

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE DESIGNATION OF W.J. WALKER HOUSE
5255 SPERLING AVENUE, DEER LAKE PARK**

RECOMMENDATIONS:

1. **THAT** Council authorize staff to prepare a heritage designation bylaw for the "W.J. Walker House" 5255 Sperling Avenue, Deer Lake Park for consideration at a Public Hearing on 2003 August 26
2. **THAT** Council approve a revision to the Burnaby Community Heritage Register to change the status of the "W.J. Walker House" 5255 Sperling Avenue, to the 'Protected Heritage Resource' category from the 'Heritage Resource Inventory' category.
3. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2003 July 17, received and adopted the attached report seeking approval for the designation of the "W.J. Walker House" at 5255 Sperling Avenue, Deer Lake Park as a city heritage site. Appearing elsewhere on the Council agenda the designation bylaw appears for first reading in order that it may go forward to the Public Hearing on August 26.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Sav Dhaliwal
Vice Chair

COPY: CITY MANAGER
CHIEF BUILDING INSPECTOR
DIRECTOR PLANNING AND BUILDING
DIRECTOR ENGINEERING
DIRECTOR FINANCE
DIRECTOR PARKS, RECR. & CULT. SERVICES
CITY SOLICITOR

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RECOMMENDATIONS:

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DIRECTOR PARKS, RECR. & CULT. SERVICES
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TO: COMMUNITY HERITAGE COMMISSION 2002 July 14
FROM: DIRECTOR PLANNING AND BUILDING FILE NO.: 77000 05
SUBJECT: HERITAGE DESIGNATION OF W.J. WALKER HOUSE
5255 SPERLING AVENUE, DEER LAKE PARK
PURPOSE: To seek approval for the designation of the "W.J. Walker House"
5255 Sperling Avenue, Deer Lake Park as a city heritage site.

RECOMMENDATIONS

THAT Council be requested to approve the following recommendations:

- a. THAT a heritage designation bylaw for the "W.J. Walker House" 5255 Sperling Avenue, Deer Lake Park be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26.
- b. THAT the Burnaby Community Heritage Register be revised to change the status of the "W.J. Walker House" 5255 Sperling Avenue, to the 'Protected Heritage Resource' category from the 'Heritage Resource Inventory' category.
- c. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT

1.0 BACKGROUND

The W.J. Walker House was constructed in 1907 on Sperling Avenue with frontage on the east shore of Deer Lake (see *attached* map). The house was purchased by the City in 1992 for inclusion into Deer Lake Park. On 1996 May 27 Council recognized the heritage value of the Walker House and approved its restoration and upgrade for a private residential lease until future park expansion is completed and the building could be utilized for park or other public uses.

Council on 2003 May 26 received a report outlining the new Burnaby Heritage Register and approved the addition of the Walker House to the list of significant heritage sites and proposed its designation in 2003. The purpose of this report is to pursue the formal designation of the W.J. Walker House through municipal bylaw as a city heritage site. The designation of the Walker House at this time conforms to the city's heritage policy for city-owned heritage resources which advocates this action as part of our stewardship objective.

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).

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

Section 968 of the Local Government 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 Official Community Plan 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.
- 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 REQUIRED HERITAGE INFORMATION

3.1 Heritage Character Statement

History:

Mr. & Mrs. William J. Walker purchased this waterfront parcel from Maud S. Woodward and constructed this small cottage residence in 1907. Lumber for the house was milled by the Deer Lake Lumber Company which operated on the adjacent parcel of land where today Deer Lake beach is located. The Walker family operated a small scale market garden on the property which was typical of many Deer Lake residents prior to the real-estate boom of 1911-1913 that transformed the neighbourhood into “Burnaby’s Shaughnessy”. The Walker House is a rare survivor from this early era and is one of the oldest buildings remaining in

Deer Lake Park. Additionally, it and the adjacent Woodward home next door at 5195 Sperling Avenue also owned by the City, form an important historic and architectural part of the larger Deer Lake Park Heritage Precinct, Burnaby's most important heritage district.

Architecture:

This small house can be described as an Arts and Crafts-styled bungalow, which was a popular architectural form imported to British Columbia from California at the turn-of-the-century. Its original timbered entrance, exterior shingles and casement windows all remain intact. The interior of the house features a beautiful entrance hall and living room with quality Arts and Crafts design details including Douglas Fir casings and coffered panelled ceilings. The living room also features a large fireplace constructed from local "Clayburn" bricks, another Arts and Crafts design element.

3.2 Compatibility of Conservation with Community Plan and Adjoining Land Use

The planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan. Burnaby has established a goal "To provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage." One of the directions outlined is the stewardship of civic heritage resources.

The Walker House was identified as a primary heritage resource as part of the City's Deer Lake Park heritage resource inventory. The Deer Lake Park Management Plan incorporates the Walker House and other identified heritage resources into the overall design concept, envisioning future park expansion and utilization of city-owned heritage buildings for public purposes.

It is proposed that the heritage designation bylaw would only seek to protect the exterior and significant interior elements of the building. No land or landscape features associated with the heritage building will form part of the bylaw.

3.3 Condition and Economic Viability of the Property

As part of the City of Burnaby's acquisition of the property, a number of improvements have been implemented to facilitate the successful conservation of the structure in order to enable its continued use as a privately leased residence. The house will be maintained through the established process for leased civic heritage buildings available to ensure its retention.

In the future the house may be adaptively-used for public purposes and the project financed through civic resources available to ensure the retention and conservation of this City-owned heritage building. If required, the City may pursue other commercial uses and funding options available as deemed appropriate for Deer Lake Park and guided by Council.

CITY MANAGER

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5255 Sperling Avenue, Deer Lake Park
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3.4 Possible Need for Financial Support to Enable Conservation

The building will be owned by the City and managed as part of Deer Lake Park. Residential rental of the property and funding for the improvement of the property and rental revenues will continue by following the procedures established for the City's leased residential properties. The ongoing maintenance of the house will continue to be managed as part of the program established for civic heritage properties.

Major capital improvements to civic heritage buildings are financed by additional funding resources available through the Land Assembly and Development Fund and casino gaming revenues dedicated to civic heritage buildings, subject in both approaches to the specific consideration and approval of Council. These capital improvement projects are linked to an adaptive re-use plan that compliments both the heritage fabric of the building and its location within a park setting. The heritage designation of the Walker House will assist with the future planning for the structure but does not suggest any change to the building's priority for its eventual adaptive reuse or need for any additional capital improvements.

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.

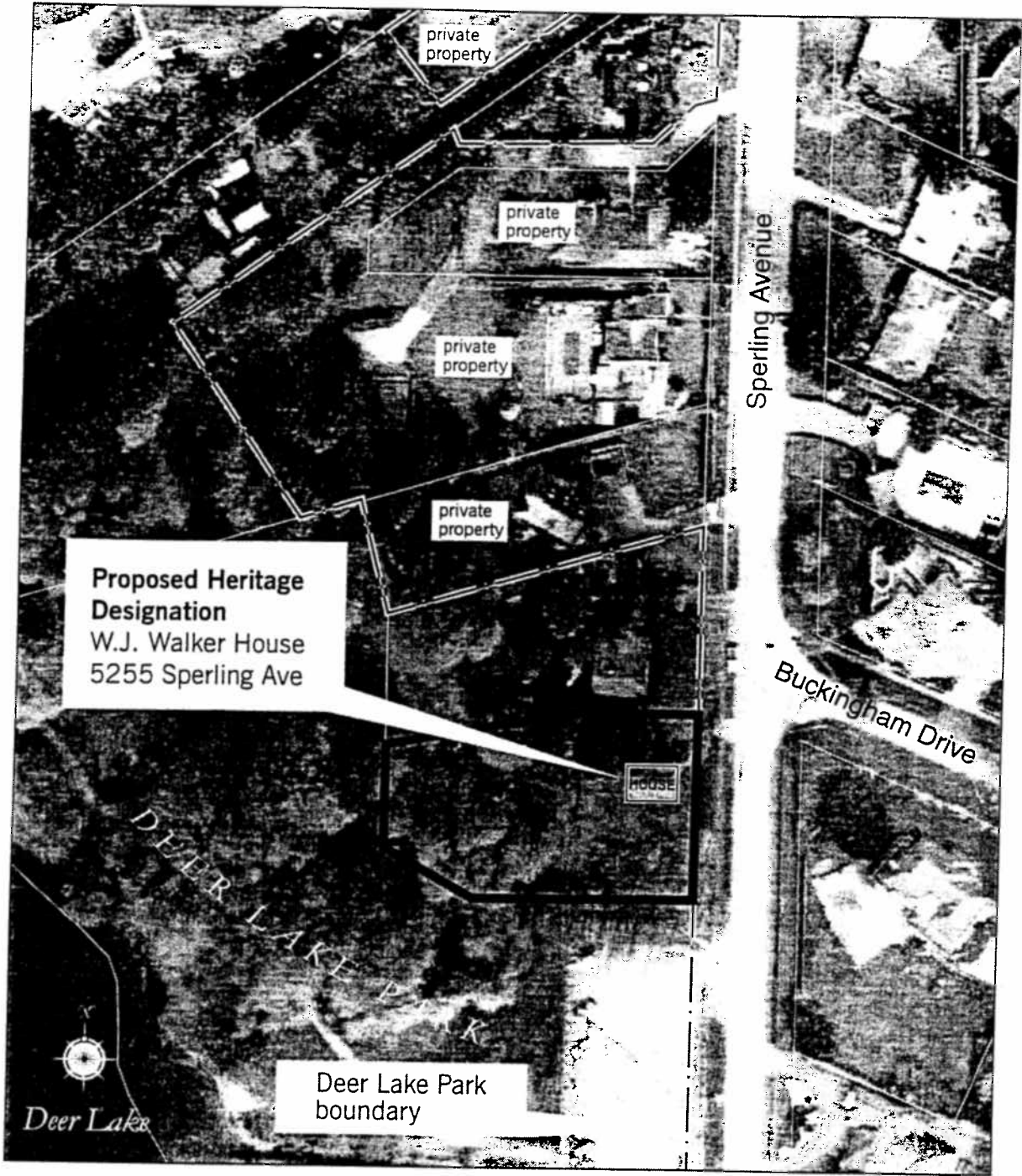


J. S. Belhouse, Director
PLANNING AND BUILDING

JW/tn

Attachment

- cc: Chief Building Inspector
- City Clerk
- Director Engineering
- Director Finance
- Director Parks, Recreation and Cultural Services
- City Solicitor



W.J. Walker House, 5255 Sperling Avenue
 Deer Lake Park, Burnaby B.C.

- Residential Lease Area
- - - - -** Deer Lake Park boundary



PLANNING & BUILDING DEPT.

2003 July

Attachment 1

