



# City of Surrey

## *Surrey Heritage Advisory Commission Minutes*

Baron von MacKensen House  
9564 - 192 Street  
Surrey, B.C.  
**MONDAY, JULY 30, 2007**  
Time: 9:00 a.m.

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### **Present:**

Chair - H. Lindenbach  
Councillor Higginbotham  
D. Bowyer  
A. Clegg  
R. Fuller  
J. Monk  
S. Sidhu  
M. Stibbs

### **Absent:**

B. Sommer, Parks, Recreation  
and Culture  
C. Johnston  
W. Tracey

### **Staff Present:**

A. Kopystynski, Senior Planner (Heritage),  
Planning & Development  
L. Pitcairn, Planner, Planning & Development  
N. Dyrbye, Legislative Services

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## **A. PLANNING & DEVELOPMENT DEPARTMENT**

The Senior Planner (Heritage) has arranged an on-site meeting for Monday July 30, 2007 at 9:00 a.m. at the Baron von MacKensen House at 9564 - 192 Street in Surrey.

The Commission returned to Surrey City Hall at 14245 – 56 Avenue following the on-site meeting at the Baron von MacKensen House to consider passing resolutions in the Executive (Mayor's) Boardroom.

Meeting location: changed to Councillors' Boardroom.

Meeting commenced at: 10:35 a.m.

The Commission, while waiting for Adrian Kopystynski, Senior Planner (Heritage) to arrive with reference materials concerning the proposed building alterations, had the following discussion:

- Will old building codes be accepted for heritage buildings today?
- Heritage buildings' exteriors should be replicated as best as possible.

Adrian Kopystynski entered the meeting at 10:50 a.m.

A letter from Chercover Massie & Associates Ltd., Architecture & Engineering addressed to Adrian Kopystynski regarding a structural investigation of the Baron House was presented and distributed to the Commission.

The Senior Planner (Heritage) made the following comments:

- It was advised that arrangements have been made for a Building Planner to be available at the meeting to answer questions regarding building codes.
- The letter from the Engineer, Roger Mello of Chercover Massie & Associates Ltd. who was hired by the developer explains the investigation done at the Baron House respecting the roof structure of the building.

- It was recommended by the engineering consultant that it would make better sense to demolish and replace the existing roof and maintain the same exterior appearance of the building.
- The Heritage Revitalization Agreement ('HRA') allows for minor changes to be made on an administrative level with respect to allowing interior and exterior changes to heritage buildings. Major changes may require Council approval. HAC can provide input whether this is a major or minor alteration.

The following points were made in the ensuing discussion:

- The problematic areas of the Baron House and what issues need to be dealt with more than others.
- The consequences of dismantling certain parts of the house and whether that would cause problems in other areas of the house.
- Senior management's position is that the requested alteration could be treated as a minor amendment to the HRA to expedite restorations to the Baron House.
- The Boothroyd House had similar structural problems as Baron House. Construction to correct the Boothroyd House retained the heritage elements through additional structural supports to achieve structural requirements.
- The railing of the Baron House should be modified rather than completely removed.
- The floors of the Baron House have been removed and stored and the materials are going to be re-used on the house elsewhere.
- The developer will require separate building permits for the roof replacement, exterior restorations and interior restorations; partial building permits are not issued by the City of Surrey.
- That the Engineer from Chercover Massie & Associates Ltd. will be contacted to confirm they are aware that the Baron House is a heritage property.

Lee-Anne Pitcairn from Planning and Development joined the meeting at 10:59 a.m.

Comments from Lee-Anne are as follows:

- The first development application came a number of years ago to protect the existing building and build a warehouse; this application did not go through.
- Temporary protection was invoked by Council for the Baron House.
- The second application was for a commercial development including a drive through restaurant and office buildings.
- Approvals were granted in July 2005.
- Construction should have already commenced based on requirements in the various approvals granted by the City.

Comments from the Commission Members were as follows:

- Specific requests were made of the owner as to repair and to secure the Baron House; some various items are still outstanding.
- Questions about whether the Architects and Engineers (Chercover Massie & Associates Ltd.) have experience dealing with heritage buildings.
- Heritage experience of the developer.

- Revitalization of the structure cannot be delayed much longer or we will be unable to save the building.
- Questions were raised whether the HRA needs to be amended by Council based on the repairs currently needed for the Baron House.
- About a year ago, the HAC considered and supported the changes necessary to the Baron House to be converted into a pub.
- The challenges to convert a house into a industrial or commercial use while still having safety and building standards from the 1930s were discussed.
- The Commission agreed that revitalization is essential for the Baron House and it must commence as soon as possible to maintain as much of its original heritage as possible.
- There is a motion from the previous minutes of July 12, 2007 requesting to have additional staff resources available because of the high volume and increased complexities of heritage planning matters being considered by the HAC.

The Commission debated on how to decide which internal and external elements and fixtures are acceptable to be changed and which ones must remain original to maintain heritage value.

- With regard to the interior staircase of the Baron House, it should not be removed and replaced; the original should be revitalized as much as possible to maintain the original.
- The Commission is responsible for providing advice to Council about the best way to maintain and enhance the heritage value of heritage buildings in the City.
- It was proposed that a motion be made to go ahead with the re-construction of the Baron House.
- The question was raised if whether the Commission will be happy with the building and showing it to the public on tours if they allow re-construction to go ahead.
- An independent consultant should be retained to report periodically to the Commission on the status of re-construction of the Baron House and exterior of the Baron House, a separate building permit is required.
- Safety of the building structure is the an important aspect of re-construction.
- The Commission commented that it is important to get on with fixing the structure as soon as possible or it will just continue to deteriorate and there may shortly not be anything left to fix.
- The Commission had discussion regarding the foundation of the building and that they will not know until the developer gets a building permit and they start doing excavations.

Lee-Anne Pitcairn left the meeting at 11:45 a.m.

- That a building permit be issued to fix the roof structure issues that have been outlined in the letter of July 27, 2007 letter from Chercover Massie & Associates Ltd.
- Other requested re-construction may be a major change and require the HRA to be amended or a heritage alteration permit to be issued by Council following a referral to the HAC.
- That the motion made in the minutes of July 12, 2007 be re-affirmed.

Darlene Bowyer left the meeting at 11:50 a.m.

It was Moved by Commissioner Monk  
Seconded by Commissioner Clegg  
That the SHAC recommend to the General  
Manager, Planning and Development, that a permit be issued to remove the  
existing deficient roof structure and replace it with a prefabricated wood truss  
system in such a way to maintain the exterior appearance of the building, and in  
accordance with the Heritage Revitalization Agreement, provide that the materials  
be salvaged and re-used elsewhere within the structure.  
Carried

It was Moved by Commissioner Monk  
Seconded by Commissioner Stibbs  
That the SHAC recommend to the General  
Manager, Planning and Development, that the motion made at the meeting of July  
25, 2007 be reaffirmed and that Chercover Massie & Associates Ltd. be retained  
by the developer to oversee the adherence to SHAC recommendations and report  
to SHAC until the project is complete.  
Carried

It was Moved by Commissioner Fuller  
Seconded by Councillor Higginbotham  
That the SHAC recommends to the General  
Manager, Planning and Development that staff inform the developer in response  
to the question from the developer that the SHAC prefers the original siding  
recently exposed to be retained and used or matched if some needs to be replaced  
as the exterior cladding of the restored building and that the revised plans, that are  
satisfactory to the Acting City Architect, showing the final cladding be submitted  
to the Planning and Development to form a minor amendment to the heritage  
revitalization agreement before a building permit for the exterior restorations are  
issued by the City.  
Carried

## **B. NEXT MEETING**

The next meeting of the Surrey Heritage Advisory Commission is scheduled for  
September 26, 2007, at 9:00 a.m. in the Mayor's Executive Boardroom at City Hall.

## **C. ADJOURNMENT**

It was Moved by Commissioner Fuller  
Seconded by Commissioner Clegg  
That the Surrey Heritage Advisory  
Commission meeting do now adjourn.  
Carried

The Surrey Heritage Advisory Commission adjourned at 12:32 pm

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Margaret Jones, City Clerk

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H. Lindenbach, Chairperson  
Surrey Heritage Advisory Commission