

2000 January 20

TO : CITY MANAGER

FROM : DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT : EAGLES ESTATE HERITAGE GARDEN

PURPOSE : To provide Council with an update regarding the Eagles Estate Heritage Garden and to request Council to forward a copy of the report to the Community Heritage Commission for review and comment.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to the Community Heritage Commission for review and comment.

REPORT

At its meeting of 2000 January 19, the Parks, Recreation and Culture Commission received the above noted report and adopted the four recommendations contained therein.



Kate Friars
PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

c:\data\council report\PK-Eagles Estate Heritage Garden

cc: Director Planning and Building

SUBJECT: EAGLES ESTATE HERITAGE GARDEN

RECOMMENDATIONS:

1. That the detailed designs for the Eagles Estate Heritage Garden be approved in principle.
2. That staff be directed to research options for funding, construction, maintenance and operation of the Eagles garden property and to develop an implementation schedule upon completion of the Heritage Resource Management Plan, and within the context of priorities of the Deer Lake Management Plan.
3. That a copy of this report be sent to Council and, that Council be requested to send a copy of this report to the Community Heritage Commission for review and comment.
4. That a copy of this report be sent to the Burnaby Beautification Committee for information.

REPORT

1.0 SUMMARY

The detailed designs for the restoration of the Eagles estate garden have been completed. The designs follow the vision statement, principles and concept plans approved earlier by the Parks and Recreation Commission and the Community Heritage Commission. The design's major challenge was to convert a private residential property into a public open space while restoring the site's key historical features and protecting the local site ecology. Construction costs are calculated at \$725,000 while annual maintenance costs are estimated at \$90,820. A Heritage Resource Management Plan is to be undertaken shortly by the Planning Department to establish the program for the use of heritage properties within the park once completed, priority would be given to establishing an appropriate use for this house. This work should be completed prior to implementation of the restoration plans in order to ensure one unified design for the entire estate. A public meeting to display the plans for the entire estate should also be held prior to implementation. The Deer Lake management plan process identified the first order priority action needs are for the protection and enhancements of the natural areas, improvements in water quality and creation of trails, with second order priority for the provision of access to historic elements of the park. Upon completion, the restored house and garden will become a significant historical and horticultural display and interpretive feature within the park.

2.0 INTRODUCTION

In January of 1999, the Parks and Recreation Commission and the Community Heritage Commission approved the vision statement, objectives, and design principles for the restoration of the Eagles Estate Heritage Garden. The vision statement and the objectives provided the framework from which design principles were developed. The design principles addressed the scope of heritage conservation, the influence of environmental changes, general principles of public use, and linkages to provide access, interpretation, and views.

In April of 1999, the Parks and Recreation Commission and the Community Heritage Commission approved the Conceptual Design Plan in principle (Attachment #1), subject to final review during the detailed design phase. Detailed designs and cost estimates for the implementation of the plan and future maintenance of the garden have now been completed. The detailed designs, which follow the conceptual plan, fulfill the objectives for the preservation and reconstruction of the character defining elements and integration of the garden as a public feature within Deer Lake Park in accordance with the Deer Lake Park Management Plan. The goal of the design process has been to restore to the fullest extent, the character and features of the original garden while accommodating changes necessary to permit public access and environmental protection. Pending approval of the detailed designs, the next steps are to assess options for implementation including opportunities for community involvement in development, maintenance, and operations of the house and garden.

3.0 DETAILED DESIGN PROCESS

The detailed design of the Eagles Estate achieves a balance between the preservation of a distinctive residential garden with the need to provide modifications and additions to ensure its transition to a public feature. The intimacy and personal expression of the character defining elements have been retained while any modifications or additions facilitating public use have been designed in sympathy with the distinct residential character of the garden.

Consultants were retained to assist in the design and costing of key features including a drainage system, the water features, and the reconstruction of the central staircase. Each was selected for their experience with heritage oriented projects and sensitivity to the goals of this project.

In the design process, consideration was given to the fact that future programming of the garden should respect the integrity of the relationship between house and garden. Special attention has been given to accommodating public access to the house and the adjacent terraces. Handrails on the central staircase and guardrails along the edge of the upper terrace provide for public safety while hard surfaces adjacent to the house provide for year round use. The reconstruction of the water feature west of the house will add a sense of discovery and a delightful ambiance. Provisions have been made for potential reinstatement of decorative lanterns at the top of the staircase and the addition of garden lighting to extend programming opportunities into the evening.

The contextual implications of the Eagles Estate within Deer Lake Park is an important consideration. The plans propose to open up views within the garden and between park and garden by removing overgrown and volunteer shrubs. The original massing and character of planting will be reinstated, with significant plant specimens preserved. The transition to park surroundings will be accommodated with the western boundary taking on a more natural character and the inclusion of riparian habitat in the northwest corner flood zone. Recognition of the garden from the park is aided by entry arbors which provide gateways and an interpretive transition. The entry arbors echo the style of existing garden features and provide an introduction to the history of the Eagles Estate.

The environmental sensitivities of the lake have been considered through the adoption of the Land Development Guidelines. The garden is to be built and maintained under the principles of the Integrated Pest Management Program. Appropriate environmental setbacks from the lake have been established to protect the riparian zone ensuring no encroachment occurs beyond the Lake Loop Trail. In addition, sediment control guidelines have been developed as a means of protecting the lake from siltation during development.

The details of the designs and reconstructed elements are documented in a comprehensive package of 28 drawings with specifications which will be the foundation for implementation.

4.0 **PLANTING PLAN**

The approach to the planting plan is guided by existing plant specimens and the archival record. The planting scheme preserves significant trees and shrubs where possible, while observing the requirements of the integrated pest management program. The significant trees, such as the Magnolia and Japanese Maple below the house, have received special attention with every effort made to minimize disturbance around their root zones.

Where the original plant material is absent, as with the perennial beds, new planting is provided which is guided by archival photographic record. Efforts have been made to use plant varieties which would have existed at the time of the garden's development including feature plants such as Delphiniums and Roses. In addition, the use of varieties from the UBC introduction scheme acknowledges Blythe Eagles' tenure as Dean of Agriculture. Under the introduction scheme, researchers at the university have developed new varieties of plants.

The plan Attachment #2 highlights zones of common treatment including:

- existing plant specimens to be preserved including plants to be transplanted because they have outgrown their current location.
- the display planting which includes extensive perennial beds and annual planting.
- new planting where there is no evidence of the original and where new public amenities are being added such as the north entry, the workshop and demonstration garden, and the driveway extension.
- shrub planting where the integrated pest management program applies.
- native plant zone (including riparian planting in the northwest corner of the garden which is within the 25 year flood plain).

The proposed drainage and grading changes will allow a return to the original garden style especially in the lower garden where rising lake levels have created unfavourable conditions for gardening and public access. Irrigation will be provided for planted areas to assist in the long term maintenance of the garden.

5.0 SITE STRUCTURES

The Eagles garden contains structures which are typical of the era and at the same time, an expression of the garden's creators. They provide a distinctive appearance and play an integral role in the structure of the garden.

The central staircase and retaining walls are considered to be one of the most prominent features of the garden. The staircase was designed to provide a formal link between house and garden. Geotechnical analysis found that the underlying soils are unstable and causing significant slumping and cracking. The consultant has determined that the entire structure is in need of reconstruction. Given the heritage value of the original staircase, it is proposed that the reconstruction retain much of the original design with some modifications to address code issues. These modifications include guardrails along the retaining walls and handrails on the staircase. The guardrails and handrails are intended to be understood as new structures yet integrate with the original.

The perimeter fence, east gate, and lichgate (Attachment #4) are also prominent elements and give the garden a defined boundary. They have been carefully documented to be fully reconstructed including the restoration of the hardware found on the gates. There exists a remnants of unusual trellis features (Attachment #4) that once provided separation between "garden rooms" and screened undesirable views. They have been documented and plans made for reconstruction. These elements are to be reconstructed in their original form and are residential in scale. Since they do not conform to typical park construction standards, it is likely there will be a higher maintenance cost associated with them. The photographic archive shows a rose arbor to the east of the house that provides a focus for that "outdoor room" in the garden. It is to be reconstructed in a similar but sturdier fashion to suit its place in a public park.

The existing garden shed falls within the area which will see the greatest change. What was the former compost area will become the new demonstration and workshop area. The shed, which is in very poor condition, will be replaced in time by a new structure of similar architectural design that will house maintenance equipment, gardening supplies, and electrical services.

The two new entry arbors at the north and west entries, as seen in Attachment #3, are designed in a manner similar to the fence but are distinguished from the heritage fabric in details and construction. They include interpretive panels which are intended to provide visitors with an introduction to the garden's history and its role within the heritage precinct. The interpretive panels are to be integrated with other heritage interpretation signs throughout Deer Lake Park and will include archival photographs.

6.0 WATER FEATURES

The pleasant sound of moving water was often included in gardens of this era. The Eagles built a connected system of cascading creeks and ponds making use of the abundant run-off from the slope above. Details have been developed for the reconstruction of these features observing the original layout and use of materials (Attachments #3). A new water supply and recirculating system has been proposed as residential development above has changed the supply of water. This will ensure that the water features will be active during the time of highest use, the summer months.

7.0 PUBLIC ACCESS

Public access is designed to minimize the impact on the heritage fabric while allowing access to all parts of the garden for public enjoyment. The new entry path to the north provides a convenient junction to the beach area of Deer Lake Park through the lower garden without altering the scale and appearance of primary garden display areas. The west entry provides an alternative point of access and introduction from the Lake Loop Trail. Secondary paths within the garden are intimate in scale and provide opportunities for discovery. They are to be restored preserving their scale and use of materials.

It is anticipated that future programming may include events staged in the garden requiring use of the lawn areas. Efforts have been made to ensure that lawn areas will be well drained and durable to accommodate public access most of the year.

In anticipation of public use of the house, changes to the driveway have been designed to allow for servicing and public access. An extension to the existing driveway will provide access for service vehicles and persons with disabilities. The provision of two parking stalls will assist anticipated staff requirements without forcing significant alterations to the garden structure.

8.0 SITE PREPARATION

The reconstruction of the Eagles garden will be preceded by removal of overgrown and undesirable plant material and removal of those garden features to be reconstructed such as the fence and lychgate. In view of future maintenance requirements, the soil in those areas inundated by undesirable plants such as blackberries will be removed and replaced. Volunteer trees and those in poor condition will be removed, followed by replacement of those trees that are significant to the design of the garden as part of the reconstruction.

Protective fencing and other precautions are to be provided during construction, to protect those features to be retained such as significant garden trees. Siltation controls will be put in place to prevent impacts on the lake during the course of the reconstruction.

The condition of the rockery walls found throughout the site varies and some will require reconstruction. Where this occurs, effective drainage will be installed to prolong the life of the walls.

9.0 DEVELOPMENT COST ESTIMATES

Cost estimates have been developed by the consultants and staff through detailed quantity take-offs. The estimates reflect the fact that reconstruction of existing sites with heritage value are a challenge due to constrained working conditions and the need for extraordinary protection measures. Reconstruction of heritage elements requires great attention to detail and present higher costs than new construction.

• Site Clearing and Preparation	\$56,363.00
• Site Drainage & stormwater management	77,580.00
• Grading (Lower Garden)	14,700.00
• Planting:	
- materials	32,939.00
- labour	133,925.00
- irrigation	59,095.00
• Staircase Reconstruction	105,711.51
• Perimeter Fence and Lichgate	22,498.95
• Entry/Interpretive Arbor Features:	
- North Arbor	13,825.00
- West Arbor	5,181.00
• New Path	6,250.00
• Rose Arbor	2,690.00
• Treillage	5,680.00
• Workshop	10,000.00
• Water Features:	
- Lower	88,800.00
- Upper	21,700.00
• Reconstruction of Rockery Walls and Steps	11,000.00
• Driveway Redevelopment	30,500.00
• Upper Terrace Reconstruction	16,305.25
• Environmental monitoring & reporting	7,000.00
Total:	\$721,743.71

Rounded off to \$725,000

10.0 MAINTENANCE COST ESTIMATE

For the purposes of this report, the costs for maintenance represent annual expenditures and are based on the assumption that all work will be done by City forces including one staff person dedicated to the garden full time. This estimate does not include house maintenance.

• Horticultural	\$81,250
• Forestry	\$ 1,120
• Structural and Site Furnishings	<u>\$ 8,450</u>

Total: \$90,820 per year

11.0 NEXT STEPS

Scheduling the implementation of the plan needs to take into consideration;

- 1) public priorities for capital
- 2) integration of the garden plans with the plans for the use of the rest of the site
- 3) availability and accessibility of the site.

The Deer Lake Park management plan public process demonstrated that there is strong public support for the restoration and the provision of access to heritage features within the park. While important in order to fulfill the mandate for the park, the public generally considered this as a secondary priority after more pressing issues such as protecting and improving natural areas, implementing water quality improvements, completion of the trail network and upgrading the beach area. These issues should be considered the more immediate programs to address

The Eagles estate consists of two interrelated elements - the house and the garden. Plans for the restoration and uses of both these elements should be developed simultaneously prior to any implementation to ensure an integrated, compatible program. Completion of the detailed garden restoration plans will help guide the planning for the future use of the house. While provision has been made in the plans for likely public use; the final possible uses of the house may have specific needs such as parking lot space, patios, or pathway connections that should be designed and installed prior to the restoration of the garden.

The development of a Deer lake Park Heritage Resource management plan is currently underway by the Planning Department. This plan is intended to provide direction for the maintenance, restoration and possible reuse options for heritage features. The recommendations can then be used to select the appropriate use for the building and garden. Public uses of the house are preferred, particularly those oriented toward the park environment. However, portions of the house may also be suitable for private ventures provided they are compatible with the park setting and allow occasional or partial public access.

At present, the tenant occupies the house and most of the upper garden area; restoration and public access to nearly 40 percent of the estate property is not possible until a public use is assigned.

Garden restoration should commence in a logical fashion beginning with the services and major structural items. Reconstruction of the walkways around the house, the staircase and retaining walls, the installation of the drainage system and reconstruction of the ponds would be first priority items, followed by landscaping, fencing and interpretive signage. Any gardenworks prior to the hard landscaping would be out of sequence and could suffer loss or damage from later large scale construction. Phasing the lower lawn area first is not cost effective or practical since this area is needed for construction access and for temporary siltation control ponds.

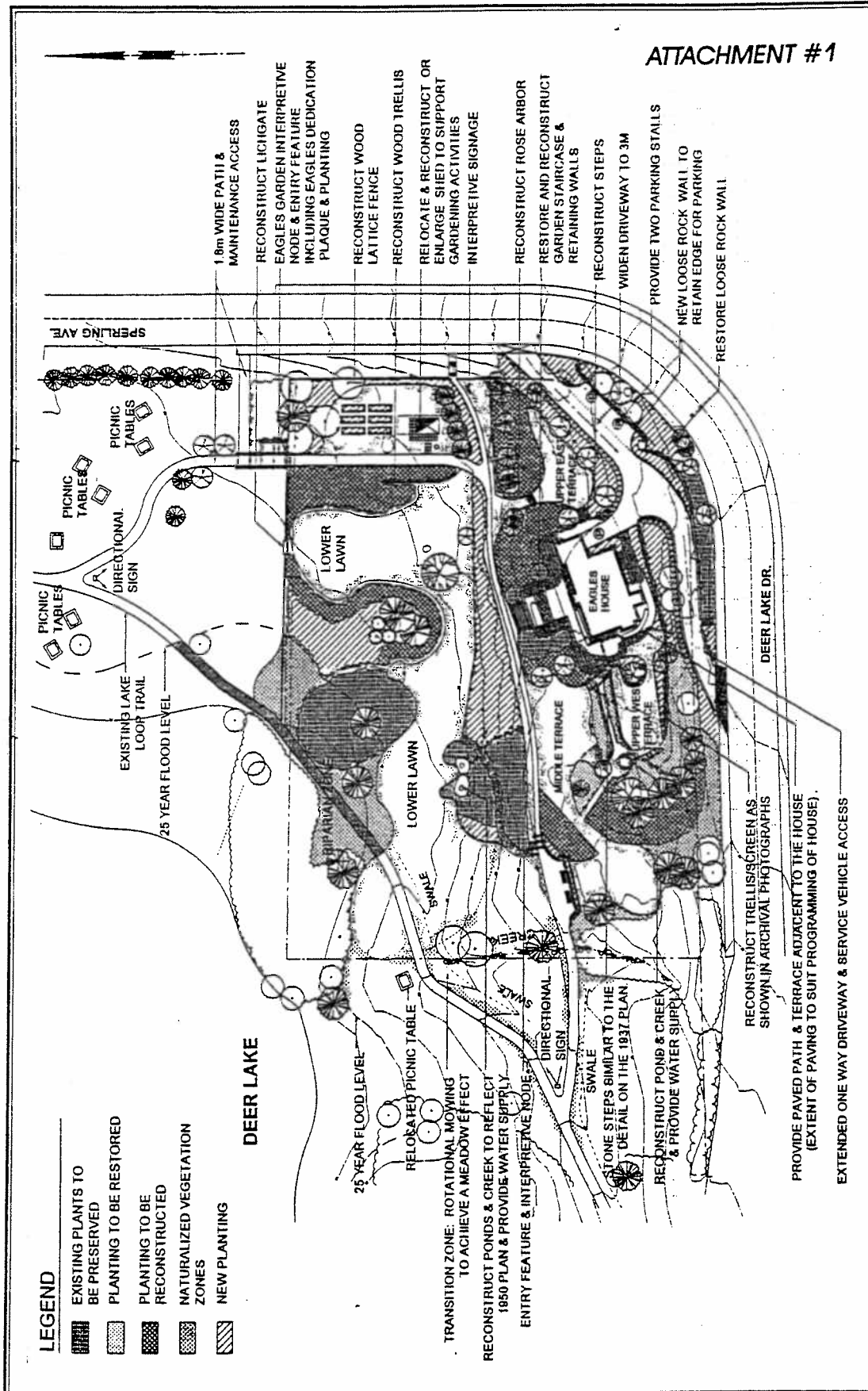
A restored Eagles Garden can become one of the City's most significant horticultural display features along with Century Gardens, Burnaby Mountain floral display beds, Burnaby Mountain Rose Garden and the Earl and Jennie Lohn Perennial Garden. Future development may provide opportunities for community involvement perhaps through community group participation, volunteer efforts or corporate and business sponsorship. In the interim, the level of effort assigned by the department towards garden maintenance and protection of valuable specimen plants will be doubled.

A public open house meeting is warranted upon completion of the Heritage Resource Management Plan to display the garden renovation plan and announce the program and schedule for the intended use of the house.

J.M.
JE:JK:dl

Attachments (4)
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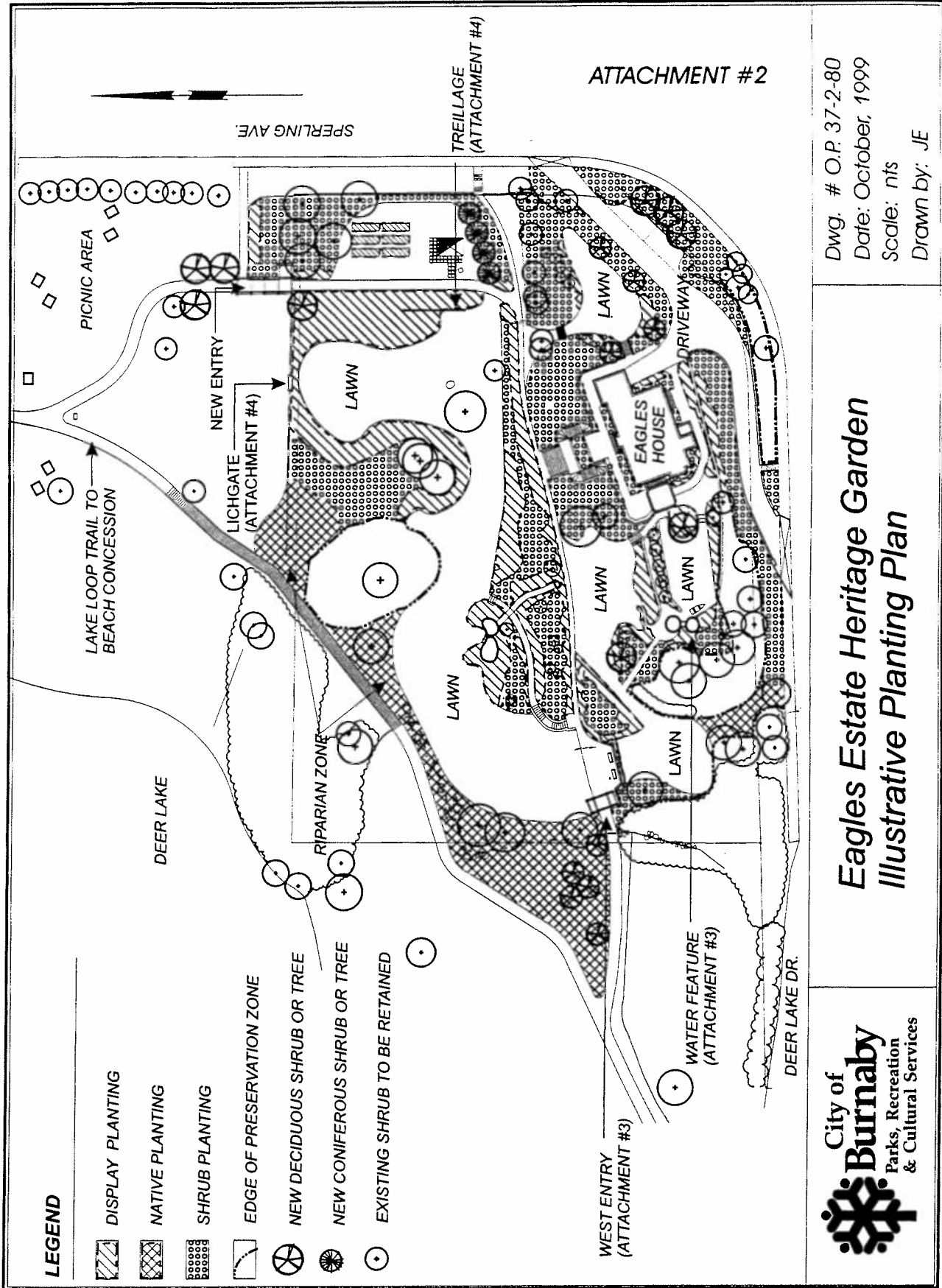
cc: Director Planning and Building

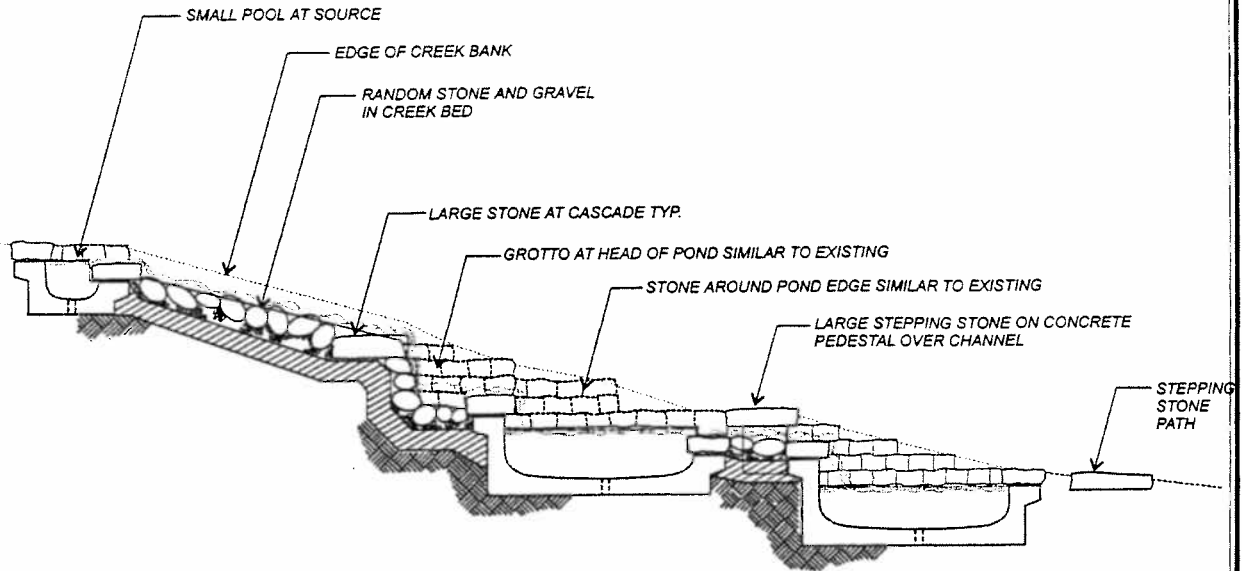


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 Date: October, 1999
 Scale: nfs
 Drawn by: JE

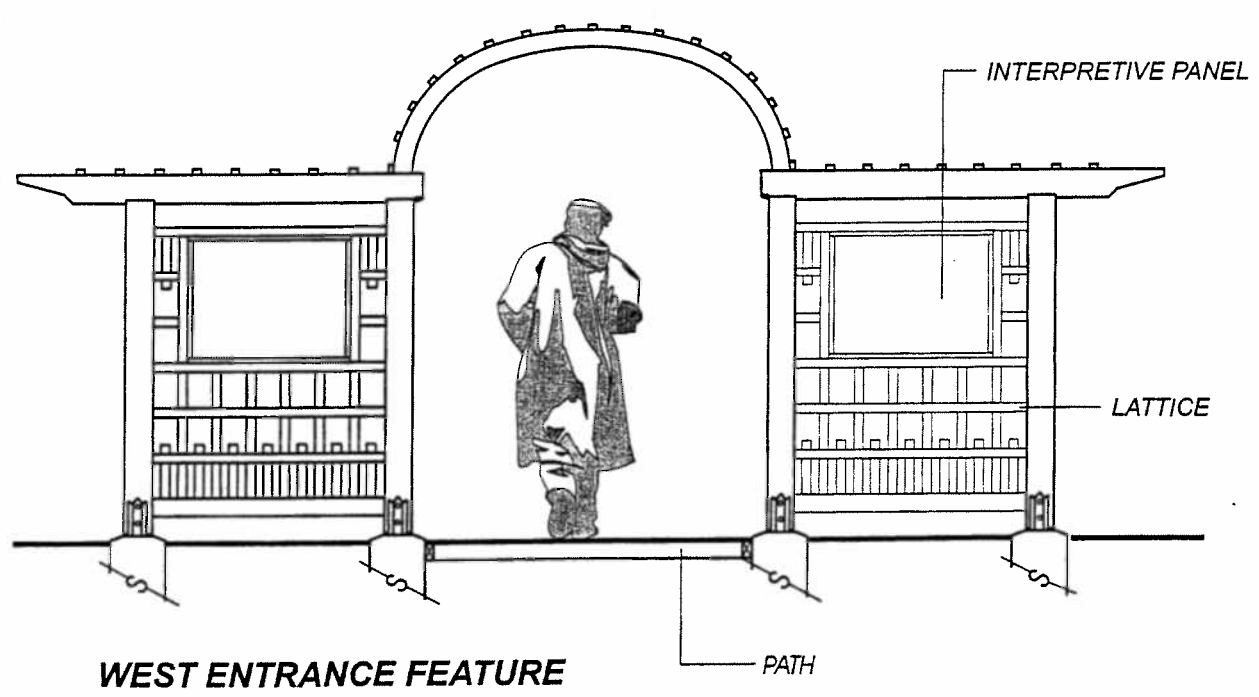
Eagles Estate Heritage Garden Design Concept Plan







UPPER CREEK AND PONDS

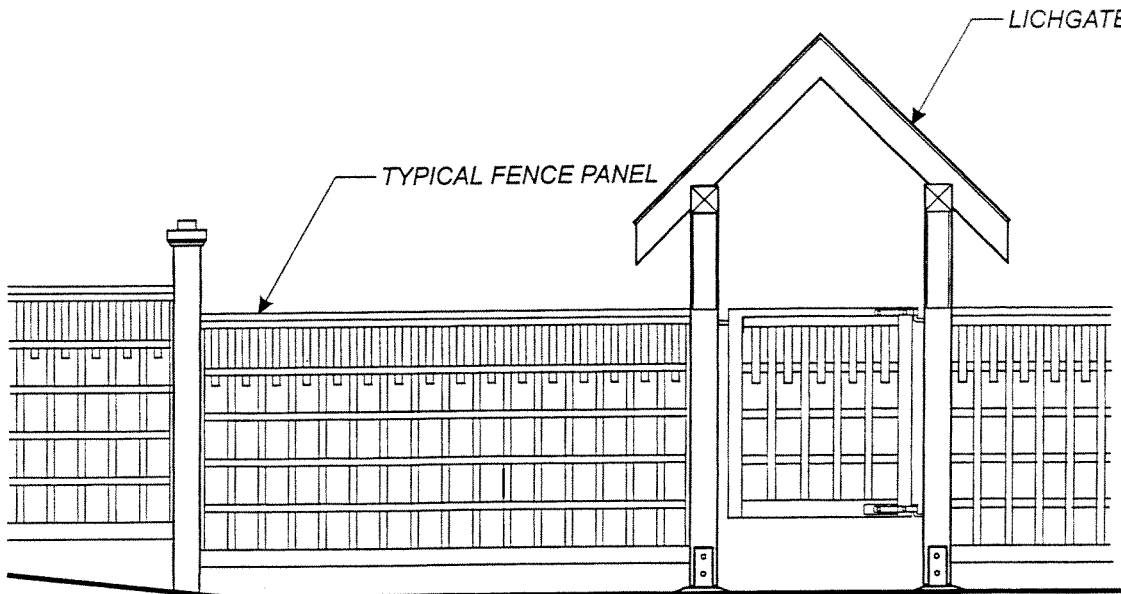


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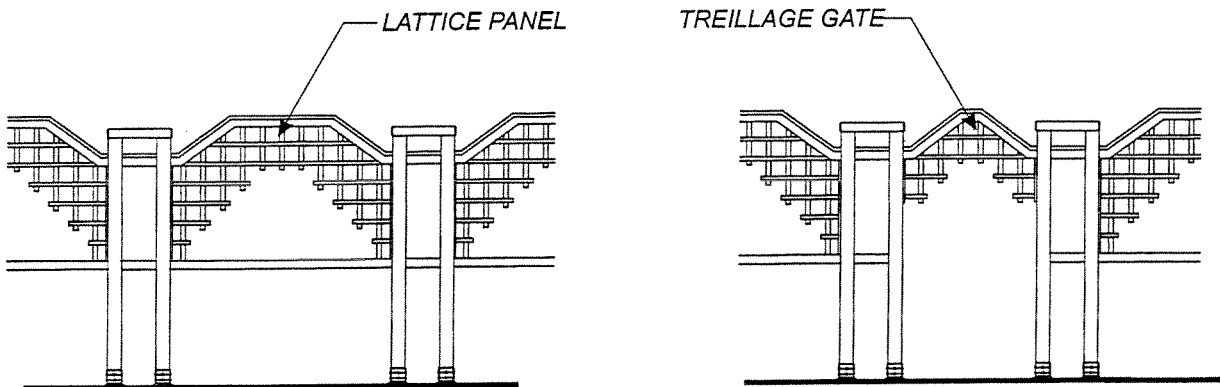


Eagles Estate Heritage Garden

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 Prepared By: JE



RECONSTRUCTED LICHGATE AND FENCE



RECONSTRUCTED TREILLAGE - LOWER GARDEN

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Eagles Estate Heritage Garden

Dwg. # O.P. 37-2-80
(3 of 4)
Date: October, 1999
Scale: nts
Prepared By: JE