

**Present:**

Vice Chair - B. Hol  
W. Farrand  
R. Hart  
L. Tannen

**Absent:**

Chair - Councillor Steele  
S. Thomas

**Guests:**

D. Johnson, Surrey Historical Society  
Jim Foulkes, Surrey Historical Society

**Staff Present:**

E. Schultz, Planning & Development  
J. O'Donnell, Parks, Recreation & Culture  
M. Petrovic, Engineering  
Brenda Orcutt, Property Negotiator, Realty  
Services  
Neal Aven, Manager, Urban Forestry & Env.  
Programs  
H. Dmytriw, Legislative Services

**A. ADOPTION OF MINUTES**

It was

minutes of October 29, 2013, be adopted.

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

Carried

**B. DELEGATIONS****1. Old Pacific Highway and the Peterson Hill segment of King George Boulevard**  
File: 6800-10; 0550-20-10

Jim Foulkes, Surrey Historical Society, appeared as a delegation to provide historical information and to discuss the heritage significance of the old Pacific Highway and the Peterson Hill segment of King George Boulevard.

The delegation noted that the Province recently transferred ownership of their remaining interests in the King George Boulevard road allowance area at this location to the City of Surrey. The City posted notices to close the road allowance area.

Jim Foulkes questioned what happened to the “heritage” and historical significance of this area. The history of this particular segment of road dates back to when the subject property was outlined in pencil on Subdivision Plan 480, September 17, 1890 indicating the proposed route of the Pacific Highway. The subject property in this area was then known as Liverpool BC. In all of Surrey, this portion of the Historic Pacific Highway is one of the few pieces of road not covered over with “newer and better”.

Mr. Foulkes stated that most heritage issues relate to buildings and not roads. Heritage conservation does not usually happen with roads, as roads are improved over time and thereby reducing the heritage component. It was noted that remnants of the old Pacific Highway lay further over from the current King George Boulevard, in a curve, and it is this old route that is the subject of the discussion.

The delegation noted that old survey plans are dated and show property changes, designations, revealing much history as follows:

- In 1890, the area was known as Liverpool, BC having a marked fossil bed, an old archaeological site down on the flats.
- 131 Street was known as Surrey Street; in the swamps of South Westminster.
- In 1904, the rail bridge was built from New Westminster, with an upper deck for vehicle traffic.
- In 1911, the old 112 Avenue was labelled as 'New Yale Road', Land Survey Plan 2328, May 2, 1912, and the New Yale Road was soon renamed Pacific Highway.
- Peterson Hill was named for the company that won the contract for the paving of the Pacific Highway in 1919 (HP Peterson Construction Company). This segment of the highway was the first concrete paved highway on the mainland of BC and would eventually stretch almost six miles. There are still dates stamped in the concrete in a preserved section of the 1924 Old Yale Road in Murrayville. An old 1921 photo shows a ribbon of concrete that cuts through Green Timbers, connecting New Westminster to the US Border.
- In 1923, BC Premier John Oliver, together with the USA and local dignitaries officially opened the Pacific Highway in Cloverdale.
- Registration of the Peace Arch Highway right-of-way, portion of Plan 5719, March 10, 1936, cuts off a portion of the old Pacific Highway right-of-way, leaving the subject property to the north as it exists today. The old concrete sections of pavement were left behind and are still visible today. They constitute the only remaining exposed artifacts of this essential piece of Surrey's transportation heritage.
- In 1939 Pacific Highway was renamed to King George VI Highway; and in 1950 a portion was renamed to Trans Canada Highway.

The delegation referenced the minutes of the Surrey Heritage Advisory Committee of February 12, 1992 stated for the orphaned portion of the highway on the old curve:

*"That the Committee request suitable markings of the Old Pacific Highway sites."*  
and

*"That J. Foulkes be appointed to work with Parks & Recreation, as their consultants, on the proposed parkway between 128 Street and King George Highway."*

It was noted that, today the original pavement still visible a few years ago, is mostly overgrown or dumped on and covered with construction garbage (concrete, asphalt, dirt, etc.) and Mr. Foulkes questioned *what Surrey's plan is for the site and what happened to the heritage project that was planned to be there?*

Staff commented that the South Westminster bridge, the South Westminster Perimeter Road and heritage from the area, such as the Town of Liverpool BC, could go onto a storyboard somewhere.



It was Moved by Commissioner R. Hart  
Seconded by Commissioner L. Tannen  
That the Surrey Heritage Advisory Commission requests that the General Manager, Engineering provide a report to the Commission in January 2014 regarding the City's plans for this section of the Pacific Highway, including the heritage values associated with the property, and the opportunities for the preservation and/or commemoration of the site.

Carried

## C. OUTSTANDING BUSINESS

## D. NEW BUSINESS

### 1. PLANNING & DEVELOPMENT

#### (a) Joseph Thompson Brown House (12745 Southridge Drive)

Staff led a discussion regarding the proposed Heritage Revitalization Agreement (HRA) and the following comments were provided:

- The Joseph Thompson Brown House, located on Panorama Ridge, was built circa 1906. An original photo was provided showing the house some five years after being built. Mr. Bob Campbell has owned the house for the past 20 years.
- The house is on the Heritage Register and has been refurbished and the exterior restored to its original character. The owner has replaced the rotted front veranda and newel posts, replaced windows to match the original fir windows, restored and custom cut 1" x 4" tongue and groove porch flooring, and eliminated the termites. The new built house sits on a .86 acre lot with an ocean view.
- The home was evaluated in the late 1990's and received a high heritage score from the City of Surrey, at that time, of 85%.
- The owner is considering a Heritage Revitalization Agreement to protect the house as well as adding a workshop and carriage house at the rear of the property.
- There are a number of heritage trees around the house as the old farm was apparently a holly farm at one time. There is an old apple tree; the biggest tree behind the house was once a science project by the son of the house and is nearing 100 years old.

The Commissioners all expressed support of Mr. Bob Campbell's preliminary proposal to enter into an HRA and to build a workshop/carriage house at the rear of the property.

(b) **Bulman's Garage** (8745 and 8761 Harvie Road)  
Proposed Heritage Revitalization Agreement (HRA)

Staff provided an overview of the property noting that Everett Bulman leased and operated a smaller garage across the street before constructing Bulman's Garage in its current location in 1948. He provided automotive servicing to the Port Kells area of Surrey for approximately 50 years until 1986.

It was noted that Bulman's Garage is listed on the Surrey Heritage Register and has been given a rating of 70% on the Surrey Heritage Evaluation Worksheet. The owner is proposing to enter into an HRA to allow for the relocation of the Garage back onto the property where it will be restored and re-used as a convenience store for a new gas station on the property.

Commission comments were as follows:

- In relocating the Garage, the owners are permitted to apply for three years' worth of financial assistance up front.
- The Commission indicated that the drawings should include more detailed specifications especially with respect to materials and measurements.
- The Commission noted that a (painted) wood door is preferred.
- The Commission requested that the architect double check the height of the red skirting at the base of the building against historic photos to ensure the height is correct.
- The Commission noted that advertising and security bars should not be permitted in the windows. The HRA should include language to that effect.
- The Commission noted that the colour of the glass awning should be noted on the drawings. White, to match rest of the building, is preferred.
- The Commission expressed concern about the installation of sealed units on the interior of windows noting that the exterior windows will need to be appropriately ventilated to prevent condensation/fogging in between the two windows.
- Backlit plastic box signage should not be permitted.
- The language in the HRA should be stronger.

It was

Moved by Commissioner R. Hart

Seconded by Commissioner L. Tannen

That the Surrey Heritage Advisory Commission

recommend that the Heritage Revitalization Agreement for Bulman's Garage, at 8745 and 8761 Harvie Road, be forwarded to Council for consideration once outstanding issues are resolved to staff's satisfaction.

Carried

(c) **Daniel Johnson House Replica** (13951 Crescent Road)

Staff highlighted the proposed changes to railing design of the Daniel Johnson House Replica located at 13951 Crescent Road. The Commission was in



support of shortening the balustrades and adding a second railing to achieve the required height to meet Building Code requirements.

(d) **George E. Lawrence House** (18431 Fraser Highway)

A draft of the proposed storyboards was provided on table by staff. The Commission requested that the City Archivist review the proposed storyboards to ensure for accuracy.

(e) **McKettrick House** (15250 54A Avenue)

The Commission was advised that the owner of the McKettrick House is proposing to replace the existing exterior stair with a stair and railing more in keeping with the character of the building. Drawings were provided on table for the Commission's review indicating that the proposed redesign is much more attractive and will comply with the Building Code for exterior stairs.

The Commission indicated support of the stair replacement proposal for the McKettrick House.

(f) **Welsh House Heritage Revitalization Agreement (HRA)**  
(2566 Maple Street)

Staff and Commission had a detailed discussion regarding the Welsh House, located at 2566 Maple Street in Crescent Beach. Staff and the Commission have worked with the owners of the Welsh House for nearly five years to develop a Heritage Revitalization Agreement (HRA) that would allow for the relocation of the Welsh House on the property, the construction of a substantial addition, and the construction of a detached double-car garage.

In order to accommodate the proposed development, the draft HRA included several variances for setbacks, site coverage, and density. Several drafts of the proposed HRA have been reviewed by the Commission over the years. The owners of the Welsh House have now decided not to proceed with the HRA application and have applied for a demolition permit for the House.

In light of the recently submitted application to demolish the Welsh House, the Commission acknowledged that:

1. Should the owners choose to proceed with the demolition of the Welsh House, the Commission will consider the removal of the House from Surrey's Community Heritage Register at a future meeting;
2. Staff and the Commission have put a considerable amount of time and effort into negotiating the HRA for the Welsh House over the past 5 years;
3. Without the HRA in place, future buildings will be subject to current Zoning Bylaws and other Bylaws; and,
4. The Commission is willing to continue to negotiate with the property owners in good faith to allow for the relocation/restoration of the Welsh House.

Staff noted that the City may have to issue a demolition permit before the next SHAC meeting in January 2014.

The Commission noted that Council should be aware of the amount of work that has gone into the application. In response, staff noted that the minutes from this meeting would be forwarded to Council as soon as possible.

**(g) HAC Task List**  
File: 0540-20V

The Commission reviewed the Task List and made following comment:

- The Ocean Park Community Association is working on a revised proposal for new signage.

It was Moved by Commissioner R. Hart  
Seconded by Commissioner L. Tannen  
That the Surrey Heritage Advisory Commission  
receive the HAC Task List report, as information.  
Carried

**2. PARKS AND RECREATION**

**(a) Existing Heritage Storyboards**  
File: 6800-01

Staff provided the background to this file noting that in March 2013, the SHAC approved the redesign of the following three existing storyboards from the heritage storyboard inventory:

- The Semiahmoo Trail storyboard, adjacent to the Petro Canada Station on Crescent Road;
- The Historic Cloverdale storyboard, in front of the Cloverdale Library; and
- The McMillan Expedition storyboard located at the end of Sullivan Street along the foreshore in Crescent Beach.

Staff advised that costs associated with the layout and graphic design will be provided by Heritage Services. Funding for fabrication and installation was approved from the Commission's Unrestricted Budget for a total cost of up to \$15,000.

Jacqueline O'Donnell, Manager of Heritage Services noted that the redesign of the three existing Heritage Storyboards is now complete. Old storyboards will be removed and new storyboards will be installed once fabrication has been completed. Staff anticipates that the installation date of the new redesigned storyboards will be in late January 2014.

The following comments were made regarding the new Railway Heritage Storyboard:



- Gosal Trucking funded a storyboard for the Sullivan Station on 152 Street, next to the Fraser Valley Heritage Rail (FVHR) site at 64 Avenue. A contribution of \$5,500 was received in 2007 from Gosal Trucking for their destruction of the Sullivan Station House in 1999. Since 2007, FVHR has relocated to Cloverdale and the old site no longer has a public amenity railway context. There will not be a heritage rail stop in Sullivan for another 3-4 more years.

The Commission considered reallocating the Restricted Funds contributed by Gosal Trucking to redesign and relocate the existing heritage railway storyboard at 152 Street and 64 Avenue to the FVHR Cloverdale station. It was noted that the reconstructed Sullivan Station will be a stop on the heritage rail in a few years and a heritage storyboard related to the history of the Sullivan Station House will provide interpretive context and value to passengers visiting the station when the train stops in Sullivan.

The Commission decided to hold off on the use of the Gosal Trucking Restricted funds to produce a Sullivan Station House storyboard when the FVHR expands a rail stop in Sullivan.

It was  
Moved by Commissioner R. Hart  
Seconded by Commissioner L. Tannen  
That the Surrey Heritage Advisory Commission  
receive the Existing Heritage Storyboard report, as information.  
Carried

**(b) King George Highway Storyboard**  
File: 6800-01

Jacqueline O'Donnell, Manager of Heritage Services provided a status update on the research of two new Heritage Storyboards and noted that the City is fortunate to have Warren Sommer, Legacy Heritage Consultant conduct the research and writing of storyboards. The King George Boulevard storyboard research is complete and the storyboard will be fabricated once the Commission determines storyboard priorities in 2014.

As King George Boulevard is a long road, the suggestion for having two to three locations along King George Boulevard for the same storyboard will be discussed in 2014.

Staff advised that the annual Storyboard Maintenance Budget (\$3,500) is deficient to cover the annual maintenance costs of the existing heritage storyboard inventory. These funds were transferred to the Heritage Services budget in 2007. The Commission discussed having the funds returned to the Commission's budget in order that they could manage the overall program including the research and fabrication of new storyboards and the annual maintenance of current storyboards. The Manager of Heritage Services will co-ordinate with the Finance Department to transfer the Storyboard Maintenance budget back to the Commission's budget during the preparation

of the 2015 budget process. The Commission would control both Restricted and Unrestricted funds allocated for the Heritage Storyboard program.

Jacqueline O'Donnell will prepare a document on the Heritage Storyboard Program providing the background and guidelines, for a comprehensive understanding of past Commission decisions and the development of the program. This will assist future Commissions to understand the goals of the program and its development in the past ten years.

- (c) **Billy Hadden House** (3652 Elgin Road)  
File: 6800-10

Staff provided the background on the Billy Hadden House (3652 Elgin Road), that is located adjacent to where the Semiahmoo Trail historically crossed the Nicomekl River and was associated with the former mill on the site. The original house burned down in 1929 and was rebuilt by the Haddens circa 1937. The house is in excellent condition and is listed on the City's Community Heritage Register. In 1975, the Hadden Family sold the house to the Baumargtel Family, who recently sold the property to the City.

Staff advised that the acquisition of the Billy Hadden House has many benefits to the City of Surrey. The Parks Division will continue to liaise with the SHAC as the Park Master Plan, the Heritage Conservation Plan and subsequent Heritage Revitalization Agreement are developed.

It was  
Moved by Commissioner R. Hart  
Seconded by Commissioner B. Farrand  
That the Surrey Heritage Advisory Commission  
receive the Billy Hadden House report, as information.  
Carried

3. **ENGINEERING**

4. **LEGISLATIVE SERVICES**

- (a) **Proposed 2014 Meeting Schedule for SHAC**

It was  
Moved by Commissioner L. Tannen  
Seconded by Commissioner B. Hol  
That the Surrey Heritage Advisory Commission  
Meeting Schedule for 2014 be adopted.  
Carried

E. **ITEMS REFERRED BY COUNCIL**



**F. CORRESPONDENCE**

1. Heritage Canada Foundation Annual General Meeting  
Saturday, November 2, 2013, Ottawa, Ontario  
File: 0330-20
2. Heritage Canada Foundation correspondence  
File: 0330-20
3. Heritage Canada Foundation name changed to: Heritage Canada – The National Trust  
File: 0330-20

**G. INFORMATION ITEMS****H. OTHER BUSINESS**

1. **Heritage Canada Foundation, Annual General Meeting Update**  
Saturday, November 2, 2013, Ottawa, Ontario  
File 0250-20

Commissioner Rick Hart provided an update on the 40<sup>th</sup> Anniversary Heritage Canada Foundation Conference he attended in Ottawa, Ontario.

The Conference was attended by more than 400 delegates. The theme of the Conference was: “Regeneration: Heritage Leads the Way” focusing on the challenges to the changes taking place in Canadian society, culture, and economy with a focus on the shift to smaller government and the drive for sustainable communities, to an emphasis on new conservation strategies and legislative tools. Commissioner Hart noted that the country is a diverse community and a new vision for heritage is emerging that will contribute to a new age in Canada.

The Conference enabled participants to attend Educational Programs, a walking tour, a bus tour, Keynote speaker and various presentations.

**I. FINANCIALS**

1. **Financial Summary, as at October 31, 2013**  
File: 0540-20V

It was

Moved by Commissioner L. Tannen  
Seconded by Commissioner R. Hart  
That the Surrey Heritage Advisory Commission  
receive the Financial Summary as at October 31, 2013, as information.  
Carried

J. NEXT MEETING

The next meeting of the Surrey Heritage Advisory Commission is scheduled for **January 29, 2014**, at 5:00 pm, in the **Planning Boardroom 1**.

K. ADJOURNMENT


It was

Moved by Commissioner R. Hart  
Seconded by Commissioner B. Hol  
That the Surrey Heritage Advisory Commission

meeting do now adjourn.


Carried

The Surrey Heritage Advisory Commission adjourned at 8:03 pm.



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Jane Sullivan, City Clerk



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Vice Chair, Commissioner B. Hol  
Surrey Heritage Advisory Commission