



City of Surrey

Surrey Heritage Advisory Commission Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JUNE 25, 2008
Time: 9:08 a.m.

Present:

Chair - Councillor Higginbotham
W. Farrand
J. Foulkes (10:12 a.m.)
R. Fuller
H. Lindenbach
J. Monk
M. Stibbs
W. Tracey

Absent:

Guests:

Steven St. Denis, owner and
constructor of Sedgewick House

Staff Present:

D. Luymes, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
J. Koch-Schulte – Planning & Development
N. Dyrbye, Legislative Services

A. ADOPTION OF MINUTES

Commission is requested to pass a motion adopting the minutes as circulated.

It was
Advisory Commission of May 28, 2008, be adopted, as circulated.
Moved by Commissioner Monk
Seconded by Commissioner Lindenbach
That the minutes of the Surrey Heritage
Carried

It was
Advisory Commission Special Meeting of June 11, 2008, be adopted, as circulated.
Moved by Commissioner Farrand
Seconded by Commissioner Fuller
That the minutes of the Surrey Heritage
Carried

B. DELEGATIONS

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Sedgewick House

J. Koch-Schulte provided the Commission with verbal update on the status since the Special SHAC meeting concerning this matter on June 11, 2008.

The Owner/Constructor of the Sedgewick House was in attendance with Planning Staff to provide a brief update and review of the proposal.

The following comments were made:

- This proposal was brought to the last SHAC meeting and there were some issues that needed to be cleared up and so this matter was brought forward once more.
- The Commission asked the Architect to provide a rendering as to what the Sedgewick House will look like from the street view. The additions will not be very visible and the use of landscaping on the site will work to hide a lot of the add-ons.
- The rendering provided does not take into account the lot grading that will take place. They will be making the additions less prominent and less obtrusive.
- In terms of scale of the additions for the House, staff has compared this proposal with previous heritage houses that have incorporated additions in the past. This comparison found the Sedgewick House involves a 38% floor space increase as opposed to the Parr House with a 63% increase and the Currie House with a 44% increase. Including the basement addition to the Sedgewick House would make the total floor space increase 48%.
- With regard to the landscaping on the site, the plan is to enhance both buildings on the site and to screen the driveway with landscaping. As well, a restrictive covenant will be placed on the property to ensure that any future owner must maintain the existing landscaping put in place to screen the additions to the House.
- There was some concern regarding the wooden windows on the House and that they may not be up to code and become a fire hazard based on their placement by the kitchen. The owners will be looking into relocating the windows to create less of a fire hazard and ensuring they are up to code requirements.
- Extensive consultation has been made with Donald Luxton and Associates regarding this project and all of these recommendations will be included in his report. From a Planning perspective, the City feels that the Architect has done a good job in conveying this project and the view with the landscaping in place from the street.

The Commission made the following comments:

- The addition on the side of the building originally seemed to be quite large and now that a drawing of the plan is available, it does not seem so obtrusive as it previously did.
- The idea of having wooden windows as opposed to vinyl ones is a great idea and will really keep the heritage look to the House.
- This plan is acceptable and a good solution to make the Sedgewick House a more livable space. It is encouraged that this project move forward quickly.

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Tracey
That upon hearing the comments from the
Owner and Planning Staff concerning the Sedgewick House proposal, the SHAC
recommends to the General Manager, Planning and Development that staff
approve this application so it may move forward quickly.

Carried

A question was raised by the owner as to whether the City of Surrey is able to provide funding assistance related to moving the Sedgewick House.

The owner was advised that the City of Surrey does not provide money for moving private heritage homes unless the City has an interest in the property. By obtaining a Heritage Revitalization Agreement with the City, the owner would be eligible for financial assistance as well as discounted property taxes on the House.

J. Koch-Schulte and Steven St. Denis left the meeting at 9:29 a.m.

(b) Welsh House – 2566 Maple Street, Crescent Beach

Verbal report concerning the preliminary architectural plans and to receive the Commission's comments for the preparation of the HRA.

The Planning Staff provided the following comments:

- Comments are requested from the Commission concerning an addition and renovation proposal for the Welsh House, located at 2566 Maple Street in Crescent Beach, the second to last house on the beach. This property was placed on the Surrey Heritage Register in the year 2000; however, the House is not currently protected.
- The Welsh House was constructed in 1914 and has been well maintained through the years. The current owners would like to move here and use the House as their primary residence and therefore would like to make some changes to make it more livable.
- The House is located on a triangular shaped lot and the structure itself is at the very back of the lot with a shed and hedge situated on the City road Right-of-Way. The House is actually lower than Maple Street, the lane behind the House. The owners wish to move the House forward on the lot so it will line up with the houses on either side of it and place it on a new foundation. As well as moving the House forward, the Architect is suggesting the House be moved away from the north property line.
- The new foundation for the House will be placed approximately three feet higher than it currently is due to flooding restrictions for the Crescent Beach area. As well, proposal is to incorporate a small kitchen addition to the House on the main floor level. There is no

intent with this proposal to modify the exterior of the second floor or the basement level.

- Currently, the House has a galley kitchen approximately where the staircase is located at the back of the House. The plan is to replace the stairs with new ones built to code in place of the current kitchen and to build the new kitchen within a new addition on the south side of the House. The approximate size of the addition will be 200 square feet. The addition will however, cause the House to be somewhat closer to the neighbour to the south and any comments received from this owner concerning this proposal will be taken into account.
- The Architect, Elizabeth McKenzie, has been involved in previous restoration of another heritage house in the Crescent Beach area which was very successful and received a lot of positive feedback from the community.

The Commission made the following comments:

- This is a great idea. It is good to see that the owners are willing to modify and restore the House as opposed to demolishing it. The Architect did an outstanding job on the other house in Crescent Beach and this application is completely supported.
- This is an opportunity for the City to show that the process involved can be less onerous but rather helpful to heritage homeowners. That being said, the City must continue to be strict with any restrictive covenants on heritage properties.
- It is excellent that they plan to move the House onto a new foundation. This is one of the best things that can be done to preserve a heritage house; it gives it a chance to last much longer as completely new electrical, plumbing etc. will be installed.

It was

Moved by Commissioner Monk
Seconded by Commissioner Lindenbach
That the SHAC recommends to the General

Manager, Planning and Development that his staff advance this project and encourage the owners to proceed with a Heritage Revitalization Agreement application.

Carried

On a side note, Planning Staff advised the Commission that the City is close to potentially hiring a replacement Senior Heritage Planner as well as a Junior Heritage Planner to assist. Staff will keep the Commission apprised of the progress.

(c) OCP Review

D. Luymes, Policy Planning Manager, provided an update regarding the OCP Review, and made the following comments:

- Every municipality is required to have an Official Community Plan. The OCP sets out the land use and policy statements that govern the City direction for future development. The OCP primarily encompasses Land Use but also Environmental, Social and Economic Planning and Civic Infrastructure (water, sewer, amenities and services). All subsequent City plans and policies must conform to the OCP.
- A copy of the OCP review provided on-table represents the broadest cross-section of ideas as brought to the City to reshape the City Plan.
- The current OCP was ratified in 2002, and updated plans from 1996 and 1986 before it. The OCP is reshaped approximately every five years.

Commissioner Foulkes arrived at the meeting at 10:12 a.m.

- The OCP is updated to articulate a vision for the City under the umbrella of the Sustainability Charter and to respond to significant changes in provincial and regional plans (transit, etc) and policy initiatives.
- An OCP includes a vision of the City's development, Citywide land use, infrastructure, plans and maps.

Commissioner Lindenbach left the meeting at 10:30 a.m.

- The ultimate goal of this process is to address significant planning issues, build a sustainable livable community and to identify the key issues and challenges facing Surrey.

Commissioner Lindenbach returned to the meeting at 10:33 a.m.

The Commission agreed that the information presented was very interesting and informative and thanked Staff for the presentation.

2. PARKS AND RECREATION

The following comments were made:

- The Stewart Farm is having its Pioneer Event on Saturday, July 12, 2008 and the Commission is encouraged to attend. Also, the Surrey Museum currently has its "Egypt Gift of the Nile" exhibit on show. This is an international class exhibition that all are encouraged to see.

The Commission made the following comments:

- Request was made as to the status of the retrieval of the Peace Arch Beaver Relic.
- Question was made regarding the status of plaques throughout the City and whether any progress has been made in determining the whereabouts for the backup materials for the information contained on these plaques.

The following comments were made in response to the Commission:

- No response has been received to date concerning the Peace Arch Beaver Relic. Staff will follow up with the Maritime Museum and provide an update to the Commission shortly.
- There has been some difficulty in locating the backup materials for the plaques that have been placed throughout the City. Staff will follow up to determine what inventory system is in place or going to be put in place and report back to the Commission.
- On another note, the plaque for Significant Tree No. 251, the Ash Tree located at 18385 – 180th Street, property of Ms. Deborah Hencheroff, is currently in the process of being installed by the Parks and Recreation Department.

It was

Moved by Commissioner Monk

Seconded by Commissioner Foulkes

That the SHAC recommend that the General Manager, Parks and Recreation ensure that staff maintain an inventory of all of the information for these plaques and storyboards in a safe and secure location.

Carried

3. ENGINEERING

There are no reports from the Engineering Department.

4. LEGISLATIVE SERVICES

There are no reports from the Legislative Services Department.

The following comments were made:

- At the Monday, June 23, 2008 Council Meeting, the Heritage Awareness Awards were presented to the winning schools. Marc Pelech and a number of students from Sullivan Heights Secondary were awarded and one of the students prepared a short speech for Council.
- Lisa Pagliacci from Iqra Islamic School was unfortunately held up by an accident and unable to make the meeting. Councillor Higginbotham is planning to attend their graduation ceremonies on June 26, 2008 and will present the award to them at that time instead.

D. CORRESPONDENCE

It was

received.

Moved by Commissioner Foulkes
Seconded by Commissioner Farrand
That correspondence items 1 to 3 be

Carried

1. The Flavours of Surrey Event

Copy of a letter dated May 26, 2008 personally delivered to Legislative Services by Pat Harrison inviting the Commission to attend the Flavours of Surrey Event on Sunday, July 27, 2008 at the Historic Stewart Farm.

2. Heritage Revitalization Agreement (HRA) – White Rock Church

Letter dated May 26, 2008 to Dr. Michael Dear requesting revised drawings and specs for the White Rock Church for review by the City Architect.

3. Inquiry concerning property at 3056 – 184th Street

Letter dated June 13, 2008 to Lorna Lancaster advising that investigations into the property located at 3056 – 184th Street have been referred by the Commission to staff to review and report back concerning any heritage significance.

E. INFORMATION ITEMS**1. Heritage BC – Annual Report 2007****F. SUBCOMMITTEE/LIAISON UPDATES****1. Heritage Tree Sub-Committee**

Heritage Tree Management issue to develop policies to deal with trees on private property – referred from the April 30, 2008 SHAC meeting.

(No written update received).

- A response is pending and an update will be provided at the next SHAC meeting.

2. Building Preservation & Design Sub-Committee

Hazelmere United Church – investigations into water damage and retention of a heritage specialist to assist with restorations – referred from the April 30, 2008 SHAC meeting.

(No written update received).

- A meeting was held with the owners of the Church to assess the damages. It turns out that the problems are with a section of wall in the Hall adjacent to the Church and that the quotations the Commission received are not for the same works to be completed.
- The highest quotation received seemed excessive for the work and included complete removal of the section of wall and to rebuild it and the lowest quote is only to cover the specific section of wall that is damaged.
- The money that the SHAC approved in financial assistance is only for a portion of the works to be completed and the owners wish to complete this work in stages, so there will most likely be further applications for financial assistance.
- It was determined that the cause of the water leak resulted from a roof leak. The roof has since been repaired so now they want to move on to repairing the damaged portion of the wall.
- The current door to the building is not up to code as it does not include panic hardware. The owners will be contacted further to ensure they incorporate this safety element in the restorations.

The SHAC agreed that this item may now be taken off the outstanding list.

3. Damage Prevention and Heritage Protection Sub-Committee

Sub-Committee formed at April 30, 2008 SHAC meeting and issues regarding protection of Heritage Houses referred to Sub-Committee for discussion and to report back to Commission.

(No written update received).

- No meeting date has been set yet, but they plan to shortly and provide the Commission with an update.

F. OTHER COMPETENT BUSINESS

1. Fencing along Semiahmoo Trail

The following comments were made:

- The issue concerning the improper fencing that has been erected along the Semiahmoo Trail at the development on 32nd Avenue adjacent to the Trail was raised originally when A. Kopystynski was the Senior Planner for Heritage. Question was raised whether any action has been taken concerning this issue.

The Planning Staff will report back to the SHAC concerning this matter shortly.

2. Fraser Valley Heritage Railway Society

Letter dated June 7, 2008 from the FVHRS to Councillor Higginbotham requesting the SHAC's recommendations for proceeding with creating a professional interpretive display of the original Sullivan Station 'artifact' as opposed to placing it on the Surrey Heritage Register.

The Commission made the following comments:

- It is troubling to hear that they may get rid of the original station. Part of its significance is all of the carvings that had been made into the walls.
- An interpretive display of the station would be very interesting, however they are requesting expertise outside the mandate of the SHAC. The Heritage Railway Society should consult museum specialists that have experience with creating this type of display.

It was Moved by Commissioner Farrand
Seconded by Commissioner Monk
That the SHAC receive the letter from the Fraser Valley Heritage Railway Society and encourage them to continue to update the Commission with their progress; however, the Commission suggests that the Society consult experts in museum interpretive displays and contact the City of Surrey's Museum Manager for assistance in this regard.

Carried

3. Colebrook Section House

Discussion ensued concerning the lack of upkeep of the Colebrook Section House and that the owners should be notified of the SHAC's concerns.

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Foulkes
That the SHAC recommend that the General Manager, Planning and Development authorize staff to send a letter to the owners of the Colebrook Section House expressing their concerns about the current state of the House.

Carried

4. Closed Session

MOTION TO HOLD A MEETING IN A CLOSED SESSION

It was Moved by Commissioner Foulkes
Seconded by Commissioner Tracey
That the Commission to pass a resolution to close the meeting to the public pursuant to Section 90 (1) (a) (e) (g) and (i) of the *Community Charter*.

Carried

The meeting adjourned for Closed Session at 11:28 a.m. and reconvened at 11:41 a.m. with the same members in attendance.

H. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for July 30, 2008 in the Mayor's Executive Boardroom - 9:00 a.m.

Request was made that the next meeting date be changed to a date before the last Council meeting in July before they recess for the month of August to allow any items required to have Council's comment be received by them before the break.

I. ADJOURNMENT

It was

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

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 11:42 a.m.

Margaret Jones, City Clerk

Councillor Higginbotham, Chairperson
Surrey Heritage Advisory Commission