

SUBJECT: EAGLES ESTATE HERITAGE GARDEN ASSESSMENT REPORT

RECOMMENDATIONS:

1. THAT the Commission concur with the findings of the Eagles Estate Heritage Garden Assessment Report as a basis for pursuing a Conservation Management Plan.
2. THAT Parks and Planning staff in consultation with Rink and McGinn Associates be authorized to prepare a report on the Heritage Development Potential of the Eagles' Garden and, subsequently, to provide a Conservation Management Plan for the site.
3. THAT City Council be so advised.
4. THAT the Community Heritage Commission be so advised.

REPORT

BACKGROUND

Appearing on this agenda under 'Correspondence' is a memo from the City Clerk dated 1995 December 12 pertaining to the above captioned subject. On 1995 June 07 Commission concurred with the Council decision to designate the Eagles' house and garden as a City heritage site. Among five recommendations for the site, Council approved: "THAT the Eagles garden be reviewed to determine the extent of the site that should be designated as a heritage garden..." A report was subsequently prepared for the Heritage Commission and approved by Council on 1995 July 10, which outlined a proposal to conduct a heritage value assessment of the Eagles Estate Garden. The heritage value assessment report has now been completed, reviewed and adopted by the Community Heritage Commission.

This report will summarize the contents of the Consultant's report, as well as clarify the next steps, which include an assessment of the site's heritage development potential prior to the development of a Conservation Management Plan.

HERITAGE GARDEN ASSESSMENT

Through the use of sanctioned heritage assessment criteria the Consultant has provided an in-depth evaluation of the Eagles' landscape and the heritage features contained within. The assessment process identifies two critical factors: the site's historic significance, and its integrity. Historic significance is determined by an evaluation of a site's historical, aesthetic and cultural.

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values. Integrity is determined by the site's physical context and condition. Through a process of inventory and evaluation, the Consultant has provided a thorough assessment of the garden and its features which identifies all of these values as being very high, and the overall heritage value as being very significant, in spite of one third of the features being rated in poor condition.

This Heritage Garden Assessment determines a site's heritage importance and assumes the first phase of a two phase process measuring the relative value of a heritage landscape.

ASSESSING A SITE'S LANDSCAPE DEVELOPMENT POTENTIAL

The second phase in assessing the value of a heritage landscape is the Heritage Development Potential Assessment, which essentially defines the options and opportunities for a site. The Heritage Development Potential Assessment will evaluate various development options and opportunities for the garden as they relate to such factors as the condition, nature and location of the site, maintenance and operations requirements and costs, as well as re-use and multiple use development potential.

As shown in the Consultant's report (Attachment #1), this assessment is a necessary precedent to identifying compatible uses for the site and determining the appropriate level of intervention and restoration for the garden. It is through the evaluation of both past values (heritage importance) and future potential (heritage development potential) that a successful Conservation Management Plan is created. Without a Heritage Development Potential Assessment, any suggestions within the Executive Summary of this report proposing a complete site restoration must be considered premature.

SITE CONTEXT: DEER LAKE PARK

Future opportunities for the site are affected by its context within Deer Lake Park, which has a large number of both natural and man-made heritage features worthy of protection. Deer Lake Park's unique heritage landscape is partly the result of its remarkable survival, which is a result of the majority of the lands being purchased by Burnaby for park development. The Deer Lake Heritage Precinct (Attachment #2) appears to be the largest neighbourhood of essentially intact historic homes and gardens for park purposes in the province.

The positive relationship between the Eagles Estate, Deer Lake Park, and the Deer Lake Heritage Precinct will be thoroughly analyzed in the proposed report. Factors to be considered in the site's relationship to Deer Lake Park include, but are not limited to, parking and access opportunities, circulation and linkages between facilities, interpretive potential, and the physical condition of the site and its features (including environmental concerns).

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~~DIRECTOR'S REPORT NO.~~ 1
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NEXT STEP

The Eagles Estate Heritage Garden Assessment report notes, "The potential for the successful development of the site will depend on balancing the level of intervention required to protect the heritage value of the site with the ability to provide meaningful experiences for the public at a reasonable cost." The next step will be twofold, beginning with a Heritage Development Potential Assessment, and concluding with a Conservation Management Plan which identifies site use and level of intervention desired.

SUMMARY

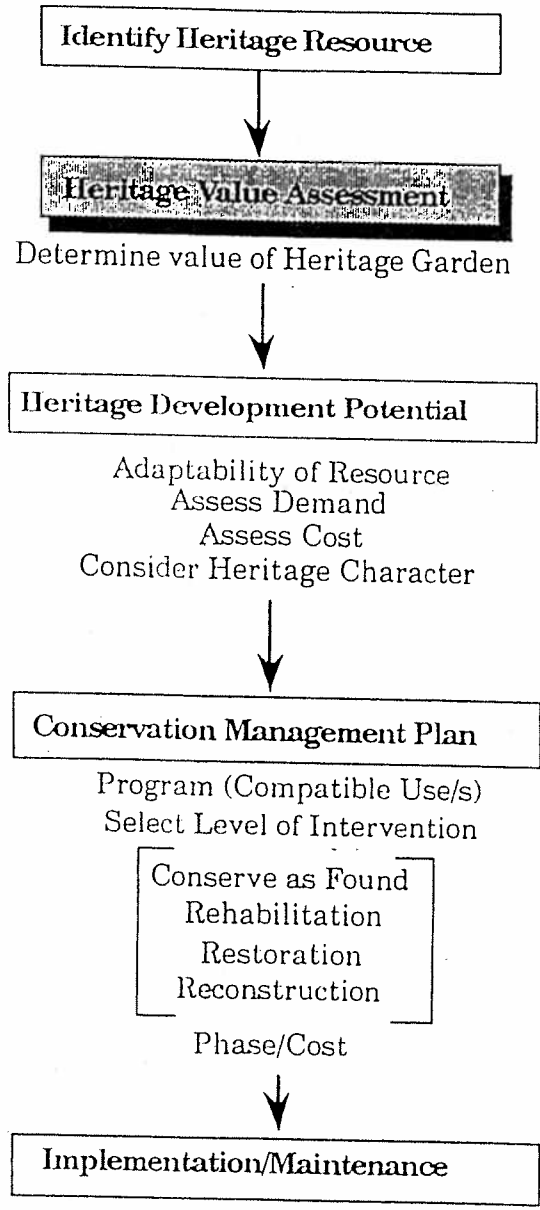
The need to proceed with the second phase of the site assessment prior to the development of a Conservation Management Plan has been articulated in this report's second recommendation in order to clarify the recommendation as it was adopted by Council.

With Commission approval, Parks staff will proceed to work with Planning staff and the Consultant, to report on the site's heritage development potential, and provide a thorough analysis and evaluation of various conservation management options and economic requirements. Funding for this report will come from the Community Heritage Commission. Upon completion, the Conservation Management Plan and development program can be brought to Commission for approval.

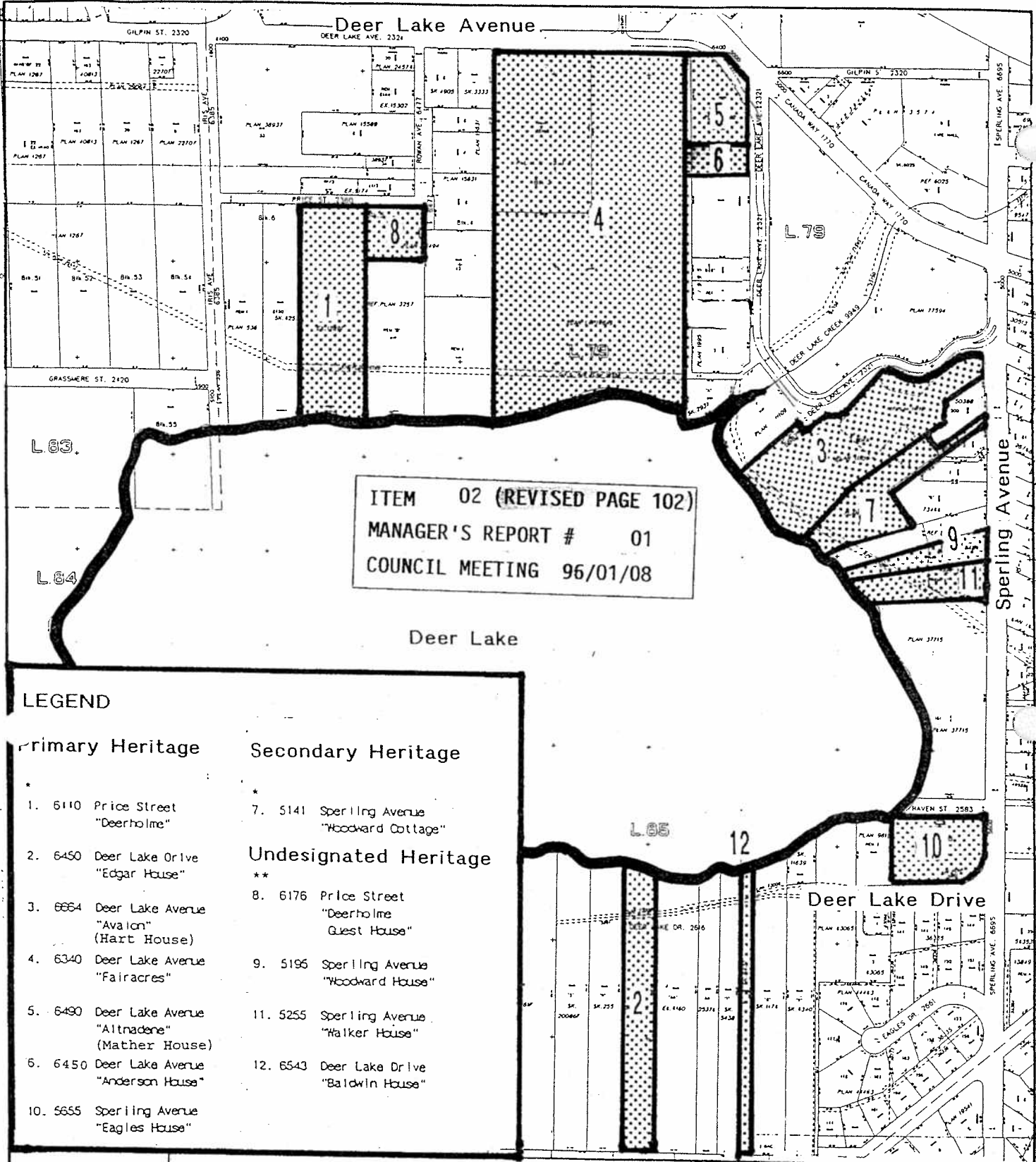
JK
KC:dl
Attachments (2)
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951215

cc: Director Planning and Building

The diagram below outlines the steps of the preservation process, from identifying a heritage garden resource to the development of a conservation management plan and its implementation.



Rink & McGinn Associates



ITEM 02 (REVISED PAGE 102)
 MANAGER'S REPORT # 01
 COUNCIL MEETING 96/01/08

LEGEND

- | | |
|---|--|
| Primary Heritage | Secondary Heritage |
| 1. 6110 Price Street
"Deerholme" | 7. 5141 Sperling Avenue
"Woodward Cottage" |
| 2. 6450 Deer Lake Drive
"Edgar House" | Undesignated Heritage |
| 3. 6654 Deer Lake Avenue
"Avalon"
(Hart House) | ** |
| 4. 6340 Deer Lake Avenue
"Fairacres" | 8. 6176 Price Street
"Deerholme
Guest House" |
| 5. 6480 Deer Lake Avenue
"Altradene"
(Mather House) | 9. 5195 Sperling Avenue
"Woodward House" |
| 6. 6450 Deer Lake Avenue
"Anderson House" | 11. 5255 Sperling Avenue
"Walker House" |
| 10. 5655 Sperling Avenue
"Eagles House" | 12. 6543 Deer Lake Drive
"Baldwin House" |



PROJECT
**DEER LAKE
 PARK**
 Heritage Properties

DESIGNED BY
DRAWN BY
CHECKED BY
DATE DEL 18/96
SCALE NTS

BURNABY
 parks & recreation
 department
 DRAWING No.
 Op # 37-2-665
 REV. 1