

TO: CITY MANAGER

2002 March 20

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: HERITAGE DESIGNATION OF HISTORIC FLODEN HOUSE  
RELOCATED TO 7244 - 4<sup>TH</sup> STREET**

PURPOSE: To seek Council approval for the designation of the "Floden House" at 7244 - 4<sup>th</sup> Street as a heritage property prior to it being offered for sale by the City.

#### RECOMMENDATIONS:

1. **THAT** a heritage designation bylaw for the Floden House at 7244 - 4<sup>th</sup> Street be prepared and advanced to First Reading on 2002 April 08 and to a Public Hearing on 2002 April 23.
2. **THAT** a copy of this report be sent to the Community Heritage Commission with a request that the Commission provide a heritage plaque for placement on the Floden House.

### REPORT

#### 1.0 Background:

On 2001 January 08 Council authorized the relocation of the historic "Floden" family home from its original location at 7997 - 18<sup>th</sup> Avenue to its current location at a City-owned lot at 7244 - 4<sup>th</sup> Street in East Burnaby (see attached location sketch) following requests from the community to preserve this attractive and historic house that was slated for demolition. At that time Council authorized the funds for the moving and upgrading of the house and also authorized the heritage designation and sale of the house upon completion of the project. Work on the house is substantially complete with some interior painting and plaster repair to be completed. Upon completion of all the work, the City Solicitor will be offering the house for sale in the near future.

The purpose of this report is to pursue the process for the heritage designation of the property prior to the completion of the sale.

#### 2.0 Designation Process:

Under the terms of the Local Government Act provision is made for the designation by bylaw of property that ".... has heritage value or character...." (Section 967).

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This will have the effect that any future changes to the exterior of the building will require a heritage alteration permit that would be reviewed by the Community Heritage Commission and considered by Council. Demolition of the building would only be permitted by resolution of Council to rescind the designation bylaw.

Section 968 of the Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification of the owners, and a report outlining the heritage value of the property, the relationship to community or OCP objectives, the effect of the designation upon the use, the condition and viability of the property and the possibility of the need for financial support.

Specifically the Act requires:

- that a Public Hearing be held.
- that 10 days prior to the Public Hearing, notice must be served on all owners and occupiers of the property (in this case the City).
- that newspaper notices be published in two consecutive issues of a newspaper with the last publication to be at least three days prior but not more than 10 days prior to the Public Hearing.
- that a report be prepared which includes the information in Section 3.0 of this report which is to be available to the public.
- that a completed bylaw be filed in the Land Title Office with the Province and with the owners.

### **3.0 Heritage Information (From Section 968 of the Act):**

#### **3.1 Heritage Character and History:**

This wood-clad Dutch Colonial style gambrel-roofed house has been a landmark in East Burnaby since 1929. It was built for Mr. and Mrs. Erik Birgen Floden who raised three children in the house. The contractor was Olund Brothers Construction. The structure is virtually intact with changes having been made to the basement, as a result of the move.

#### **3.2 Compatibility of Conservation with Community Plan and Adjoining Land Use:**

The conservation of heritage resources is addressed in the section of Burnaby's Official Community Plan which establishes the preservation and enhancement of the quality and livability of the physical environment as a goal.

The conservation of this two storey house near its original location will maintain a prominent element of continuity in the neighbourhood with other homes of similar age in East Burnaby.

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3.3 Condition and Economic Viability of the Property:

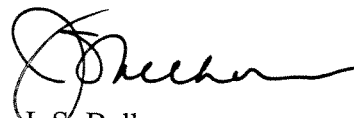
The house is sound and has been maintained and upgraded with new mechanical systems and a new basement with roughed-in wiring, plumbing and full insulation. The house will be sold at market value.

3.4 Possible Need for Financial Support to Enable Conservation:

The building will be owned as a private dwelling and maintained accordingly. There is no major apparent restoration needs and the design of the house does not impose any unusual maintenance requirements for the wood finishes.

4.0 **Next Steps:**

Upon completion of the Public Hearing and Council consideration of the bylaw, the approved bylaw would be filed in the Land Title Office and with the Province. The house will then be offered for sale. The Community Heritage Commission will be asked to provide a heritage plaque for the house.



J. S. Belhouse  
Director Planning and Building

BR:hr  
Attach.

cc: Chief Building Inspector  
City Clerk  
City Solicitor

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