

ITEM 1
MANAGER'S REPORT # 29
COUNCIL MEETING 95/06/19

TO : CITY MANAGER

DATE: 1995 JUNE 08

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : **DEER LAKE PARK - EAGLES HERITAGE GARDEN**

PURPOSE : To inform Council of the Parks and Recreation Commission's concurrence in the designation of the Eagles House and Garden as a heritage site.

RECOMMENDATION:

1. THAT this report be received for information purposes.

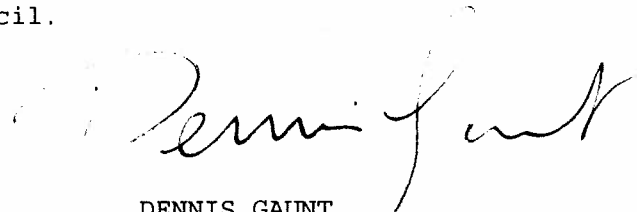
REPORT

At its meeting of 1995 May 01, City Council adopted a recommendation that the Eagles House and Garden be designated as a heritage site. Council sent a copy of the report and motion to the Parks and Recreation Commission and requested the Commission's concurrence.

At its meeting of 1995 June 07, the Parks and Recreation Commission reviewed this subject in depth. The Commission is supportive of incorporating the Eagles property into the Deer Lake public park precinct at as early a date as is practicable and economic.

The Commission understands that a variety of review work will have to be undertaken to ascertain the level of complexity and cost of re-establishing the heritage garden and its on-going maintenance. These options could add an exciting new element to the Deer Lake precinct and the Commission by motion endorsed Council's action of declaring the Eagles House and Garden as a heritage site.

This is for the information of Council.


DENNIS GAUNT
DIRECTOR RECREATION AND
CULTURAL SERVICES

tc
A/3751

cc: Director Planning & Building
Director Tax & Licence

101

SUBJECT: DEER LAKE PARK - EAGLES' HERITAGE GARDEN

RECOMMENDATIONS:

1. THAT the Commission concur in the recommendation that the Eagles' House and garden be designated as a heritage site.
2. THAT City Council be so advised.
3. THAT a copy of this report be forwarded to the Community Heritage Commission for its information.

REPORT

PURPOSE

The purpose of this report is to recommend that the Commission concur in the Council decision to declare the Eagles' house and garden as a heritage site. In the immediate future, the Commission will probably work with the Heritage Commission towards a process and budget to implement this decision.

BACKGROUND

On 1991 July 08 Council adopted the City Heritage Policy, which promoted heritage conservation through the stewardship of civic heritage properties. The adopted policies included a broad view of heritage which incorporated buildings, landscapes and sites which reflect the cultural and developmental history of Burnaby.

On 1994 December 20 Council approved the acquisition of a 1.58 acre property at 5655 Sperling Avenue, owned by Blythe and Violet Eagles (Attachment #1). At its meeting on 95 May 01 Council approved the designation of the Eagles House and garden as a City Heritage site, pending Commission concurrence (Attachment #2). The report also recommended that the house be repaired for rental as a residence until it can be utilized for park or public purposes, and that the small caretaker's cottage be demolished.

A review process will be undertaken to determine the extent to which the garden should be developed as a heritage garden, how it can be incorporated within the park masterplan, and to prepare appropriate management guidelines for the site.

To assist the Commission in its decision regarding endorsing the heritage designation today's report outlines a possible process for determining the future of the Eagles' garden with cost implications. It outlines for the Commission a process to determine the extent of the heritage garden recommended, the level of intervention, and a management plan for the garden.

ITEM	1
MANAGER'S REPORT #	29
COUNCIL MEETING	95/06/19

ITEM
 DIRECTOR'S REPORT NO. 10
 COMMISSION MEETING 95/06/07

Another issue which will be discussed in a separate report, is the provision of public access to the garden, via an extension of the Deer Lake trail system.

CURRENT SITUATION

The Eagles' house and landscape is one of a number of designated heritage sites within Deer Lake Park along the southeast and northeast lake perimeter, with the main heritage precinct located adjacent to the Shadbolt Art Centre. The Engineering Department have initiated a process of repairing the Eagles' residence, so that it may be rented out to tenants. The proposed use is to rent the house out and define a small area around the house for tenant use. The tenancy, expected to occur later this year, will allow the City to recoup some of the property costs. The adjacent Caretaker's cottage is scheduled for demolition in late spring.

The landscape is intended to be split between tenant and park use. The terraced nature of the garden provides a natural transition between the upper lawn areas, which will be used by the tenant, and the lower lawn area, which is intended for public use. The lower area constitutes the largest and flattest portion of the garden, and is where many of the most significant trees and shrubs are found.

DESCRIPTION OF THE GARDEN

The garden is a mixture of English naturalism and the cottage garden style. The elements of naturalism include a formal garden associated with the house, and a gradual transition between stairs and hedges, to the natural plantings and lines of the lake. Features typical of the English cottage garden style include the rock garden, ponds and flower borders.

Much of the garden is currently overgrown and in need of basic landscape maintenance such as tree and hedge pruning, weed removal, debris removal and pest and disease control. The existing garden shed, perimeter fence and trellis' are all in very poor condition and need to be removed or restored, depending upon their heritage value. The interesting variety of elements in the garden - mature trees, shrub beds, lawns, rockeries and ponds - provide a strong framework, but one which will require significant intervention if the garden is to be brought up to a public display level.

DEFINITION OF HISTORIC LANDSCAPE

The 1995 May 01 report to Council identified the need for staff to determine the level of intervention appropriate for the management and conservation of the garden.

To this end, the Planning and Building Department have proposed that a Consultant be engaged

to do research and analysis of various site features and existing conditions, including the health and vigour of the plants, in order to assign a heritage value to each landscape feature and evaluate physical and built components as to their historic significance. It is important that such an assessment take place immediately, prior to the beginning of maintenance, to ensure that significant garden features are not inadvertently changed.

The heritage value assessment will be important in determining the future development of the site, and will provide guiding principles for the conservation management plan.

It is estimated that the consulting work will cost approximately \$4,000. When the Planning Staff put this forward for the Heritage Commission's consideration, Parks and Recreation Staff will work closely with them and subject to the Commission's concurrence, arrange to share the cost of the consulting services if appropriate.

APPROACHES TO HISTORIC LANDSCAPES

Heritage landscapes present a number of development options, including, but not limited to the following: Preservation; Conservation; Rehabilitation; Restoration; Re-creation and Reconstruction. Each approach has different implications, ranging from low intervention and maintenance of the site as it is, to reconstruction of what has disappeared, but was known to exist. All of the options require the retention and protection of the site's 'historic fabric' defined as the physical features which have contributed in the past to the character of the site. To this end, Parks staff, in affiliation with Heritage Planners, have identified four possible levels of intervention, which include appropriate levels of landscape maintenance. The different levels reflect various tasks, frequencies, and levels of maintenance which the site will require.

Preservation is the basic level of intervention. It refers to the desire to 'conserve as found', that is, to maintain the site essentially as it is, neither upgrading nor permitting deterioration. However, even to merely 'conserve as found' a garden will require the maintenance and replacement of planted elements if the character of the garden is to be retained.

Conservation describes a level of active intervention required to prevent further deterioration of the site or site elements. Conservation requires the retention and protection of 'historic fabric', including landforms, water features, and plant material. Generally, some replacement or repair is essential in a conservation program.

Rehabilitation may involve a high degree of intervention and the resulting loss of historical fabric. It describes the intention to upgrade the garden to modern standards, while recognizing and retaining historical character.

Restoration is the highest level of intervention for a landscape of this type. It describes a desire to return a garden to its original form through the repair of structures and renewal of planting.

ITEM	1
MANAGER'S REPORT #	29
COUNCIL MEETING	95/06/19

ITEM	8
DIRECTOR'S REPORT NO.	10
COMMISSION MEETING	95/06/07

DEER LAKE PARK - EAGLES' HERITAGE GARDEN

Repairs to landscape elements would be matched to the original design as accurately as possible.

It is important to note the critical nature of associated maintenance issues. Historic landscapes require continuous maintenance of various types, intensities and frequencies, to ensure that their intended character is retained. For this reason, the appropriate level of intervention must reflect maintenance costs and budgetary realities. To preserve basic site maintenance for public use may cost in the range of \$20,000 per year. To provide a mixed shrub and flower garden at the Eagles' site in the character of Century Gardens would require a full time gardener and supplies, at an annual maintenance cost of at least \$80,000. In endorsing the garden for heritage purposes, the Commission should recognize that a capital investment may be required between \$50,000 (lowest level - preservation) to a high of \$150,000 (restoration) and an annual maintenance cost of between \$20,000 and \$80,000.

NEXT STEPS

The level of conservation selected will be determined by a number of factors, including the future recreational and educational programming of the site, the recommendations of the Heritage Garden Assessment, the cost concerns associated with annual maintenance and overall appropriateness of the level of intervention selected for this specific site. The future use and programming of the heritage house still needs to be determined, and considered in relation to the Deer Lake master plan, and the public use of the garden. In addition, there may eventually be two other heritage houses west of the Eagles property to program and maintain. The prospect of successfully programming these buildings, preserving their heritage structure, and coping with parking in a residential area with limited space will be most challenging.

The City Council will be informed of the Commission's decision with respect to its request for endorsement, following which recommendations would be made regarding the carrying out of a heritage garden assessment and subsequent work to determine the extent of the site, develop management guidelines to fit it within the context of the Deer Lake Park masterplan and finally to develop a landscape plan for the garden.

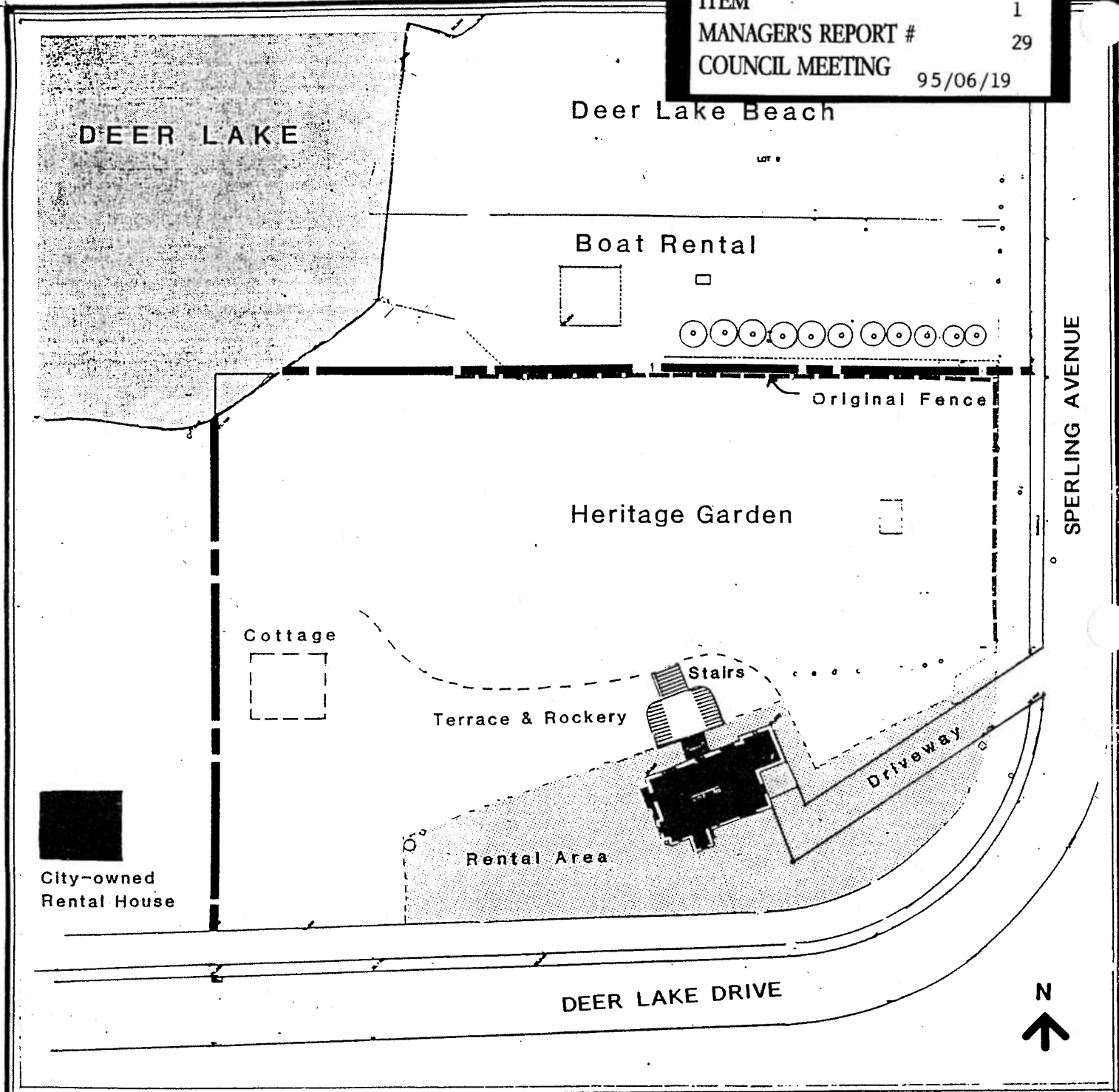
KC:JK:dl

Attachment (2)


c:\clark\ eagles.rep
950601

cc: Director Planning and Building
Director Tax and Licence

ITEM	1
MANAGER'S REPORT #	29
COUNCIL MEETING	95/06/19



Date: 95/04/19
Scale: N.A. 106
Drawn By: JW

 City of Burnaby
Planning & Building Dept.

Eagles Estate

Dwg.# O.P. 37-2-63s

ITEM ~~8~~
DIRECTOR'S REPORT NO. 10
COMMISSION MEETING 95/06/07

OP37-

ATTACHMENT #2

CITY OF BURNABY
INTER OFFICE MEMORANDUM

TO: DIRECTOR PLANNING AND BUILDING DATE: 1995 May 03
FROM: CITY CLERK OUR FILE NO:
SUBJECT: EAGLES ESTATE, ITEM NO. 1, CITY MANAGER'S REPORT NO. 21,
1995 MAY 01

1 29
ITEM
MANAGER'S REPORT #
COUNCIL MEETING
CE/CC/TC

Please be advised that Council, at the regular Council Meeting held on 1995 May 01, received the above noted report and adopted the following recommendations contained therein:

1. "THAT the Eagles House be repaired for rental as a residence until such time as it can be utilized for park or public purposes.
2. THAT the Eagles House and garden be designated as a City Heritage site and that staff be instructed to prepare a bylaw which outlines the extent of the garden and the guidelines for the management of the site's heritage character.
3. THAT authorization be given to demolish the small cottage at the west end of the site.
4. THAT copies of this report be sent to the Community Heritage Commission and the Parks and Recreation Commission for their concurrence."

D. R. Comis
CITY CLERK

DRC:le

cc: Director Recreation and Cultural Services
Director Finance
Director Engineering
City Solicitor
Committee Secretary - Heritage Advisory Committee

RECEIVED IN
PARKS
AND RECREATION REFER FILE
MAY - 4 1995

	Initial	Date
PL	<i>[Signature]</i>	
AG	<i>[Signature]</i>	

ITEM 1
MANAGER'S REPORT # 29
COUNCIL MEETING 95/06/19

~~DIRECTOR'S REPORT NO. 10
COMMISSION MEETING 95/06/07~~

CITY MANAGER
EAGLES ESTATE
1995 APRIL 25 PAGE 5

~~ITEM 1
MANAGER'S REPORT # 21
COUNCIL MEETING 95/05/01~~

Appendix I

"EAGLES ESTATE HERITAGE FEATURES"

House

Dr. Blythe and Dr. Violet Eagles purchased land at the southwest end of Deer Lake in 1929 and began to develop their home and garden. The house was designed by the Eagles themselves in the English Cottage style and incorporated imported English steel and lead casement windows. The stucco house with its terraced entrance stairs was completed in 1930. The chimney for the house was designed and built with a unique spiralled flue to increase its draft by local bricklayer and pioneer socialist M.L.A. Ernest Winch.

The house remains almost in original condition. The lack of maintenance in recent years has allowed some deterioration to take place of original features. The conservation of the house will require the replacement of the roof shingles and gutters. This work will require the repair of the eave board and rafters and removal of the virginia creeper ivy from the house. The old main entrance facing Deer Lake will also require new concrete stairs and possibly reinforcement or reconstruction of the terraces and stairs which lead to the gardens. The interior of the house requires some minor repairs and redecorating before it can be leased for residential purposes.

Gardens

The gardens of the house were laid out in a series of terraces and rockeries incorporating exotic plant material. Dr. Blythe Eagles was the Dean of the Agricultural Department at the University B.C. and Dr. Violet Eagles had a special love of plants and gardens. They both were active members of the South Burnaby Garden Club and contributed significantly to the promotion of horticulture in Burnaby. Together they created a garden unique in Burnaby which survives essentially unchanged from their original design intentions. The garden has a strong basic design; however, it has progressively seen less maintenance in recent years and will require significant horticultural work to restore its display potential.

Some of the special features of the garden today include what is believed to be the city's largest magnolia tree which at 50 feet tall is an exceptional and spectacular specimen. The garden also includes a very old specimen quality japanese maple which was rescued from an old Victorian garden in New Westminster. Other trees on the property include a liriodendron or tulip tree, oaks, dwarf alberta spruce, and horse chestnut. Another unique feature on the property is the original wooden fence and gates which still survive. Although in poor condition the fence could be repaired and/or duplicated to enhance the landmark nature of the gardens.