church and Manse at 19131 88 Avenue.
- Kitzel House & Root Cellar at 216 -184 Street

Carried

(b) Semiahmoo Trail Special Setbacks

The Heritage Planner reported that the Heritage Advisory Commission had expressed interest in having a continuity of setbacks and interfacing with Semiahmoo Trail to ensure that a 10 metre setback is maintained all along the Trail. The HAC had noted concern that construction could be approved for instance through the issuance of building permits without the ability to implement design guidelines such as the additional setback if no rezoning is related to a permit application.

On May 25, 2005 the Heritage Advisory Commission passed a resolution asking Council to enact a zoning by-law, as a Council initiative, to protect the setback at an appropriate distance from Semiahmoo Trail.

Legal Services provided advice to the Planning and Development Department, that the General Regulations section of the Zoning Bylaw be amended as follows:

- *Defining Semiahmoo Trail*
The properties that make up the Semiahmoo Trail are to be defined and shown on a location map attached to the Zoning By-law.
- *Defining the natural plantings and landscaping:*
A definition for Semiahmoo Trail Landscaping is proposed to be added to ensure the buffer areas within 7.5 meters of the Trail are natural as provided for in the Semiahmoo Trail Design Guidelines.

- *All new construction is to be setback by at least 10 meters*
This provision would apply to new development and redevelopment, and accommodate the setbacks of existing single family homes that are expected to be retained in existing neighbourhoods along Semiahmoo Trail.
- *Requiring a landscaping buffer*
This provision sets the requirement that a 7.5 metres portion of lots abutting Semiahmoo Trail property are kept in a natural state as defined. This provision overrides any other provisions, such as allowing paving, vehicle storage, decorative fences, garbage container storage, etc. as may be provided in a zone.

The Senior Planner advised that because of the significance of the Semiahmoo Trail and the number of abutting properties being affected by the proposed setback change, it was deemed desirable to hold a Public Information Meeting before a Corporate Report is taken forward to Council. A meeting is tentatively scheduled for February 15, 2006, 6:30 – 8:00PM at Star of the Sea School Gym.

It was
Moved by J. Monk
Seconded by H. Lindenbach
That the Heritage Advisory Commission
advise the General Manager of Planning and Development that the Heritage Advisory Commission endorses the approach outlined in the report from the Heritage Planner to achieve continuous setbacks and interfacing to preserve the heritage and natural landscaping character of Semiahmoo Trail

Carried

(c) Heritage Plaque Design

The Heritage Planner outlined events to date on the Heritage Advisory Commission's efforts to develop a standard heritage plaque for protected heritage buildings in Surrey. The owners of two heritage properties were approached – the Guy Richardson House and the Boothroyd House

The Heritage Planner continued that the owner of the Guy Richardson House has agreed to have the plaque placed on a granite stone in front of the heritage property beside the rose arbour entrance on Friesian Drive.

The owner of the Boothroyd House has also agreed to have a plaque mounted on the house after restoration work is completed. The date of completion is uncertain because the Maintenance and Financial Strategy has not yet been submitted by the owner to the City.

Since the previous Commission meeting, information became available about a new supplier for plaques - Matthews International Corporation in Ontario. This company appears to have more flexibility in the design and

manufacture and a higher content of brass available in the products. Therefore, the new cost estimate (excluding installation) would be:

- Plaque mounted to a building \$270
- Plaque mounted on a pedestal \$672 to \$785

The Heritage Planner reviewed the recommended plaque design, consisting of an elliptical shape, with raised polished lettering, on a green leatherette-textured background.

There is insufficient time to have the plaques prepared and mounted for Heritage Week, but an alternative is to unveil a mock-up of the final design and to announce the City program for installing heritage plaques during Heritage Week. The Company is prepared to produce an image of the proposed plaque at a cost of about \$100 in time for Heritage Week this year.

It was Moved by D. Bowyer
Seconded by J. Monk

That:

1. the Heritage Advisory Commission approve the revised design for Surrey Heritage Plaques as outlined in this memo;
2. the Heritage Advisory Commission approve the spending of up to \$100 to produce a mock up of the heritage plaque; which will be oval shaped with brown natural sandblast with bronze lettering, and
3. that a paper printed mock-up be unveiled and the program to plaque protected heritage buildings in Surrey be announced during Heritage Week in February of this year.

Carried

2. PARKS, RECREATION & CULTURE

(a) Heritage Awareness Award

The Manager, Heritage Services reviewed the Heritage Awareness Award with Commission and a discussion ensued on other ways of creating awareness of the program.

The Chair noted that it may be beneficial to speak to the schools through professional days or curriculum days through a program showing the heritage of Surrey and announcing the Heritage Awareness Award.

The Heritage Advisory Commission discussed the program and noted that it has definite merit and should be (re)announced.

It was Moved by D. Bowyer
Seconded by M. Stibbs
That the Heritage Advisory Commission
receive the report and attached information on the Heritage Awareness

Award for schools, for information and:

- That the Award be (re)announced during Heritage Week 2006; and
- That notices be sent out in February to all elementary and secondary schools; and
- That a report be submitted to the Superintendent for the District-wide newsletter; and a follow up letter be sent out to the Curriculum Development Coordinators requesting that the Heritage Advisory Commission be involved in a Pro D Day session to present heritage details and background for the heritage Awareness Award.
- That the first award be announced in February 2007,

Carried

(b) Storyboard Installations 2006

The Manager Heritage Services provided background on the Storyboards and reviewed the proposed wording for the storyboards. The location and any issues surrounding placement were discussed. The purpose of the signs is to be pedestrian friendly and they hope to install them in well-placed locations that are not subject to vandalism. The Manager, Heritage Services will report back to the February 15 meeting and provide more firm details.

It was Moved by J. Monk
Seconded by M. Stibbs
That:

1. three storyboards be unveiled on Saturday February 25, 2006 as follows:
 - Strawberry Hill for installation at the Strawberry Hill Library
 - Cedar Stump for installation on Queen Mary Boulevard; and
 - Inaugural Planting for installation at the inaugural planting in Green Timbers Forest.
2. the Heritage Advisory Commission ask the Strawberry Hill Library if they can host a Heritage Week celebration tea for the public at the Library at 2:30 p.m.
3. the Heritage Advisory Commission advise and invite Council, the Board of School Trustees, Library Board, Surrey Historical Society, Green Timbers Heritage Society and the public (via the City Page and City web site) with the storyboard unveilings being included in any media announcement prepared.
4. the Whalley Little League storyboard (celebrating 50th anniversary) be unveiled in August in conjunction with the Little League National championships for the 12 year old category.

Carried

(c) **Flyers and Newsletters**

The Manager, Heritage Services provided copies of the flyers for the Surrey Museum and Historic Stewart Farm – Winter Programs, and Surrey Stories – Winter/Spring 2006.

(d) **Verbal Update – 1912 Hall**

The Manager Heritage Services reported that to stabilize the foundation would require that the building be lifted. Engineering studies have now been done and the full scope of the project is known. The Finance department has identified a source of funding for the project and no problems are anticipated.

The Manager, Heritage Services continued that they would be applying for two additional grant to augment the interior upgrades.

J. Boan, Transportation Manager, entered the meeting at 10:30 a.m.

The Manager, Heritage Services advised that the 1912 Hall is currently vacant and there are some difficulties with vagrants. The RCMP and By-laws have been assisting. Bolted Fences have been placed around the building and there is 24 hour monitoring. Once construction starts there will be people on site continually, but in the meantime they want to keep the area secure.

Construction of the facility is hoped to commence in June, with completion in November 2007.

3. ENGINEERING

(a) **Fraser Highway & 184th Street Widening**

The Transportation Manager brought forward a report on road widening at Fraser Highway and 184 Street and impact on Heritage buildings in the area. Detailed drawings were displayed of heritage buildings in proximity to the road widening – The Calkins House and Store, George E. Lawrence House and Clayton United Church (now Surrey Little Theatre). The Transportation Manager noted:

- That very minor widening is being done in front of Surrey Little Theatre, but the driveway will be impacted due to the road being raised and sloped to the site.
- That there will be no impact on the Calkins House and Store and the pavement edge has been kept the same as existing but there will be a sidewalk closer to the store, but set back from the building.
- That this is an interim widening for Fraser Highway and future plans call for some form of rapid transit along the highway essentially adding 2 lanes.

- That the South expansion has been set to the maximum because of a red coded creek, so future widening would be to the north and have an impact on the George E. Lawrence House, and most likely the road will go through the land on which the house stands.

The Heritage Advisory Commission noted that this is a Heritage Cluster and asked that staff do some research on the potential to relocate the George E. Lawrence House. It was noted that this is a 1905 house named after a former City Councillor.

The Heritage Planner noted that the house has an 86% rating and was owned by the son of a community pioneer. The architecture of the building has only been slightly altered.

ACTION:

The Heritage Advisory Commission asked staff to direct a registered letter to the developer and resident advising them of the status and heritage significance of the house, as it is one of the only homes of this architectural style in the City, and believes there is value to relocating the house as soon as possible.

The Transportation Manager continued by reviewing Old Yale Road widening in the area and noted the pedestrian access. He advised that it is their intention to leave Old Yale through that Section, but would like direction as to what Commission might envision once development takes place.

The Heritage Advisory Commission advised that it would like to see this kept open as a walkway and noted the 10 – 11% grade on the north south section, which they felt should also be maintained as a walkway.

It was Moved by M. Stibbs
 Seconded by J. Monk
 That the Heritage Advisory Commission recommends to the General Manager Engineering that they maintain the walkway character along the existing right of way along Old Yale Road south of Fraser Highway in the vicinity of 180 street, and of the small north/south strip of Old Yale Road identified in the memorandum from the Transportation Manager, and that grade changes be minimized.

Carried

It was Moved by M. Stibbs
 Seconded by J. Monk
 That the Heritage Advisory Commission recommend to the General Manager, Planning & Development that this same segment of Old Yale Road be included as part of the Phase 3 register review.

Carried

4. LEGISLATIVE SERVICES**(a) Application for Financial Assistance – Highway Garage**

Application for financial assistance in the amount of \$11,716.50 for a new roof on the North side flat portion of the building. The applicant has included 3 estimates and indicates that their preferred supplier is Williams Roofing & Drainage.

It was Moved by H. Lindenbach
Seconded by R. Fuller
That the Heritage Advisory Commission is unable to proceed with the grant until the owner of the Highway Garage obtains protection of the property through a heritage revitalization agreement or similar protection tool.

Carried

(b) Application for Financial Assistance – Hazelmere United Church

Application for financial assistance from Hazelmere United Church, indicating that the cost of replacing gutters and downspouts is \$1861.80. The applicant has included 3 estimates, and is recommending the low bidder, H.I. Impact Gutters.

Note: At its meeting held November 7, 2005, Council agreed to pay 50% of the cost of this item for a total of \$930.90.

It was Moved by H. Lindenbach
Seconded by D. Bowyer
That the Hazelmere United Church be awarded \$930.90 as a 50% payment of replacement gutters and downspouts.

Carried

(c) Friends of Heritage Awards Advertisement – and Nomination Form

Copy of Advertisement from the Surrey Leader, January 15 and 22, 2006 asking for submissions for the Friends of Heritage Awards by February 8, 2006, and copy of the nomination form. The information has also been placed on the City website.

Commission agreed to move its February meeting forward one week to February 15, 2006 to discuss Friends of Heritage Awards.

The Chair asked Commission members to give consideration to organizations or projects that have done some excellent work in preserving heritage in the community.

The Committee then discussed possible Friends of Heritage Awards.

D. CORRESPONDENCE**1. Heritage Road Markers – Townline Road**

Letter from the Corporation of Delta asking the Heritage Advisory Commission to consider installing heritage road markers on the north side of Townline Road.

It was Moved by R. Fuller
Seconded by D. Bowyer
That the Heritage Advisory Commission recommend to the Director of Engineering that staff work with Delta and consider installing additional signs or relocating signs closer to the Delta portion of Townline Road.

Carried

2. South Westminster School

Email from Allan Cleaver asking for current heritage status of the South Westminster School Building. See memorandum from Senior Planner – Item E.4.

The Heritage Advisory Commission discussed the South Westminster School and noted:

- That it shares the concerns, but the Commission normally only deals with a school or heritage building when there is application for a change or alteration in the status of the buildings.
- That other than being informed of the sale and understanding that there have been inquiries there is nothing Commission can do at this stage.

It was Moved by J. Monk
Seconded by H. Lindenbach
That Mr. Cleaver be advised that the Heritage Advisory Commission shares his concerns, but as an application has not been received there is nothing that can be done at this point.

Carried

3. Hazelmere Market

Letter from Lori and Les Bazso asking that the Hazelmere Market located at the corner of 16th Avenue and 184th Street be protected as a Heritage Building and site.

The Heritage Advisory Commission discussed the Hazelmere Village area and noted the historical value of the corner, which was identified for a phase 3 review. Due to extensive changes to the building it was not deemed to have heritage value, but there is great heritage value in the area. The Commission continued:

- That the people who live there and who have worked there since 1904 are well identified and some continuation of the appearance of the building before it was upgraded would be beneficial.
- That if there is a chance to replicate the old building through the gas station, it would be excellent
- That there is also an opportunity to place a storyboard recognizing the heritage value of Hazelmere Village.
- That a study of the area could be done to look at the heritage value of the area and how it can be preserved such as through street guidelines.
- That the applicant does have zoning but the City can suggest how the new facility be designed taking into consideration the heritage value of the area, but the area is not under conservation.

It was

Moved by H. Lindenbach

Seconded by D. Bowyer

That the letter from the Bazsos concerning heritage protection of Hazelmere Village be received; and

That the Heritage Advisory Commission recommends to Council that staff prepare appropriate building and streetscape design guidelines to enhance and to preserve the heritage integrity of Hazelmere Village, taking into consideration any developments such as that referred to by the Bazsos.

Carried

D. Bowyer left the meeting at 12:40 p.m.

E. INFORMATION ITEMS

1. Heritage Week 2006 – February 20 to 26

Letter from Heritage Society of B.C. providing information on Heritage Week – Heritage of Cultural Places.

A reception will be held for the Friends of Heritage Award at the February 20, 2006 Council Meeting.

Letters will be sent to the Nominees and a small reception held after the presentations.

ACTION:

The Commission asked the Manager, Heritage Services to look at costs for producing a booklet on the City of Surrey Storyboards for 2007.

2. James Creighton House

This item concerns a letter from Eileen Cheatle (owner of James Creighton House) to Mayor and Council, expressing concerns about subdivision development at 10678 – 125B Street. Ms. Cheatle has several concerns about the impact of this subdivision located directly to the north

of her heritage property, including the heritage significance of her home and the surrounding area.

The Heritage Planner noted that the Character Study and the Building Scheme for this development are sensitive to the Creighton House. Matters being considered by staff include: the proposed houses and they have a design taking into consideration the design of the heritage home. Commission noted:

- That Commission did view the property and were struck by the excellent condition and the significance of the heritage house and the amount of trees of protected status on the site.
- That as many protected trees as possible should be saved on the development site.
- That because of the slope of the property there are additional concerns with respect to removing any type of vegetation or trees of significant value.

It was Moved by M. Stibbs
Seconded by J. Monk
That the Heritage Advisory Commission
recommend to the General Manager, Planning and Development that:

The front set backs for the proposed new houses, particularly on the proposed lot closest to the Creighton House heritage property, be the same as that of the Creighton House;

The side yard setback be increased for the house on the lot closest to the Creighton House heritage property;

The character of the houses to be built in the new subdivision have a heritage style and complement that of the Creighton House, including attention to the side façade of the house on the lot closest to the Creighton House heritage property; and

A tree inventory be done to ensure that as many protected trees as possible are saved on the development site so that the natural setting in the vicinity of the Creighton House heritage property is preserved.

Carried

3. Seniors Housing Project – Bothwell Property

Information was forwarded from the Mayor's office to Planning and Development for response and asking that the City of Surrey consider a Seniors Housing Project on the Bothwell property.

The Manager Heritage Services reported that the Will of the Bothwell estate stated that the property was to be used by the City of Surrey for a Senior Citizen Home or for a park. The District of Surrey accepted the gift as Bothwell Park, but not for use as a Senior Citizen Home.

It was Moved by M. Stibbs
Seconded by J. Monk
That the matter of use of Bothwell Park be referred to the General Manager of Parks, Recreation & Culture for additional information on the status of the property.
Carried

4. Disposal of Surplus School Sites

Copy of memorandum from Senior Planner Heritage to Manager Realty Services concerning disposal of South Westminster School at 12469 – 104 Avenue and noting that the property is listed on the Surrey Heritage Register.

It was Moved by H. Lindenbach
Seconded by R. Fuller
That the Heritage Advisory Commission receive the memorandum from the Senior Planner Heritage to the Manager Realty Services concerning disposal of South Westminster School.
Carried

5. Rolls Carpentry Shop

Copy of letter from Manager, Long Range Planning & Policy Development to 664295 BC Ltd. owners of the property concerning the condition of the property and asking that the building be secured and provided with surveillance to prevent further vandalism. .

B. Sommer left the meeting at 1:30 p.m.

It was Moved by R. Fuller
Seconded by M. Stibbs
That the Heritage Advisory Commission request a meeting with the developer of the Rolls Carpentry Shop property to find out what the intentions are to preserve the Shop, and that the letter be sent by registered letter.
Carried

6. Heritage Commemorative Plaque - Boothroyd House

Letter from the General Manager, Planning & Development to the owners Boothroyd House asking for input on the installation of a commemorative plaque on the property located at 168 Street and 60 Avenue.

6. Heritage Commemorative Plaque – Guy Richardson House

Letter from the General Manager, Planning & Development to the owners of the Guy Richardson House asking for input on the installation of a commemorative plaque on the property located at 16940 – Friesian Drive.

It was Moved by H. Lindenbach
 Seconded by J. Monk
 That the letters from the General Manager, Planning & Development to the owners of the Guy Richardson House and the Boothroyd House regarding installation of heritage plaques, be received for information. Carried

7. Ernie Faessler – Barns from our Pioneers and Builders of a Nation

Mr. Faessler presented a copy of his book “Barns from our Pioneers and Builders of a Nation” to the Heritage Advisory Commission. The book was completed with personal funding, and Mr. Faessler is looking to recoup his costs. 1000 books were printed at a cost of \$10.00 each.

Mr. Faessler presented a copy of the book to Mayor Watts, Councillors Higginbotham and Bose at a Council in Committee meeting held January 16, 2006.

The Heritage Advisory Commission noted that the book is well done and interesting, but is not specific to Surrey. The Commission brainstormed a list of organizations that may be interested in purchasing the book. Some of the ideas:

- School Boards to be included in School Library
- BC Historical Federation
- Heritage Society Tourist Bureaus (particularly in the Chilcotin and 100 Mile House area)
- Library Boards for inclusion in their area libraries

It was Moved by M. Stibbs
 Seconded by R. Fuller
 That Heritage Advisory Commission thank Mr. Faessler for the book, and advise him that it does not give out grants, but would suggest the he approach other organizations in the business of buying books, and that he be provided with a list of potential contacts. Carried

F. OTHER COMPETENT BUSINESS

1. Circle Route Signs – Heritage Discoveries

R. Fuller distributed photos of Heritage signs promoting a Circle Route

and heritage discovery and questioned who had placed them and whether community consultation had taken place.

The Chair noted that BC Tourism is looking at revamping directional signage and have worked with the Engineering Department.

ACTION

The further information about this matter be provided by Engineering at a future meeting and a letter be sent to the Province requesting their protocol for placing signs in communities, and more information about what the Circle Tour is and which heritage discoveries they are promoting.

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is to be held Wednesday, February 15, 2006.

H. ADJOURNMENT

It was

Moved by M. Stibbs
Seconded by R. Fuller
That the Heritage Advisory Commission

meeting do now adjourn.

Carried

The Heritage Advisory Commission adjourned at 2:20 p.m.

Margaret Jones, City Clerk

Councillor J. Higginbotham, Chairperson
Heritage Advisory Commission