



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, MARCH 29, 2006
Time: 9:00 a.m.

Present:

Chair – H. Lindenbach
D. Bowyer
A. Clegg
R. Fuller
C. Johnston
J. Monk
S. Sidhu – 9:15 am
M. Stibbs
W. Tracey – 9:10 am
Councillor J. Higginbotham

Absent:

Staff Present:

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

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - February 15, 2006

It was Moved by Commissioner Boyer
Seconded by Commissioner Monk
That the minutes of the Heritage Advisory
Commission of February 15, 2006, be adopted, as circulated.
Carried

The agenda was varied, pending arrival of the delegation.

C. CORPORATE REPORTS

1. PARKS AND RECREATION

(a) Storyboards

Memorandum from the Manager of Heritage Services providing an update on the storyboards that were installed on Saturday, February 25, 2005. The cost for the storyboards was approximately \$4,200, plus design costs which will be transferred in April.

Prior to proceeding with the identification of themes for 2007, the Heritage Advisory Commission should confirm the budget requirements and consider a process that will enable community participation in the research of the text and copy for future storyboards.

The Manager, Heritage Services advised that the Whalley Little League Season Opener will be held Saturday April 8 at 12:45 – 2:00 p.m. and they would like to make a presentation to Chuck Bailey of a paper copy of the storyboard. Mr. Bailey is a valued participant/advocate/coach and supporter of Little League. Heritage Advisory Commission members are invited to attend the unveiling and presentation to Mr. Bailey.

W. Tracey arrived 9:10 a.m.

The Manager, Heritage Services advised that a draft storyboard has been received for the Gillis House and the Storyboard sub-Committee should be convened to review it. Commissioner Tracey will be invited to attend because of her involvement with the Sullivan Community.

(b) 1912 Municipal Hall

Memorandum from the Manager of Heritage Services advising that the rehabilitation of the 1912 Hall is awaiting budget allocation approvals from Council.

The Manager, Heritage Services reported that they have begun the review for rehabilitation of the 1912 Hall, which will be the cornerstone of the Learning and Discovery campus. The building will be used for administrative offices and City of Surrey Archives.

The Manager, Heritage Services noted that the building is empty and secured, and perhaps the Heritage Commission would like to visit the building on a walk-through to see what they are planning to do. They hope to have the building ready for move in just after Remembrance Day.

In advance of the construction work, the Heritage Commission is invited to view the building and the layout of the future operations. The proposed viewing is Wednesday, April 5, 2006 at 11:00 a.m. at the Hall located at 17671 – 56th Avenue. Members of Commission are asked to advise the Manager Heritage Services of their attendance by Tuesday, April 4.

B. DELEGATION

1. Rolls Carpentry Shop

Mr. Terry Gill, contractor and Mr. Chu, owner of the Rolls Carpentry Shop were in attendance to discuss preservation of the building with the Heritage Advisory Commission.

Mr. Gill advised that he has been working on the site as contractor for approximately 3 years, and Mr. Chu took over the property a month and a half ago.

Mr. Gill advised that the building does not look sound, and they have boarded it up several times. They do believe the front façade can be saved and they would like to demolish the building, put up a replica of the original building, using the complete front façade, including windows, door and sign. The replicated building would look exactly the same as the existing building.

The Senior Planner – Heritage reviewed the history of the file and noted that on the original referral in November 2002, it was proposed to incorporate the former Rolls Carpentry Shop as an amenity building within the townhouse complex. The Rolls Carpentry shop has a 74% rating on the Heritage Evaluation Worksheet, and most of the value rests in the simple architecture with the sign on the front façade and it being among the last remaining commercial/industrial buildings in the Whalley area.

The Senior Planner, Heritage continued that Commission had recommended the development be supported, and that the building be retained, subject to a development permit for the design and a restrictive covenant to protect the building, which included:

- Woodlike elements for doors, railings, etc.
- Retention of the existing style
- Assurance that road widening would not impact the building.
- That the structure be improved.

Commission discussed the preservation of the Rolls Carpentry Shop and noted:

- That a fair amount of the building could be restored using much of the original material.
- That perhaps the shop should be considered for a storyboard.
- That the building should remain and be upgraded as it is a historic building of importance to Surrey.
- That replication has not served well in the past.
- That although the building has deteriorated, it has heritage value.
- That Commission realizes the challenge to adapt the building for a new use.
- In the light of the building being vacant for a number of years, an assessment of the building should be done to determine the fairest way of saving, adapting and reusing the building.

Mr. Gill agreed to bring some drawings and work with staff and report back to Commission.

Mr. Gill and Mr. Chu left the meeting at 9:50 a.m.

It was
recommmend to the General Manager, Planning and Development that the Rolls Carpentry Shop Building be secured by fencing in the same manner as was required for the Von Mackensen house.

Moved by Commissioner Boyer
Seconded by Commissioner Tracey
That the Heritage Advisory Commission
Carried

It was Moved by Councillor Higginbotham
Seconded by Commissioner Monk
That the Heritage Advisory Commission
recommend to the General Manager, Planning & Development that the Rolls
Carpentry Shop issues be referred to staff to work with the developer and report
back at the April meeting of Commission.

Carried

ACTION:

The Heritage Advisory Commission also asked that a report be brought back to
the April meeting on the status of the Von Mackensen house.

C. CORPORATE REPORTS (cont'd)

2. PLANNING & DEVELOPMENT

(a) Heritage Advisory Commission – Heritage Tree Subcommittee

Minutes of meeting of Parks, Recreation & Culture Department, Planning
& Development Department and Heritage Advisory Tree Subcommittee
held February 2, 2006.

Recommendations arising from the meeting:

*That a recommendation be forwarded to Council that the English Oak
located on City Property at 90th Avenue and 160th Street be designated a
significant tree.*

*That a recommendation be forwarded to Council that the Copperleaf
European Beech located on private property at 12973 – 56 Avenue be
designated a significant tree.*

*That a recommendation be forwarded to Council that the Grand Fir
located on private property at 18407 – 96 Avenue be designated a
significant tree, subject to approval of the property owner. Note*

*That a recommendation be forwarded to Council that the White Ash
located on private property at 18385 – 80 Avenue be designated a
significant tree.*

*That a recommendation be forwarded to Council that the two Douglas
Firs located on private property at 8850 Harvie Road be designated as
significant trees.*

It was Moved by Commissioner Boyer
Seconded by Commissioner Monk
That the staff contact the property owner at
18407 – 96 Avenue with reference to approval to designate the Grand Fir
on the located on the property as a significant tree.

Carried

COMMITTEE RECCOMENDATION

It was Moved by Commissioner Monk
Seconded by Commissioner Johnston
That the Heritage Advisory Commission
recommend to Council that the English Oak located on City Property at
90th Avenue and 160th Street, the Copperleaf European Beech located on
private property at 12973 - 56 Avenue, the Grand Fir located on private
property at 18407 – 96 Avenue, the White Ash located on private property
at 18385 – 80 Avenue, and the two Douglas Firs located on private
property at 8850 Harvie Road be designated as significant trees

Carried

(b) Status Report on 6 Statements of Significance

Memorandum from the Senior Planner – Heritage providing an update on
the 6 Statements of Significance and asking the Commission for any
comments or suggestions regarding content.

The Senior Planner Heritage advised that the required six Statements of
Significance have all been forwarded to Victoria. The grant payment to
the City is being processed by the Heritage Branch. Once staff reviews
the consultant's work, a report would be forwarded to Council to authorize
uploading the statements to the Canadian Register of Historic Places.

In response to questions, the Senior Planner, Heritage noted that the
original Bose farm evolved into two separate operations. Because of this,
only one of the two farms was assessed by the consultant. The
Commission discussed undertaking a seventh Statement of Significance so
the entire historic farm operation would be assessed.

The consultant has advised that they can prepare a second Statement of
Significance for the Bose Farm for \$1,500.

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COMMITTEE RECOMMENDATION

It was Moved by Commissioner Stibbs
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
recommend to Council authorize uploading of the six statements to the
national register and that an additional (seventh) Statement of Significance
on the second portion of the Bose Farm be done.

Carried

The Heritage Advisory Commission noted that the consultant had done an excellent job.

(c) 2865 Semiahmoo Trail – natural streetscape and driveway turnaround area

The Senior Planner (Heritage) presented a memo regarding Mr. Coffey's request concerning natural landscaping and driveway turnaround. It was noted that the presentation materials Mr. Coffey used at Council were also on the agenda under Item 4. (a).

The Senior Planner Heritage noted that Mr. Coffey's request was forwarded to staff and the Commission for comment. When the application was originally referred, the Commission asked that the Coffey application comply in all respects with the Semiahmoo Trail Design Guidelines, as well as with the intent of the Surrey Semiahmoo Trail Heritage Designation By-law.

The approval involved an agreement as follows:

- Having the existing driveways to Semiahmoo Trail removed;
- Landscaping the 10-meter wide buffer, including area of the former driveways; and
- Converting the garage to eliminate the vehicular access to the existing driveway arrangements and to provide access to the internal road.

The Senior Planner, Heritage reviewed Mr. Coffey's presentation materials and outlined some the impacts of allowing his proposal, including:

- the driveway would be as close as 2 – 3 meters from the Semiahmoo Trail.
- Less landscaping would be planted in the buffer area; and
- That Council recently approved a Corporate Report and authorized a Zoning By-law amendment to have consistent setbacks and a natural buffer along Semiahmoo Trail. The proposed definition for Semiahmoo Trail Landscaping would exclude landscaping elements such as pavers and parking areas within the 10-meter landscape buffer.

Commissioner Monk distributed a memorandum regarding the matter and noted that the application plan was approved by Council and clearly agreed that the driveway which now enters the Semiahmoo Trail Road must be removed and relocated and that no portion of the driveway is to be on the 10 metre wide landscaping buffer.

COMMITTEE RECOMMENDATION

It was Moved by Commissioner Fuller
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
recommend to Council that Mr. Coffey's request to modify existing
agreements forming part of development application 7903-0268 be denied.
Carried

(d) **Heritage Workshops – Grandview Heights Concept Plan #1 and #2**

Memorandum from Manager, Long Range Planning & Policy
Development inviting members of the Heritage Advisory Commission to attend a workshop on the Grandview Heights Neighbourhood Concept Plan #1 and Plan #2 on Thursday April 6, 2006 from 5:30 p.m. to 7:30 p.m. at the White Rock Christian Academy, 2265 – 152nd Street.

Commissioner Singh, Stibbs and Clegg advised they will attend.

(e) **Boothroyd House Alterations**

The Senior Planner – Heritage reviewed the history of the Boothroyd House, including that Council had approved a Heritage Revitalization Agreement (HRA) By-law and Conservation Plan for the House in 2004. He noted the referral was to seek advice from the HAC on: a proposed new foundation, a Maintenance Plan & Financial Strategy and plans showing building restorations all submitted by the owner. The Planning and Development Department concluded that the terms of the HRA did not require a Heritage Alteration Permit for the requested alterations.

The owner was to make efforts to try to stabilize the historic foundation, which is one of the few remaining buildings with that type of foundation in the City of Surrey. It was indicated a new foundation is needed for the structural stability of the house. The building will be the same grade and there will be no physical alteration when the foundation is stabilized and a basement created. Stabilizing the foundation will require physically lifting the building, moving it and putting it back down.

Jaime Boan entered 10:35 a.m.

The Senior Planner – Heritage distributed a report by the owner's consultant about the Maintenance Plan (and Financial Strategy) and

basement alteration for the Boothroyd House, and which provides a schedule of ongoing maintenance to be performed on the home as required by the HRA.

The Senior Planner – Heritage referred to a set of plans from the owner showing the restorations being proposed, including to insulate the attic by putting in a hull space, which will create a new roofline, to change the color scheme of the building, and other design details. The Commission agreed that the City Architect should review these matters and also agreed that the original historic white colour should be retained in order that there would be differentiation between the historic building and the newly constructed townhouses nearby.

There was discussion about the desirability for the owner to restore the foundation beams and to design the basement so that the original foundation beams can be viewed.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Monk
That the Heritage Advisory Commission receive the Maintenance Plan and Financing Strategy for the Boothroyd House and recommends to the General Manager, Planning & Development that it be finalized to the satisfaction of the Heritage Planner and the City Architect and acknowledges the owner's commitment that the restorations and the ongoing maintenance shall be fully funded by the owners.

Carried

It was
Moved by Commissioner Boyer
Seconded by Commissioner Johnston
That Commission receive the plans for the proposed restoration work and recommends to the General Manager, Planning & Development that the City Architect and Heritage Planner ensure that the proposed restorations are satisfactory and comply with the Conservation Plan and any major changes be brought back to the Heritage Advisory Commission.

Carried

It was Moved by Commissioner Boyer
Seconded by Commissioner Stibbs
That the Heritage Advisory Commission advise the General Manager, Planning & Development, that it supports the need for a new foundation, provided: the existing foundation and the crawl space area is photo documented to the satisfaction of the Heritage Planner before any work begins; the ultimate location, height and relationship to the grade be unchanged; the basement walls not be visible from the streets; that there is no change to the historic foundation (e.g. beams) and the final restoration plans be to the satisfaction of the City Architect; and the basement be designed so that the beams remains viewable.

Carried

It was Moved by Councillor Higginbotham
Seconded by Commissioner Tracey
That the Heritage Advisory Commission recommends to the General Manager, Planning & Development that he process of moving and restoring the foundation be fully photographed, documented, archived and submitted to the Heritage Planner.

Carried

3. ENGINEERING

(a) Engineering Updates

The Transportation Manager presented a memorandum providing updates on the following:

Heritage Markers on Scott Road–

Engineering could only support this request if the Commission feels strongly that this signage is important and would not trigger requests to sign other sections of road that had special names. Commission would need to approve funding of \$800 for 4 signs.

Brad Fisher, Engineering Assistant discussed placement of signs with the Heritage Advisory Commission and advised that they have Co-op students confirming that Beaver Dam Hill and Snake Hill were commonly known and do have some historical context.

Commission discussed the placing of historical signs on roads and noted:

- That Scott Road is heavily traveled and too many signs can be distracting.
- That it may be a better idea to place a signs where traffic can pull off the road and have a storyboard attached.

- That Commission is hesitant to create a precedent as there is no way of knowing how many other requests this could prompt.
- That if Commission wishes to undertake a signage program that signs should be properly placed with safety issues taken into consideration

ACTION:

That more history be provided regarding the history of Snake Hill and Beaver Dam Hill at April Commission meeting.

It was Moved by Commissioner Clegg
Seconded by Commissioner Johnson
That the Heritage Advisory Commission recommend to the General Manager, Engineering, and the General Manager, Planning and Development that the request to sign Snake Hill and Beaver Dam Hill be referred to staff to identify specific locations and to identify a source of funding from the budget, subject to confirmation of the historical facts

Carried

182 Street Possible Road Closure at Highway 10

In response to a recent petition submitted by area residents, the City has embarked upon a process to consider the closure of 182 Street at Highway #10 or other possible traffic safety measures. Staff will be presenting options at the meeting to be held at an open house scheduled for Wednesday April 19, 2006 from 5:00pm to 8:00pm at the new Cloverdale Museum.

Mr. Fisher advised that due to a fatal accident at 182nd Street and Highway 10, the community has asked for closure of 182nd Street at Highway 10. The Engineering Department is looking a options and have forwarded several plans to the Department of Highways to see which ones they will support. Three or four different options will be presented to the community to get their input.

Fraser Hwy Functional Design -Green Timbers

A draft Terms of Reference has been forwarded to the Green Timbers Urban Forest Advisory Committee for review and comment.

Mr. Fisher noted that a preliminary plan will include input from stakeholders and the Heritage Advisory Commission will be kept informed of progress.

Semiahmoo Trail along Crescent Road and Elgin Road

Engineering is targeting mid to late April for a public open house. They are currently working with Web Engineering to finalize the presentation boards.

Mr. Fisher reported that they are working on a joint design and will come up with one heritage alteration permit rather than several. They are working to ensure the preferred options are palatable and will get feedback at a public forum. The Heritage advisory Commission will be kept informed of any public meetings.

Mr. Fisher left the meeting at 11:49 a.m.

Motion to Move to Closed Meeting Closed Meeting – Section 90 (1) (e)

It was Moved by Councillor Higginbotham
Seconded by Commissioner Monk
That the regular meeting recess and the
meeting be closed in accordance with Section 90(e) of the *Community Charter*.
Carried

The Regular Meeting recessed at 11:50 a.m.

The regular meeting reconvened at 12:08 p.m.

4 LEGISLATIVE SERVICES

(a) 2865 Semiahmoo Trail – natural streetscape and driveway turnaround area

Memorandum from the City Clerk on behalf of Council, asking for comments from the Heritage Advisory Commission on Mr. Patrick Coffey's request that the existing natural streetscape at 2865 Semiahmoo Trail remain unchanged, and that they be permitted a turnaround area in front of the present garage doors that would still provide a minimum of 40 – 45 feet of planted area between the drive and the road edge.

Mr. Coffey's request is in response to the City of Surrey's proposal to relocate the existing split rail fence to the other side of the ditch in front of the Coffey residence.

This item was dealt with under Planning & Development, Item C. (c).

D. CORRESPONDENCE

1. Fraser Valley Heritage Rail Society

Request from the Fraser Valley Heritage Railway Society for the Heritage Advisory Commission to renew its corporate membership for the 2006 year, at a cost of \$100.00.

It was Moved by Commissioner Clegg
Seconded by Commissioner Tracey
That the Heritage Advisory Commission's
corporate membership in the Fraser Valley Heritage Railway Society be renewed
for the 2006 year at a cost of \$100.00.

2. Friends of the Surrey Museum & Archive Society

Request from the Friends of the Surrey Museum & Archives Society for the
Heritage Advisory Commission to renew its corporate membership for the 2006
year at a cost of \$100.00.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Tracey
That the Heritage Advisory Commission's
corporate membership in the Friends of the Surrey Museum & Archives Society
be renewed for the 2006 year at a cost of \$100.00.

Carried

Commissioner Tracey volunteered to be the representative for the Heritage
Advisory Commission.

E. INFORMATION ITEMS

1. Gillis House, Sullivan Hall and Compensation for Loss in Heritage Value

Letter from General Manager, Planning & Development to Kelly MacNamara
regarding compensation funds from Polygon and advising that a policy is being
developed and will be forwarded to Council later this spring.

2. List of Outstanding Items

The Heritage Advisory Commission reviewed and provided input on the list of
outstanding Commission Items.

F. OTHER COMPETENT BUSINESS

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for April 26, 2006
in the Mayor's Executive Boardroom - 9:00 a.m.

H. ADJOURNMENT

It was

meeting do now adjourn.

Moved by Commissioner Bowyer
Seconded by Commissioner Stibbs
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 12:25 p.m.

Margaret Jones, City Clerk

H. Lindenbach, Chairperson Heritage
Advisory Commission