

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE DESIGNATION REPORT
Stanley and Isabel Picken House, 'Aintree'
6825 Cariboo Road, Burnaby Lake Regional Nature Park**

RECOMMENDATIONS:

1. **THAT** Council approve the preparation of a heritage designation bylaw for the "Stanley and Isabel Picken House - 'Aintree', 6825 Cariboo Road, Burnaby Lake Regional Nature Park and advance to First Reading on 2004 June 07 and to Public Hearing on 2004 June 22.
2. **THAT** Council approve a revision to the Burnaby Community Heritage Register to change the status of the "Stanley and Isabel Picken House - Aintree", 6825 Cariboo Road, to the 'Protected Heritage Resource' category from the 'Heritage Resource Inventory' category.
3. **THAT** a copy of this report be forwarded to the GVRD - Regional Parks Committee.

REPORT

The Community Heritage Commission, at its meeting held on 2004 June 03, received and adopted the attached report seeking approval for the designation of the Stanley and Isabel Picken House, 'Aintree', 6825 Cariboo Road, Burnaby Lake Reig

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Sav Dhaliwal
Vice Chair

COPY: CITY MANAGER CHIEF BUILDING INSPECTOR DIRECTOR ENGINEERING DIRECTOR FINANCE DIRECTOR PARKS, RECR. & CULT. SERVICES CITY SOLICITOR DIRECTOR PLANNING AND BUILDING
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TO: COMMUNITY HERITAGE COMMISSION 2004 May 28
FROM: DIRECTOR PLANNING AND BUILDING FILE NO.: 77000 05
SUBJECT: **HERITAGE DESIGNATION REPORT**
Stanley and Mary Picken House, 'Aintree'
6825 Cariboo Road, Burnaby Lake Regional Nature Park
PURPOSE: To seek approval for the designation of the Stanley and Mary Picken House, 'Aintree', 6825 Cariboo Road, Burnaby Lake Regional Nature Park as a City heritage site.

RECOMMENDATIONS

THAT Council be requested to approve the following recommendations:

1. **THAT** a heritage designation bylaw for the "Stanley and Mary Picken House - 'Aintree' 6825 Cariboo Road, Burnaby Lake Regional Nature Park be prepared and advanced to First Reading on 2004 June 07 and to Public Hearing on 2004 June 22.
2. **THAT** the Burnaby Community Heritage Register be revised to change the status of the "Stanley and Mary Picken House - Aintree" 6825 Cariboo Road, to the 'Protected Heritage Resource' category from the 'Heritage Resource Inventory' category.
3. **THAT** a copy of this report be forwarded to the G.V.R.D. - Regional Parks Committee.

REPORT

1.0 BACKGROUND

The Picken House 'Aintree' located at 6825 Cariboo Road (see *attachment* #1) is a landmark Romantic Revival styled residence constructed in 1929 that was identified as a heritage building to be retained for further assessment of appropriate adaptive reuse in the Draft Burnaby Lake Management Plan. On May 1, 2003 the house was significantly damaged by fire. The heritage value of the Picken House was recognized in the 'Burnaby Community Heritage Register - Heritage Resource Inventory' when it was adopted by Burnaby Council on May 26, 2003.

The G.V.R.D. - Regional Parks Committee exercised the option through its insurance provider to rebuild and repair the fire damage that occurred. The GVRD Parks Committee has endorsed a staff recommendation to rebuild the Picken House for single family use using these insurance funds, while also providing additional funding in order to provide building improvements that will allow for future flexibility for adaptive re-use of the structure for public purposes.

Given the significance of this heritage landmark and its identification for adaptive reuse for future park or public purposes, the City of Burnaby has assisted the Parks staff of the GVRD with this

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Re: Heritage Designation of the Stanley and Isabel Picken House
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Given the significance of this heritage landmark and its identification for adaptive reuse for future park or public purposes, the City of Burnaby has assisted the Parks staff of the GVRD with this project through the Planning and Building Department - heritage staff. The reconstruction of the structure requires an application to the Planning and Building Department for a number of building code variances to allow for the retention of valued heritage features and character. In order for the Picken House to qualify for these code relaxations through the City's building permit process it must be protected as a municipal heritage site through the established bylaw designation process.

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:

Stanley and Isabel Picken were originally from Montreal and came to Burnaby in 1927 to establish the "Aintree Dog Kennels" the first in the province to breed Irish Setters. They purchased the acre and a half property on Caribou Road to establish the kennel and also build their country home which was completed in 1929. The north wing of the house was added in 1932 using the former bridge support beams from the old Caribou Road Bridge for foundation supports. Stanley Picken worked at a variety of other jobs including being the Brunette River dam keeper.

Architecture:

The architecture of the house is related to the Edwardian period's love of the Arts and Crafts movement and Tudor Revival styles. The Picken House represents a later development of these styles adapted to smaller residences and commonly referred to as the English Cottage style. The house, despite the recent fire, still retains most of its original exterior elements including its picturesque shingled siding, steep-pitched roof form, and casement windows with diamond-lead glass (see attachment #2)

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 publically-owned heritage resources.

The Picken House was identified as a primary heritage resource as part of the City's Burnaby Lake Regional Nature Park heritage resource inventory. It is proposed that the heritage designation bylaw would only seek to protect the exterior design of the structure. No land or landscape or interior features associated with the heritage building will form part of the bylaw.

Although the Picken House property is located within the boundaries of the Burnaby Lake Regional Park it retains its original zoning as a Small Holdings District (A2) parcel. The intended future public use of the property for parks purposes and the heritage status of the building would be better served by its eventual re-zoning to the Park and Public Use District (P3).

A variety of appropriate uses and partnerships for this property are possible under the proposed zoning to the P3 district. Any selected option may be implemented in the future provided that it compliments the intended transformation of this location to a 'gateway' for Burnaby Lake Regional Nature Park. Until a decision regarding the building's future long-term use is determined, it will be managed as a rental residence under the prevailing A2 zoning.

3.3 Condition and Economic Viability of the Property

Although significantly damaged by fire, the Picken House has been reviewed by qualified engineers and architects and deemed to be structurally sound to allow for its full restoration. The insurance provider has granted the G.V.R.D. sufficient funds to allow for a full reconstruction that preserves and protects the significant surviving character-defining elements of the exterior in addition to a number of original interior features.

A number of small design changes in keeping with the building's architectural style and form will be integrated into the building's design to improve the building (see *attachment* #3). * These improvements include the addition of another roof dormer and redesign of the kitchen entrance. These architectural changes and other general improvements to the mechanical, electrical and plumbing systems will ensure the successful conservation of the structure and enable its continued use as a privately leased residence. The house will be maintained and a process for leasing G.V.R.D. heritage structures will be established to ensure protection of the buildings' heritage features and quality.

In the future the house may be adaptively-used for public purposes and the project financed through resources available to ensure the retention and conservation of this publically-owned heritage building. If required, the G.V.R.D. may pursue other commercial uses and funding options available as deemed appropriate for Burnaby Lake Regional Nature Park and approved by Burnaby Council.

3.4 Possible Need for Financial Support to Enable Conservation

The building will continue to be owned by the G.V.R.D. and managed as part of Burnaby Lake Regional Nature 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 G.V.R.D. leased residential properties. The ongoing maintenance of the house will continue to be managed as part of their established program.

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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. Upon completion of the reconstruction plans for the Picken House, staff will process the approved drawings to ensure the successful completion of this important local heritage project.



J.S. Belhouse, Director
PLANNING AND BUILDING

JW:tn

Attachment

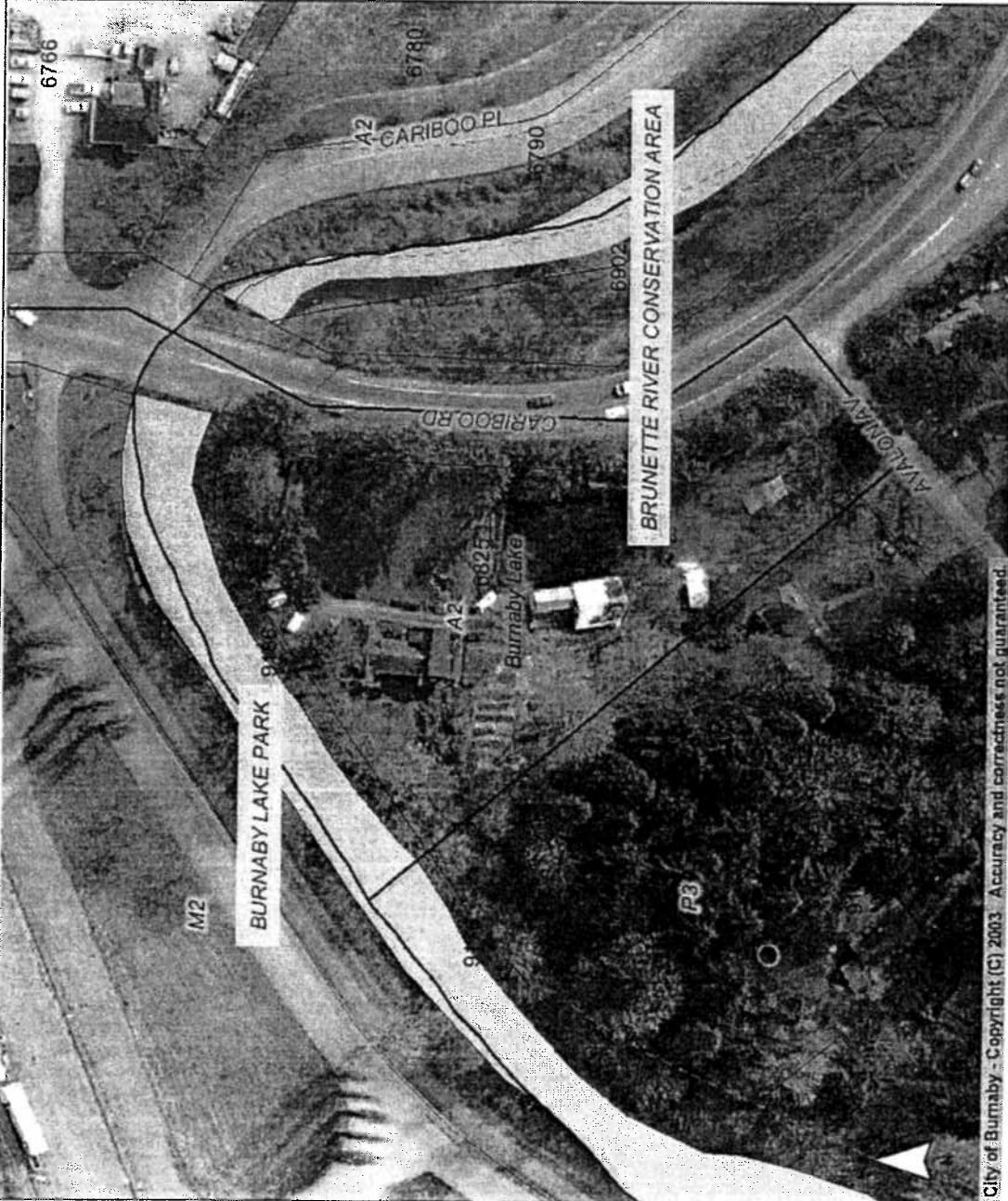
cc: Chief Building Inspector
City Clerk
Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
City Solicitor

P:\Jim\Picken House Designation. wpd



6825 Cariboo Road

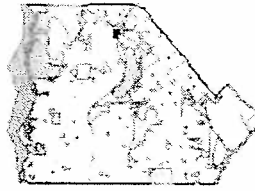
May 28, 2004



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This information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

Stanley and Isabel Picken House



- | | | |
|-------------------|----------------------|----------------------------------|
| Selected Features | Lot | Bikeway |
| Strata Units | Right of Way | Cycle Road |
| Places | Street Intersections | Shoulder Bike Lane |
| 1. Dock | Traffic Signal | Roads |
| Police | Speed Humps | Local |
| Fire | Speed Humps | Collector |
| Utility | Speed Humps | Aerial |
| Community | Speed Humps | Freeway |
| School | Zoning | Hydrology |
| Civic | Neighbourhoods | Agricultural Land Reserve |
| Library | Urban Trails | BNV 2002 |
| Hospital | Urban Trail | Parks |
| Art | Trans Canada Trail | PARKLAND TO PARKLAND TO ACQUIRED |
| Parks and Rec | Link | Other |
| Skytrain Stations | Sidewalk | Boundary |
| Skytrain Lines | Tie | |
| Addresses | Bi-Route | |
| Easement | | |

(cont)

Map Scale
1 : 1250



**Stanley and Isabel Picken House
6825 Cariboo Road
Burnaby Lake Regional Park**

May 1, 2003.

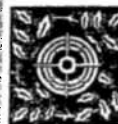
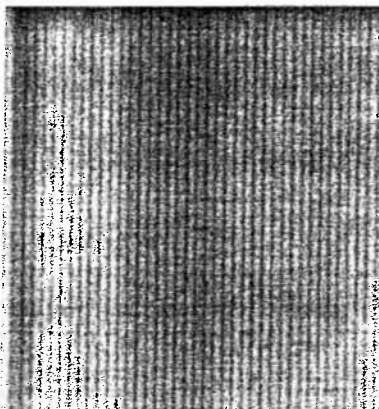
**PICKEN HOUSE RESTORATION
6825 CARIBOU ROAD
BURNABY B.C.**

List of Drawings

- 1A1-01a Existing Main Floor Plan
- 1A1-01b Existing 2nd Floor Plan
- 1A1-02a Existing Basement Plan
- 1A1-02b Existing Roof Plan
- 1A2-01a Existing East Elevation
- 1A2-01b Existing South Elevation
- 1A2-02a Existing West Elevation
- 1A2-02b Existing North Elevation
- 2A1-01a Rehabilitated Main Floor Plan
- 2A1-01b Rehabilitated 2nd Floor Plan
- 2A2-01a Rehabilitated East Elevation
- 2A2-01b Rehabilitated South Elevation
- 2A2-02a Rehabilitated West Elevation
- 2A2-02b Rehabilitated North Elevation

Prepared for
GVRD PARKS

ISSUED FOR HERITAGE REVIEW
MAY 27/04



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