

**REPORT
1996 MAY 27**

**CITY OF BURNABY
COMMUNITY HERITAGE COMMISSION**

**HIS WORSHIP, THE MAYOR
AND COUNCILLORS**

RE: 5255 SPERLING AVENUE (WALKER HOUSE)

RECOMMENDATION

1. THAT Council be requested to authorize the expenditure of up to \$72,000 from the 1996 Land Assembly portion of the Capital Budget for the repair of the Walker House at 5255 Sperling Avenue.

REPORT

The Community Heritage Commission, at its meeting held on 1996 May 22 received and adopted the attached report recommending the repair of the Walker House to bring it to rental standard. This initiative will stabilize the last vacant City building in Deer Lake Park and allow the house to be rented until it can be utilized for park or public use.

Respectfully submitted,

Councillor Doreen Lawson,
Chair

Councillor Doug Drummond,
Vice Chair

cc: City Manager
Director Planning and Building
Director Recreation and Cultural Services

TO: COMMUNITY HERITAGE COMMISSION
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: 5255 SPERLING AVENUE (WALKER HOUSE)

1996 May 16

PURPOSE: To advise the Heritage Commission of the estimated repair costs required to make the Walker House suitable for rental purposes.

RECOMMENDATION:

- 1.0 THAT Council be requested to authorize the expenditure of up to \$72,000 from the 1996 Land Assembly portion of the Capital Budget for the repair of the Walker House at 5255 Sperling Avenue.

REPORT

1.0 BACKGROUND:

The house at 5255 Sperling, known as the W. J. Walker House, dates from 1907. This building is one of the oldest dwellings in the Deer Lake area (see attached Appendix I). The lot on which the house is situated and the lands west of Sperling Avenue lie in the Deer Lake Park area. The house would be utilized for rental purposes until such time as it is required for park or public use.

This building has remained vacant since early 1993 and was the subject of a report from staff. The report indicated that the estimated repair costs were approximately \$50,000 and the estimated potential rental income was \$600 - \$700 per month in 1993. At the time funds for the upgrade were not available and the possibility of leasing the house "as is" for residential rental purposes was discussed but not considered appropriate due to liability and legal concerns. The house has remained boarded up.

2.0 CURRENT SITUATION:

The house has been inspected by Planning, Engineering (Maintenance), Licence and Building Inspection staff. A list of required work to make the house habitable and to remove some poor quality additions has been prepared (see attached Appendix II).

The estimated costs for the repair work have been reviewed by the Engineering Department and are estimated to be \$72,000. The estimated rents are in the \$700 monthly range, or \$8,400 per year. These costs would be recovered over a period of approximately 8.5 years.

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The Heritage Commission has, through the major civic project staff, successfully repaired the Edgar House and the Eagles House has been repaired by the Engineering Department. It is anticipated that both of these houses will be rented in the next few months and will be producing income that will begin to recover their repair costs back to the City. The 1996 Capital Budget has an allocation, subject to Council approval of \$115,000 for the maintenance of the City Heritage buildings not included within existing maintenance programs. Some of these funds are being utilized to complete the work on the Edgar House.

Other buildings which are in need of significant attention this year are the Ceperley House Gardener's Cottage and the stable/garage on the site. The Licence Department has requested that the exterior of the Eagles House be painted to improve the appearance and protect the finish of the house. In addition, there is a need to assess the condition of other City buildings with a view to developing an annual maintenance program to ensure that the buidings are kept in a stable condition.

The repair of this building to rental standards will stabilize the last vacant City building in Deer Lake Park and allow the house to be rented until it can be utilized for park or public use.


D. G. Stenson
Director Planning and Building


BR/hr

Attachments: Appendices 1 and II

cc: Director Finance
Director Engineering
Director Recreation and Cultural Services

APPENDIX I

William J. Walker House
5255 Sperling Avenue

Heritage Value Assessment

History of Site:

Mr. and Mrs. William J. Walker purchased his small waterfront parcel of acreage at Deer Lake from their close friend and Deer Lake resident and post office operator, Maud S. Woodward in 1907. It appears from all available historic evidence from local directories and assessment rolls that the house was constructed in 1907. Lumber for the house was milled by the Deer Lake Lumber Company which had been established on the lot adjacent to this property in 1906. A photographic view of Deer Lake taken from the top of the Sperling Avenue hill in 1908 shows the completed house with an adjacent barn.

Historical Context:

The 1909 local directory lists William J. Walker as being a "rancher". This is a common description for a local resident engaged in operating small scale market gardens and poultry farms. From the early 1890's until 1909 this was the most common type of residential development in the Deer Lake area before the real estate boom transformed the area into "Burnaby's Shaughnessy" creating the upper-class country character around the lake. The Walker House represents the last residential building intact from this early farming era within Deer Lake Park and also is a good example of a typical Burnaby "working-class" cottage from this period.

It should be noted that this home is essentially the oldest intact building on Deer Lake. The Woodward Cottage at 5141 Sperling Avenue, although constructed in 1904, has been completely renovated and modernized to such a degree that its original architectural features have been lost.

Architectural Integrity

This small house can be described architecturally as an Arts and Crafts styled cottage. The home's exterior has modern additions and treatments which have changed the appearance of the original building. The south facade of the house is obscured by an enclosed verandah and small furnace room addition. Also on the south facade a large incompatible dormer window has been added to the second floor roof shed. The building was recovered with raked cedar shingles over the original fir tongue and groove siding in the 1930's. Despite these additions, the original form and materials of the home remain substantially intact.

The interior of the house includes some quality Arts and Crafts design details that add considerably to the architectural interest of the house. The large main living room is the principal room of the cottage and offers the potential for a future new community use. The room features a high ceiling which is beautifully covered with fir beams and panels which are still finished with original varnish. Projecting into the center of the room also is a fireplace which has survived with its original "Clayburn" brick hearth.

JW:hr

APPENDIX II

**Walker House
5255 Sperling Avenue - List of Work**

- Roof - replace duroid/gutters and downspouts
- Windows - repair or replace aluminium window in south dormer /alt. remove dormer
- Flooring - replace carpet or have wood floors exposed
- vinyl in bath/kitchen
- Interior - repaint entire interior - gut and re-drywall upper floor room
- Repair Fireplace - clean and check flue - repair as required
- Bathroom - new toilet, sink, hot water tank, tub surround, check all fixtures
- Plumbing - general upgrading
- Wiring - repair and rewire to meet Inspector's specifications, provide new outlets and dryer and relocate stove plugs as required, smoke alarms wired in
- Doors - repair or replace as required
- Roof drainage - carry away from house as necessary /provide drain tile system
- Structural - replace exterior corner, fascia and
- barge boards as required to match existing paint trim
- investigate foundation condition
- Exterior - remove south side shed addition
- provide new entry to furnace room - landing and stairs
- weatherproof (paint) siding, repair as required
- Kitchen - remove and replace cupboards
- replace sink and fixtures
- Site - Cut back trees and hedge /provide rear yard area approx. 50' x 50'
- provide 10' side yard on south side of house
- Furnace - service boiler /replace "B" vent
- General Cleanup - interior)
- yard) not included at this time

APPROXIMATE ESTIMATED COSTS: \$72,000 (Engineering Department)

BR:hr

