

**Present:**

Vice Chair - B. Hol  
R. Hart  
L. Tannen  
S. Thomas

**Absent:**

Chair - Councillor Steele  
W. Farrand

**Staff Present:**

E. Schultz, Planning & Development  
M. Petrovic, Engineering  
N. Aven, Urban Forestry & Environmental  
Programs  
H. Dmytriw, Legislative Services

**Guests:**

D. Johnson, Surrey Historical Society  
Christin Doeinghaus, Donald Luxton &  
Associates  
Jason Hineman, Mann Construction Group  
Wojciech Grzybowicz, WG Architecture  
James Pernu, McElhanney

**A. ADOPTION OF MINUTES**

It was

minutes of September 25, 2013, be adopted.

Moved by Commissioner Tannen  
Seconded by Commissioner Hart  
That the Surrey Heritage Advisory Commission

Carried

**B. DELEGATIONS****1. Old Pacific Highway and Peterson Hill**

File: 6800-10; 0500-20-10

Mr. Jim Foulkes was to attend to provide historical information and discuss the heritage significance of the old Pacific Highway and the Peterson Hill segment of King George Boulevard.

The delegation was not in attendance. Deferred to November 27, 2013.

**C. OUTSTANDING BUSINESS****D. NEW BUSINESS****1. PLANNING & DEVELOPMENT**

- (a) **George E. Lawrence House at 18431 Fraser Highway  
Proposed Revised Heritage Revitalization Agreement (HRA)**  
File: 6800-10

The following were here for discussion of this item:

- Christin Doeinghaus, Donald Luxton & Associates
- Jason Hineman, Mann Construction Group
- Wojciech Grzybowicz, WG Architecture
- James Pernu, McElhanney

### Background

The George E. Lawrence House, located at 18431 Fraser Highway is a modest one and a half storey wood frame house. Built in 1908, the typical homestead house features a side-gable roof with a cross-gable roof dormer, wooden drop siding, and whalebone bargeboards.

The George E. Lawrence House has deteriorated over the years and been vandalised. In recent years it has been damaged by fire on three separate occasions. The house was to be relocated and restored as part of a townhouse development on the property but can no longer be relocated due to its condition. In January 2013, the Commission reviewed the two replica options provided and:

1. *Endorsed "Option 1 – reconstruction of the George E. Lawrence House blending salvaged and new materials," and*
2. *Recommended to the GM, P&D that in accordance with the terms of the George E. Lawrence HRA, compensation for loss of heritage value be levied against the developer for the ongoing neglect and ultimate loss of the house.*

In October 2013, the owner/developer submitted an application to the City for a new Development Permit and revised HRA to allow for the replication of the George E. Lawrence House using salvaged and new materials. Under the proposed revised HRA, the George E. Lawrence House replica will not be eligible for financial incentives available from the City such as restoration grants (available through the City's Building Preservation Program) and property tax exemption.

In accordance with HRA By-Law, 2011, No. 16993, the owner/developer has paid "compensation for loss in heritage value" in the amount of \$110,297.85. The money is to be held in a reserve fund and will be available for heritage related enhancements in the general area.

The Commission noted that the severe damage to the George E. Lawrence heritage house has not been taken lightly by the Commission. The house has been brought before the Commission on a number of occasions.

Applicant representative, Jason Hineman, Mann Construction Group provided the following comments:

- Work Safe BC is not allowing entry into the building at this point due to the damaged state of the structure.
- Pieces will be removed in a controlled manner during demolition, but only the exterior cladding will be salvaged at this point.
- Work Safe BC claims there may be asbestos in the house and rejected a proposal by structural engineering to secure the building for workers to enter to test for asbestos. Mainland stamped the drawings to proceed with

the structural integrity report but Work Safe BC did not think repairs would be good enough. Structural support cannot be achieved without going inside the building.

The Commission encouraged the owner/developers to work with Work Safe BC and ensure workers are protected from hazardous materials.

Staff noted there are discrepancies in the architectural drawings, including the following:

- fascia boards to be curved on gables and dormers
- two chimneys shown, original house had one
- location of front lower windows is incorrect
- ensure correct style of front door
- cedar shingle roof (not duroid); and
- overall height of the building is lower and wider compared to the original.

For clarification, staff advised that the HRA requires the outside of the building to be a replica and the exterior façade to be the original. The inside of the original home was never documented so will be brand new and to be used as a multipurpose amenity space. The replica will be built to meet the BC Building Code. Colours will be based on historic colours. The drainage will depend on the drainage scheme for the area.

As this is a heritage site, the owner/developer are encouraged to:

- erect a storyboard to highlight the history of the building; and
- erect a sign, at the same time as the development application board, explaining the proposal to the public.

The delegates were thanked for attending the meeting and departed.

It was

Moved by Commissioner Hart

Seconded by Commissioner Tannen

That the Surrey Heritage Advisory Commission:

1. Receive this report as information; and
2. That the proposed HRA for the George E. Lawrence House be forwarded to Council once outstanding issues are resolved to staff's satisfaction.

Carried

(b) **HAC Task List**

File: 0540-20V

The Commission reviewed the Task List and discussed the following required "Actions":

**New Heritage Storyboards:**

The SHAC Restricted Reserve Budget has funding for five new heritage storyboards. Jacqueline O'Donnell, Parks, Recreation & Culture will provide an update about the storyboards for this year at a future meeting.

**Bulman's Garage HRA Application:**

The last correspondence was received in 2011, therefore, no further update is required at this time.

It was

Moved by Commissioner Hart

Seconded by Commissioner Tannen

That the Surrey Heritage Advisory Commission receive the HAC Task List report as information.

Carried

**2. PARKS AND RECREATION****3. ENGINEERING****4. LEGISLATIVE SERVICES****E. ITEMS REFERRED BY COUNCIL****F. CORRESPONDENCE****1. Heritage Canada Foundation, Annual General Meeting Update**

Saturday, November 2, 2013, Ottawa, Ontario

File: 0250-20

The Heritage Canada Foundation 40<sup>th</sup> Anniversary Conference – *Regeneration – Heritage Leads the Way* will explore how older communities, cultural landscapes, buildings and intangible heritage are finding new relevance, and will include keynote speakers, innovative learning sessions and tours, and venues.

Commissioner Hart will attend the Annual General Meeting that will deal with the business of the organization.

**G. INFORMATION ITEMS****H. OTHER BUSINESS****1. Community Heritage Commission Conference: Regeneration**

Saturday, November 30, 2013, Maple Ridge, BC

Hosted by the Maple Ridge Community Heritage Commission and supported by Heritage BC, the Conference will provide an opportunity to talk to commissioners from other cities and communities. Surrey hosted the conference two years ago. Commissioners should register online early and submit receipts for reimbursement.

2. **Heritage BC Conference – A New Beginning – Forging our Future**  
October 18 & 19, 2013, Burnaby, BC

Commissioner Hol attended the Heritage BC Conference which was the third and last in a series of mini-conferences held since 2011. The conference included reports and presentations, keynote speakers, member reports, the AGM, Awards Ceremony and a heritage bus tour.

3. **Commission Term Expirations and Appointments**

Commissioners seeking re-appointment should submit their resumes by the Friday, November 15, 2013 deadline.

A Commissioner noted that having a ‘builder’ on the Commission is very useful.

4. **Peace Arch newspaper article**

A Commissioner noted that a letter was written to the Peace Arch newspaper editor regarding South Surrey heritage in the Grandview Heights area. There are boulevard trees that should be preserved and named as *heritage trees* on 168 Street and 26 Avenue but these trees are actually located on private property. As part of this, it was determined that no significant trees have been identified along 24 Avenue and 32 Avenue.

## I. FINANCIALS

1. **Financial Summary as at September 30, 2013**

File: 0540-20V

It was

Moved by Commissioner Tannen

Seconded by Commissioner Thomas

That the Surrey Heritage Advisory Commission

receive the Financial Summary as at September 30, 2013, as information.

Carried

Staff noted that all financial assistance applied for has been paid out with the exception of Brooksdale Estate.

## J. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for **November 27, 2013**, at 5:00 pm, in the Planning Boardroom 1.

K. ADJOURNMENT

It was

Moved by Commissioner Tannen  
Seconded by Commissioner Thomas  
That the Surrey Heritage Advisory Commission

meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 7:00 pm

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Jane Sullivan, City Clerk

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Chairperson, Councillor Steele  
Surrey Heritage Advisory Commission