



City of Surrey

Surrey Heritage Advisory Commission SPECIAL Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JUNE 11, 2008
Time: 9:10 a.m.

Present:

Chair - Councillor Higginbotham
W. Farrand
J. Foulkes
H. Lindenbach
J. Monk
M. Stibbs
W. Tracey

Absent:

R. Fuller

Staff Present:

G. Fujii – Planning & Development
J. Koch-Schulte – Planning & Development
N. Dyrbye, Legislative Services

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Heritage Revitalization Agreement Application 7907-0312-00 for the Relocation, Restoration and Addition to the Sedgewick House

The Planning Staff made the following comments:

- There is a proposal to relocate the Sedgewick House from its current location at 7172 – 184th Street to 5447 – 184th Street. The City is awaiting updated Conservation Plan changes that are expected later in the week.
- The Conservation Plan for this project has been prepared in combination by Donald Luxton and Associates and Allan Diamond Architects. The Architect will be coordinating with the Consultant on the Conservation Plan, planting plan and architectural drawings for the final version.
- The current site plan is located on an arterial roadway with only one driveway access which is proposed to be shifted, as there currently is a hydro pole in the middle. The plan is to have the land subdivided into two lots and have the access driveway run down the middle of the two sites through to the rear of the properties with outdoor surface parking spaces.
- The rear of the property is constrained by a BC Hydro right-of-way, which takes up approximately 40% of the land that prevents building structures.
- This deal is a private transaction between the owner and the applicant. This is a good opportunity to make the house usable because in its current location, the septic field is unusable. The demolition of the old foundation and septic field will cost approximately \$3,500.
- The plan is to move the house before the end of the summer so they will have ideal weather to work in to complete this project.

The Commission made the following comments:

- The City was requested to provide a financial contribution to this project, to assist with moving costs. However, since the City will have no ownership or interest in this property, that would be setting a precedent for others in the future. The City cannot provide funding for projects wherein there is no ownership or interest for the City involved.
- Suggestion was made to have this house moved at the same time as the Currie and Parr Houses as it could save significant costs associated with removing and reinstalling electrical and telephone lines which cross the street and may need to be raised to allow the move.
- Agreement was had that this project should be completed during the summer, as weather is more permitting for the works to be undertaken.

The Planning Staff made the following comments in response to the Commission:

- There are three main aspects to the site plan of the Sedgewick House including:
 - An addition to the north portion of the house to increase the first floor from 1,200 square feet to 1,800 square feet;
 - An increase in the basement size from 600 square feet to 1,900 square feet, including removal of the existing suite; and
 - Replacement of the roof. The existing roof is a steep pitched roof. The applicant is proposing to add dormers to the sides which will increase the livable space on the upper floor from 450 square feet to 830 square feet.

Councillor Higginbotham left the meeting at 9:22 a.m. and Commissioner Lindenbach took over the meeting as Vice Chairperson.

- The context of the Sedgewick House is that it was originally was a catalogue house with dormers as a main feature. The current proposal is to incorporate substantial additions to the house with the stipulation of needing to maintain the view corridor from the street to the south of the property so that the additions will not be visible.
- There will be a different colour scheme used for the additions to the house and the stucco is being removed as part of the restorations.

Councillor Higginbotham returned to the meeting at 9:26 a.m. and resumed as Chairperson.

- Some additional changes to the building will be to remove a window at the basement level on the front elevation and to add a window for the kitchen area in the rear of the building. The deck addition at the rear will also be reduced so that it will also not be visible from the street.

- There are three main variances that are being requested for this project, all of which are supported by staff and fit within the City's requirements.

The Commission made the following additional comments:

- It is good to see that based on the lot grading and sloping from the north to the south, this will accommodate the proposal for the enlarged basement area and also allow it to be more hidden.
- Question was raised as to whether the surrounding neighbourhood residents have been notified of this proposal yet and if so, what comments have been received.
- It would be very helpful to have before and after examples of what the plan is so that at the Public Hearing it can be shown and better explained to the public.
- Comment was made that it seems that the City is allowing so many additions to existing heritage houses and more of the heritage elements are being lost. Perhaps it should not be allowed to undertake so many additions to prevent the loss of heritage.
- People must be allowed to some degree to be able to make changes to heritage homes so that the space is usable and livable or people will end up uninterested in getting involved with heritage at all. It is difficult for heritage to always remain completely original, and if the opportunity to make some modifications within the City's guidelines is not permitted, then it will be impossible to have people interested.
- Comment was made about the plans and an additional bay on the north side of the house was pointed out. This is a modification that is unnecessary and should be deleted from the plan as this changes the appearance of the house. Question was also raised as to whether the neighbour to the north of the house has commented whether they approve of this change.
- It is important that the front façade and the 'bones' of the house are left intact. As for the additions, it needs to be monitored that they are screened by landscaping and built in such a way so they will not be overtly visible.
- Landscaping that is provided for screening of the additions can be removed. It is very important that the additions are done right in the first place so that this will not be a problem that needs to be dealt with in the future.
- If the removal of landscaping that is screening the additions to the house is a concern, then a restrictive covenant on the landscaping can be added if needed to the HRA to ensure it remains in place.
- Perhaps stepping back the addition to the house could be a way to better transition from the original to the addition. As well, if the front porch was jogged back to the same width as the addition, this would improve the transition between the original house and the addition.
- Further suggestion was made concerning the shed roof for the addition to the house and to modify this to a dormer roof by bringing the pitch of the roof over with a gable coming down to match that of the look on

the front porch. This would make the addition look as though it is part of the original house.

The Planning Staff made the following additional comments:

- This plan has been sent out to the surrounding neighbourhood and there have been no objections to the proposal to date. In fact, they have received feedback that this is a good idea and will add character to the neighbourhood.
- The City plans to go over the Commission's concerns with the applicant and see what resolve they can come to. A fair bit of money has been invested into these plans already so if it is required that the Commission see the project again then it should be brought back fairly soon.

The Commission agreed that the concerns raised should be discussed with the applicant and the project can be approved subject to the final approval of the City Architect.

H. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for June 25, 2008 in the Mayor's Executive Boardroom - 9:00 a.m.

I. ADJOURNMENT

It was

Moved by Commissioner Foulkes
Seconded by Commissioner Lindenbach
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 10:38 a.m.

Margaret Jones, City Clerk

Councillor Higginbotham, Chairperson
Surrey Heritage Advisory Commission