

TO: CITY MANAGER

1999 July 19

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REPORT ON HOUSE AND TREES AT 5775 PANDORA STREET**

PURPOSE: To respond to Council as requested at the 1999 June 28 meeting regarding an item of correspondence regarding a possible heritage home and stand of trees located at the corner of Pandora Street and Sea Avenue (5775 Pandora Street).

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**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to the Loeppky family, owners of the property.
2. **THAT** a copy of this report be sent to the Community Heritage Commission for information.

**REPORT**

**1.0 BACKGROUND:**

At the Council meeting on 1999 June 28, Council received a letter from Carylann Loeppky requesting information about the possibility of preserving a house at 5775 Pandora Street located on two lots and a group of trees located on and adjacent these lots (see *attached* sketch). Information on the value of the trees and the heritage value of the house was requested, along with information about options that are available for the family before the property is offered for sale.

**2.0 HERITAGE ASSESSMENT**

This house is a simple front-gabled, craftsman-style home constructed in 1932 and occupied by Robert M. Wark, a log scaler, and his wife Leona Wark. The exterior's original decorative elements are largely intact and include decorative cedar shingle siding and arched sash windows. The overall condition of the house remains fair to good. However, the original front porch entrance has been altered and some exterior maintenance and repair is required.

The Wark House was not included in a preliminary inventory of heritage structures conducted in 1985 that listed buildings constructed prior to 1930. The house does not rate highly in a city-wide heritage assessment as it is a typical example of its kind with many similar homes remaining throughout the City. It should be noted that it is one of a small number of remaining older character homes of the historic Capitol Hill neighbourhood. It is representative of the suburban homes of modest scale built during the Great Depression after the Capitol Hill re-subdivision scheme of 1930.

In consideration of the typical design features and modest scale of the home combined with its relatively minor historical significance, staff would conclude that the Wark House is not high priority for preservation through protection by heritage designation or the implementation of a heritage revitalization agreement. Low heritage value does not preclude the current or future property owners from retaining the structure as a viable single family dwelling. However, the home's location on the property line between two legal lots does create an incentive for its future demolition or relocation.

### 3.0 SIGNIFICANT TREES

The two lots have a number of trees on the property; however, the largest and most valuable trees appear to be on City property along the Pandora Street frontage.

#### 3.1 Privately-owned Trees

- *Apple Tree*

There is a large, very old apple tree in the centre of the rear yard of the property which apparently produces an unusual variety of apples. It is not possible to identify the type of apples at this time of year but this could be done in September. Due to the location and condition of the tree, it is not likely to be retained if development occurs.

There may be some merit to retaining a sample of this species as part of the heritage orchard being developed at Burnaby Village Museum's Love Farmhouse garden which will contain historic varieties of fruit trees known to have been grown in Burnaby. In the winter it would be possible to take cuttings for grafting onto a young tree with the owner's permission if the variety of the apple has been determined to be indeed a rare variety.

- *Chestnut*

The chestnut seems in fair condition but is currently crowded by the house and other vegetation, hence not of the best form. It is of approximately 10 inches in diameter and 30 feet in height. If the house were retained there is no reason why this tree could not be protected and also retained as it is still a relatively young tree.

#### 3.2 City-owned Trees

- *Broadleaf Maple:*

This tree is at the south-east corner of the property and appears to straddle the property line. This tree is in fair to good condition and is certainly prominent in the community. However, it is verging on 'over mature' as evidenced now by some crown dieback and will likely continue on a slow decline. Deadwooding and care could preserve this tree for perhaps a decade or more.

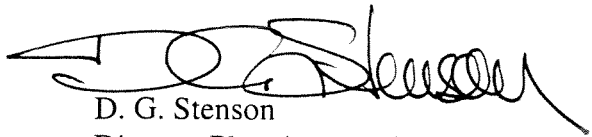
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- *Western Red Cedars:*  
There are three large landmark cedars which are on the Pandora Street boulevard on City property. Two of these trees appear to be in very good condition while the third one at the corner of the lane has been topped and is not such a good specimen.
- *Pacific Dogwood:*  
This multi-stemmed tree is growing out of the decayed remains of an older tree. This tree is also growing under the canopy of the cedars and lacks a strong upright stem that would make it desirable for retention. It is also on the Pandora Street boulevard.
- *Lawson Cypress:*  
There is a tall cypress, possibly on the lane right-of-way at the west end of the site, that once had five companions which have since died. The tree in question has two co-dominant leaders and other smaller sub-dominants. The tree is declining and would not be a good candidate for retention. The final cedar at the other end of this line appears in good condition but is likely to be unattractive once the five dead trees are removed and it is exposed. It may also succumb to the same fate as these trees - lane disturbance is virtually up to the trunk.

#### 4.0 CONCLUSIONS:

This 1932 character home is situated on two lots and has a number of attractive trees which form a backdrop for the adjacent Capitol Hill School and George Green Park which lies across Pandora Street to the south of this property. It would be desirable to retain the stable trees which are on City property; however, the value of the house as a heritage building does not appear to be significant enough to warrant preservation through Council action in this case.

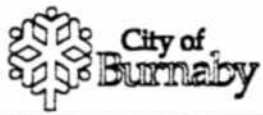
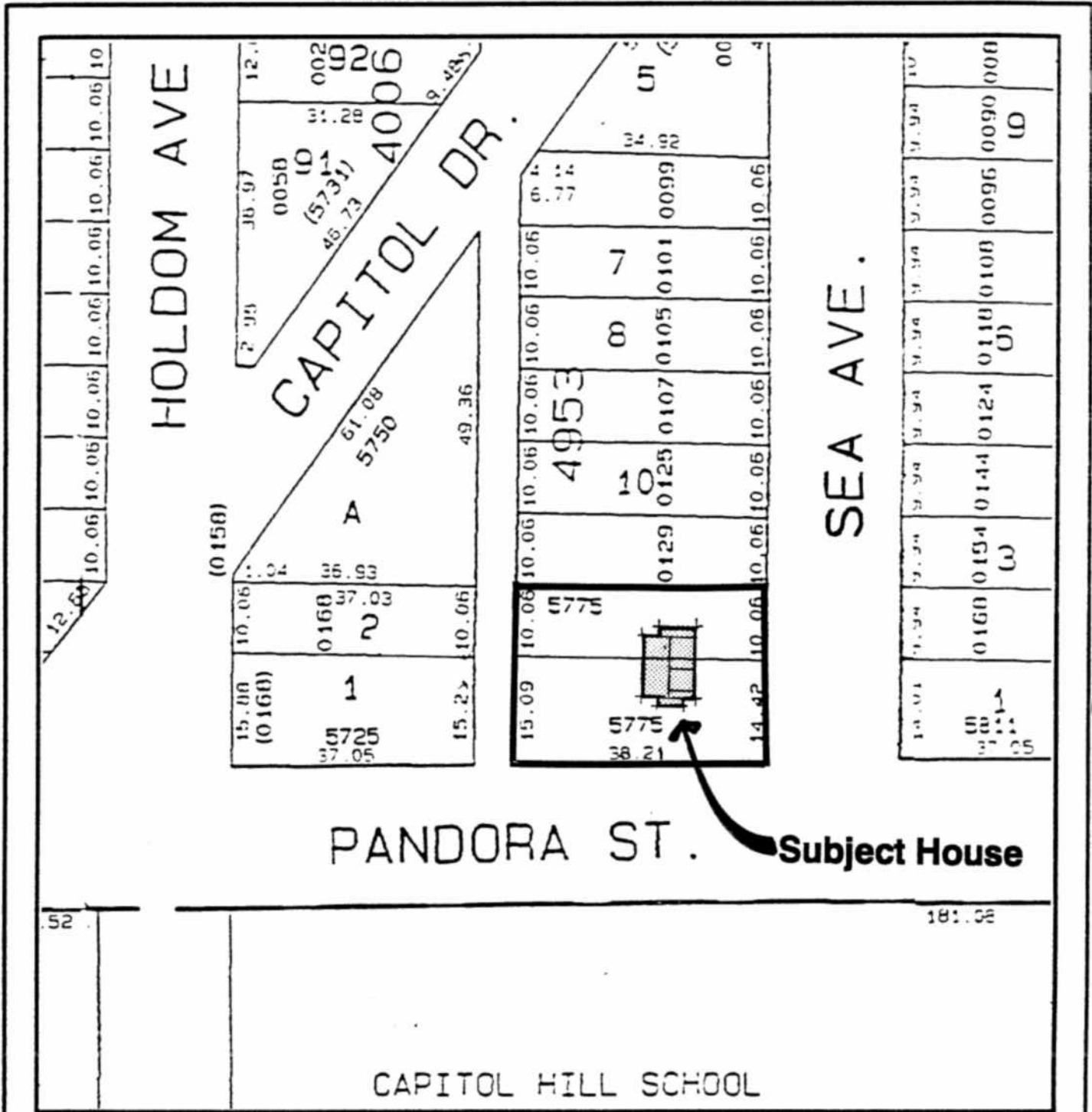


D. G. Stenson  
Director Planning and Building

BR/JW:hr  
Attach.

cc: Director Parks, Recreation and Cultural Services

a:\5775 Pandora



Planning And Building Department



Scale= N.T.S.  
 Drawn By: JPC  
 Date: July 1999

**House At 5775 Pandora Street**

Sketch #1