



City of Surrey

Special Heritage Advisory Commission Minutes

Executive Board Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, APRIL 12, 2006
Time: 9:00 a. m

Present:

Chair – H. Lindenbach
A. Clegg
C. Johnston
M. Stibbs
W. Tracey
Councillor Higginbotham – 9:08 a.m.

Absent:

R. Fuller
J. Monk
S. Sidhu
D. Bowyer

Staff Present:

A. Kopystynski, Planning & Development
L. Pitcairn, Planning & Development
K. Swaele, Legislative Services

A. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Proposed Use – Baron Von Mackensen House

The Senior Planner, Heritage presented a report on the proposed use of the Baron Von Mackensen House, reviewed the history of the house and its movement through the redevelopment process with the City of Surrey. The Senior Planner noted:

- That the property is on the Heritage Register and has been suggested for a Statement of Significance.
- That the property was originally proposed for a restaurant and the Heritage Advisory Commission previously accepted the concept.
- That one of the important issues was that the Tower be restored as this is a significant aspect of the building.
- That the new owner is looking at tenanting at the building and rather than a restaurant has suggested a pub.
- That pub applications are licensed through the Province, but the City does review them and provide comments for consideration.
- That the pub component has triggered changes to the plan which have been reviewed by the City Architect and not considered major.

The Senior Planner, Heritage noted that the following changes are proposed:

Councillor Higginbotham arrived at 9:08.a.m.

- Kitchen extension and stairs – the original concept would have enlarged the kitchen for the restaurant, but the pub is proposing more area for the kitchen.
- Roof line change for the patio – this improves the look of the building.
- Garbage enclosure – there has been a change to the site plan, moving the garbage enclosure to a more concealed area.

- Sign on the building – this is regulated by the Zoning By-law and does change the taste of the building.
- Enlargement to the patio.
- Rearranging the entrance stairs and ramp for the handicapped to comply with Code.

Senior planner reviewed the proposed changes on drawings which had been reviewed and highlighted by the City Architect. In response to questions, the Senior Planner noted:

- That there will be a sign on both the building and a pylon sign at the entrance.
- That the proposed industrial complex has evolved into a small commercial complex.
- That the maintenance and finance strategy for the Baron von Makensen house were to be submitted to the Heritage Advisory Commission for approval within a year, but due to a change in ownership it is reasonable to give them a little extra time.
- That the fencing is not fully secured and there is evidence that some boarding has been removed.
- That staff are working with By-law Enforcement to ensure the integrity of the site.

Michael Stibbs left the meeting at 9:21 a.m.

L. Pitcairn, Planner, noted:

- That staff is very aware of the heritage integrity of the property and the City Architect will review all proposed signs or changes to the building.
- That the City Architect will notify the Building Department that changes to the Heritage Revitalization agreement are acceptable.

The Senior Planner, Heritage reviewed the process for pub applications and noted:

- That a report will go to Council on April 24, and if approved it will go to public, with input from the public on May 29.
- That if the pub is approved to proceed after public input, it will go the Province.
- That the pub license will not be approved until the building is completely renovated.

The Heritage Advisory Commission reviewed the proposal and commented:

- That members are satisfied that anything that may become a concern can be captured through the process.

- That there are some concerns with the signage and building foundation.
- That the view corridor should be identified because it is a character defining element.
- That when the pub is opened, a storyboard should be at the front of the building telling the story of the house and the process of conservation.
- That the house should feature Baron von Makensen's life, his wealth and subsequent return to Germany.
- That the original color of the building should be determined.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Tracey
That the Heritage Advisory Commission
advise the General Manager, Planning and Development that it has no
objection to the proposed use of the Baron von Makensen house, and
supports forwarding the application to Council, subject to final plans being
satisfactory to the City Architect, including but not limited to the
following issues:
1. Signage
2. Foundation
3. Retention of the view corridor to the Fraser River; and
That the process of restoration photo-documented
Carried

Commission members asked that staff arrange a tour of the facility for the
Heritage Advisory Commission prior to restoration being undertaken, and
another tour after restoration is completed.

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
Moved by Commissioner Clegg
Seconded by Commissioner Johston
That the Heritage Advisory Commission
meeting do now adjourn.
Carried

The Heritage Advisory Commission adjourned at 9:55 a.m.

Margaret Jones, City Clerk

H. Lindenbach, Chairperson Heritage
Advisory Commission