



City of Surrey

Surrey Heritage Advisory Commission Minutes

Pondside Meeting Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, NOVEMBER 26, 2008
Time: 9:12 a.m.

Present:

Chair - Councillor Higginbotham
W. Farrand
J. Foulkes
R. Fuller
B. Paton
M. Stibbs
W. Tracey

Absent:

H. Lindenbach

Guests:

N. Marach, Manager, Building Division
J. McLean, Planning & Development
J. Bliss, President of Surrey Historical Society

Staff Present:

J. McLeod, Planning & Development
E. Schultz, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
N. Dyrbye, Legislative Services

Adrian Kopystynski, former Senior Heritage Planner with the City of Surrey, was present at the start of the meeting to present Councillor Higginbotham with a parting gift from the City of Pitt Meadows for her role as Councillor and Chair of the Surrey Heritage Advisory Commission.

A. ADOPTION OF MINUTES

It was

Moved by Commissioner Paton
Seconded by Commissioner Tracey
That the minutes of the Surrey Heritage

Advisory Commission of October 29, 2008, be adopted, as circulated.

Carried

N. Marach arrived at the meeting at 9:15 a.m.

A. Kopystynski left the meeting at 9:16 a.m.

B. DELEGATIONS

1. City Standards for Inspection of Heritage Buildings

At the request of the Commission, Nick Marach, Building Division Manager was in attendance to answer any questions the Commission may have concerning the inspection of Heritage buildings.

The Commission made the following comments:

- There is concern about abandoned buildings in the City and in particular, heritage buildings. It would be helpful to have an explanation as to how this issue is being dealt with by the City. As well, for heritage buildings that are being renovated and restored, the Commission would like clarification as to

what the City's process is as to how these buildings are treated during the inspection process.

Staff made the following comments in response to the Commission:

- These heritage buildings do get special treatment through the inspection process. Henry Herbstreit is the Manager of Field Inspections and would be the person in charge of inspecting heritage buildings in the City.
- When there are problems including abandoned buildings or safety hazards for occupancy, then special attention is paid to ensuring that the buildings are made safe according to the building codes. Where it is possible, the City takes steps to allow heritage buildings to keep their original integrity, as long as they are safe for occupancy.

The Commission made the following additional comments:

- The problem seems to be when these houses are owned by developers and then left vacant. There must be a way that the City can help to better protect these buildings rather than leaving it completely up to the developer to ensure the building is secured when vacant.
- There should be a way that if the safety of the house becomes compromised by it being vacant that the City can have a minimum standard enforced so that a caretaker must live in the house or alternatively in a trailer on the property on which the heritage house is situated. This way, the City can better ensure that the building is not left and becomes occupied by transients and/or stripped and vandalized.
- Question was raised as to how staff is notified when there is a problem concerning a heritage building.
- Suggestion was made that an agreement could be prepared between developers and the City so that they know what is required of them to ensure the safety of heritage buildings if they are left vacant.
- Part of the problem is each and every building is unique and has different circumstances so it is hard to come up with one solution that will work for all.
- Question was raised whether there could be special building codes used for heritage buildings and could the City recommend certain people to developers to owners that they could retain for helping with restorations of heritage.
- It is simply impossible to bring heritage buildings that are a century old up to today's building standards. The costs associated with restoration are higher than would be to demolish and build a replica. This is a huge problem and why heritage buildings are under threat because of the extreme costs involved. Perhaps the codes need to be changed and the City should make it easier and cheaper for people to take on the preservation and restoration of heritage.

Staff made the following additional comments in response to the Commission:

- The City could do more to assist with securing vacant heritage houses if there was money available to do so.

- The Building Division works with By-law Enforcement on these issues and tries to have problems arising from buildings left vacant addressed and dealt with as quickly as possible.
- Usually an email or phone call is received concerning a heritage building that may have problems and then staff will go out to investigate and take measures to rectify the problem.
- The City is not supposed to encourage or recommend the use of specific individuals or companies to owners or developers, but can provide a list of qualified people.
- Some leniency can be taken when it comes to heritage buildings but there are certain standards that must be followed in order to ensure the occupancy safety of a heritage building. Inspectors look for certain things and there is a certain amount of discretion that can be taken one a case-by-case basis.

N. Marach left the meeting at 10:02 a.m.

C. CORPORATE REPORTS

1. PARKS AND RECREATION

(a) Parklane Southport Storyboards – Nicomekl River Walk

Memo dated November 13, 2008 from the Manager of Heritage Services.

Staff made the following comments:

- To date, there are two storyboards for the Nicomekl river walk for the Commission's review and approval from Parklane Development. Parklane contracted people to research and fabricate the storyboards. The two storyboards are entitled "*Port Elgin, Building a Community*" and "*Port Elgin, Transportation and Communication*".
- Prior to submission, Parklane proposed a revision of the third storyboard theme entitled "*Port Elgin, Dyking and Drainage*" to "*Port Elgin, Rich Habitat Values*". They had some significant concerns with the public sensitivity and misinterpretation of the flooding and so they reconsidered their original theme. Parklane is committed to provide the third storyboard and it will be submitted in January, 2009 for the Commission's review. Following this review and assuming the Commission approves all three storyboards, they will go for fabrication and construction and then be installed by the Parks Department in late January and ready for unveiling in February.
- The storyboards will be sited at the north part of the Southport Development, along the pedestrian greenway adjacent to the Nicomekl River.

The Commission made the following comments:

- Comment was made to include Elgin School on the storyboard since both the Elgin Hall and Mud Bay School were mentioned.
- Suggestion was made to have an explanation as to why the area is called Elgin and from where that originated.
- Further suggestion was made to include additional maps of Elgin on the storyboard.

(b) Surrey Heritage Advisory Commission Storyboard Maintenance

Memo dated November 17, 2008 from the Museum Manager.

Staff made the following comments:

- At the request of the Commission, a review was undertaken of the City's storyboards over the last three weeks. A maintenance assessment report was compiled which addresses the current state, suggested maintenance and cost for each storyboard. A greater familiarity of positioning and location as well as the impacts of deterioration was gained from this assessment.
- Annual storyboard maintenance is undertaken by Mathers Contracting in November/December of each year and following a condition assessment, the storyboards are cleaned and repaired based upon site visits and a detailed condition assessment.
- The condition assessment of the current storyboard inventory indicates that twenty-one storyboards require dismantling and cleaning of the lexan and plexi covering. As per the remaining budget for this year, due to damage, deterioration or vandalism, seven storyboard plexi coverings will require replacement and an additional six storyboards can be cleaned and maintained. The cost to clean a remaining eight storyboards in need of maintenance can be undertaken in early 2009 when additional funds are available for further storyboard maintenance.
- As well, it is suggested that those storyboards that are located adjacent to public facilities are up kept and maintained in part by the owners of those facilities. Having a partnership and commitment to maintain these boards from the owners of the facilities will help with the upkeep of the boards.

It was

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

Commission recommends that the General Manager, Parks, Recreation and Culture direct staff to direct appropriate correspondence to the organizations and facilities that have storyboards in close proximity to them and request that they cooperate and assist with their maintenance and upkeep.

Carried

- Heritage Services has been contracting different companies to see what some alternatives are to the current storyboards. This

information will be coming forward to the Commission in the New Year. The City is looking for a viable option that could replace the fabricated boards and help eliminate the ongoing maintenance costs.

The Commission made the following comments:

- Suggestion was made to have the storyboard that is located next to the Grandview Heights School removed and put in storage, as the school is no longer in operation. This will prevent vandalization of the storyboard until another appropriate location can be decided for the storyboard to be installed.

(c) Kensington Prairie School – Status

Memo dated November 17, 2008 from the General Manager, Parks Recreation and Culture.

Staff made the following comments:

- In March 2008, Council approved a multi-parcel land exchange with School District No. 36. One of the parcels the City will be obtaining from the School District is the 2.9 acre Kensington Prairie Elementary School site at 16824 – 32nd Avenue. The actual transfer of the school will occur later this year when the subdivision of one of the other parcels included in the exchange is completed.
- The Corporate Report approved by Mayor and Council outlines the proposed uses for the School. The City will retain the Kensington Prairie School for use as a community centre for community based programs and services.
- Early in the New Year there will be works initiated on the buildings to upgrade the facilities for the purpose of occupancy. The use of the space will be similar to the previous functions held in the building which may include an early childhood preschool, community meeting space and leisure and recreational programs.
- They are anticipating that the upgrades will be completed with the facility in operation in the late summer/early fall of 2009.

(d) Status Report of the Beaver Relic

Verbal presentation to be given by the Manager of Heritage Services.

Staff made the following comments:

- This item was raised at the last meeting and it was requested that staff provide an update for the Commission.
- Staff has followed up with the Executive Director of the Vancouver Maritime Museum as well as has spoken with the museum Curator on two other occasions. Through the most recent conversation with the Executive Director, he had no recollection of the letter that was originally sent to them requesting return of the Beaver Relic.

- He advised that he would have staff locate the relic and once that had been done he promised that he would provide the Commission with an answer as to whether or not they will relinquish the relic. Museums are often very hesitant to do so once they have accepted artifacts into their collections.
- Staff will keep the Commission updated on the status of this matter.

J. O'Donnell left the meeting at 10:26 a.m.

2. PLANNING & DEVELOPMENT

(a) South Colebrook Railway Station House

Memo dated November 13, 2008 from the Manager, Long Range Planning & Policy Development.

Staff made the following comments:

- The South Colebrook Railway Station House has now been demolished and upon a site visit inspection, it has been discovered that there are no additional built heritage features on this site. As well, there are fewer trees than originally thought.
- At this point, the decision needs to be made by the Commission whether this site is removed from the Register. If it is decided that it should remain, then revisions to the SOS would be required.

The Commission made the following comments:

- This site is a significant historical railway site in Surrey. Even though there are no longer heritage buildings, the site should still be recognized as heritage and continue to be listed on the Register.

J. McLean arrived at the meeting at 10:28 a.m.

It was

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

Commission recommend that the General Manager, Planning and Development direct staff to amend the Heritage Register and SOS concerning the South Colebrook Railway Station House and site to document the historical information and reflect the changes to the site.

Carried

(b) Arthur Hedley House

Memo dated November 14, 2008 from the Manager, Area Planning & Development – North Division.

Staff made the following comments:

- Staff has received a development application proposing to retain the Arthur Hedley House in its existing location and subdivide the property into five single-family lots. The Hedley House is located on lot three.
- The Applicant has agreed to enter into a Heritage Revitalization Agreement (HRA) and has submitted a Conservation Plan. The HRA will allow for normal maintenance, however any significant alterations in the future will be subject to the owner making an application to the City for a Council-authorized Heritage Alteration Permit (HAP).
- Through their application, the Applicant applied for a Development Variance Permit (DVP) for the lot widths. As part of the application, they are not looking to move the heritage house and have taken great measures to ensure its protection.

The Commission made the following comments:

- Question was raised as to how the House is currently being secured by the owner.
- It seems to happen more frequently and too easily that heritage houses get destroyed. Perhaps the City should look into having tougher legislation to help protect heritage.
- Another part of the problem is that it is cheaper to build a replica than to restore the original building. This is part of the reason these houses disappear as there is not a lot of incentive for people to get involved with heritage restorations.

Staff made the following comments in response to the Commission:

- Up until recently, the owner's nephew has been living in the heritage house on the site and when he moved out, the owner had an alarm system installed as well as gates installed surrounding the house for security.
- The City has asked the owner to provide a driveway with a garage located in the rear of the house so that the cars are hidden at the back of the property.
- As well, there are a total of 80 by-law sized trees on the site of which 43 are going to be retained. Because of the grading needed to bring the site up to the road level, the owners have proposed filling in the front and providing landscaping for the heritage site including adding trees, plants, shrubs and groundcovers.
- There is a draft report that staff have been working on concerning the compensation for loss of heritage value. Perhaps it would be worthwhile for staff to return with Legal Services to go through the report with the Commission at a future meeting.

J. McLean left the meeting at 11:15 a.m.

(c) George E. Lawrence House Fire Update

Memo dated November 17, 2008 from the Manager, Long Range Planning & Policy Development.

Staff made the following comments:

- Following a fire that occurred at the house last year, the Commission retained Brian Hart to inspect and evaluate the potential of restoring the George E. Lawrence House.
- A draft report of Phase 2 of the study has been completed and concluded that it is not possible to return the building to its pre-fire state in its current location due to the widening of Fraser Highway and noted that relocation and restoration is not possible until a master plan has been developed for the site.
- Since this time, another fire occurred at the George E. Lawrence House on November 4, 2008. The owners of the property were advised by staff that they were required to board up and secure the property. A professional assessment of the damage has not been completed to date.
- Question now is whether the Commission would like for Brian Hart to complete a further assessment of the House and report back as to whether the recommendations of the Phase 2 report are still valid in light of the further fire.

The Commission made the following comments:

- Suggestion was made to have Henry Herbstreit who is the City's Heritage Inspector to go and assess the building rather than having to pay additional fees for a consultant to determine the damages.
- Comment was made that whether the George E. Lawrence House is demolished or not due to the damage, the site should be flagged as having heritage significance.

It was

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

Commission recommend that the General Manager, Planning and Development request Henry Herbstreit, the City's Heritage Inspector, perform a site visit to the George E. Lawrence House located at 18431 Fraser Highway to determine the extent of the damage to the house from the fire that occurred on November 4, 2008 and report back to the SHAC with his findings as soon as possible.

Carried

It was Moved by Commissioner Foulkes
Seconded by Commissioner Paton
That the Surrey Heritage Advisory
Commission request that the General Manger, Planning and Development direct
staff to report back to the Commission concerning whether a caveat can be put
onto a property with the issuance of a demolition permit.
Carried

(d) Port Kells Congregational Christian Church (Annidale Methodist Church)

Memo dated November 17, 2008 from the Manager, Long Range Planning & Policy Development.

Staff made the following comments:

- Staff contacted the Interim Pastor at the Church for an update on the state of the building. The Pastor commented that damage is thought to be extensive and while the congregation has not had final word from the insurance adjustor, they are anticipating that the Old Church building will have to be demolished. They are hoping to preserve the church bell, but unfortunately not much else is salvageable.
- The Church is still operational with the newer church building completely in tact. Through discussions with the Pastor, they believe that an electrical issue is to blame for the fire and that it was not intentionally set.
- The Church is not a protected heritage site but is on the Surrey Heritage Register. Staff have advised the Interim Pastor that the City would appreciate being kept informed of any future plans to rebuild the Church or salvage elements of the old building.

3. LEGISLATIVE SERVICES

(a) Schedule of Meeting Dates for 2009

The Commission is requested to pass a motion to adopt the proposed 2009 SHAC meeting dates.

- Suggestion was made that the July 29, 2009 meeting be moved up one week to accommodate Council's August break.
- It was agreed that the July meeting date would be moved if needed closer to that date.

It was Moved by Commissioner Paton
 Seconded by Commissioner Foulkes
 That the Surrey Heritage Advisory
 Commission receive and adopt the Schedule of Meeting Dates for the 2009
 calendar year as presented.

Carried

D. CORRESPONDENCE

It was Moved by Commissioner Stibbs
 Seconded by Commissioner Paton
 That the following correspondence items be
 received.

Carried

1. Hall's Prairie Farmers' Institute

At the request of the Commission at the October 29, 2008 meeting, the letter dated December 7, 2007 has been brought forward.

The Commission made the following comments:

- Suggestion was made to have staff forward a letter with the historical information on the site to the School District and copy the Hall's Prairie Farmers' Institute advising that the site should be designated.

It was Moved by Commissioner Paton
 Seconded by Commissioner Foulkes
 That the Surrey Heritage Advisory
 Commission recommends that staff send a letter to the School Board concerning the Hall's Prairie Farmers' Institute advising that the Commission is in support of the site being designated and protected as an official heritage site.

Carried

2. Surrey Historical Society

Letter dated October 23, 2008 from John Bliss, President of the Surrey Historical Society.

The Commission made the following comments:

- Suggestion was made that the Semiahmoo Trail marker should be replaced where it was originally placed, behind the Petro Canada on 80th Avenue.

Staff made the following comments in response to the Commission:

- Suggestion was made that a meeting be set up with staff and Commissioner Foulkes to further discuss and explore the options concerning the placement of the marker and report back to the Commission following this meeting.

It was Moved by Commissioner Foulkes
Seconded by Commissioner Tracey
That the Surrey Heritage Advisory
Commission refers the matter concerning the placement of the Semiahmoo Trail
marker back to staff and looks forward to an update when it becomes available.
Carried

3. Port Mann Elementary School Heritage Status

Letter dated November 5, 2008 to the Port Mann Elementary School.

- This item was received.

4. Closure and Relocation of the Anniedale Heritage School

Letter dated November 6, 2008 to the Anniedale Heritage School.

It was Moved by Commissioner Foulkes
Seconded by Commissioner Paton
That the Surrey Heritage Advisory
Commission requests that staff research the original location of the Anniedale
Heritage School site and provide the Commission with an update when the
information is available.

Carried

5. Pantages Project

Email dated November 7, 2008 to the City of Vancouver and subsequent reply
email dated November 12, 2008.

- This item was received.

E. INFORMATION ITEMS

F. SUBCOMMITTEE/LIAISON UPDATES

Deferred to the January, 2009 meeting.

G. OTHER COMPETENT BUSINESS

1. Kwomais Point Park, Lodge and Sanford Hall

Email dated November 5, 2008 from Commissioner Farrand.

The Commission made the following comments:

- The Kwomais Point Steering Committee would like some input from the Commission as to the preservation and usage of the Old Lodge and Sanford Hall located in Kwomais Park. The Lodge and Hall are currently undergoing works to be restored. They would like further input from the Commission before they put their report forward to Council.

It was
Commission agrees with the preservation and protection of the Old Lodge and the Sanford Hall on the Kwomais Park site because of the significance of their built and cultural heritage.

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

Carried

Commissioner Foulkes left the meeting at 12:07 p.m.

- Further suggestion was made to see whether Ocean Park Community Centre could be run in conjunction with the Kwomais Park buildings.

It was
Commission recommends that the Kwomais Park Lodge and Hall be:

Moved by Commissioner Paton
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory

- 3) Used for historic and community uses that are affordable and accessible to the public instead of regular Parks programming; and
- 4) Run in cooperation with the Ocean Park Community Centre.

Carried

H. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for January 28, 2009 in the Mayor's Executive Boardroom – 9:00 a.m.

I. ADJOURNMENT

It was
Commission meeting do now adjourn.

Moved by Commissioner Farrand
Seconded by Commissioner Paton
That the Surrey Heritage Advisory

Carried

The Surrey Heritage Advisory Commission adjourned at 12:18 p.m.

Margaret Jones, City Clerk

Councillor Higginbotham, Chairperson
Surrey Heritage Advisory Commission