
TO: CITY MANAGER **DATE:** 2005 August 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 77000 05
Reference: 4156 Rumble St.

**SUBJECT: HERITAGE DESIGNATION BYLAW
ROY AND CATHERINE CUMMINS HOUSE
4156 RUMBLE STREET**

PURPOSE: To seek approval for the designation of the Roy and Catherine Cummins House, 4156 Rumble Street, as a City heritage site.

RECOMMENDATIONS:

1. **THAT** Council enact a Heritage Designation Bylaw for the Roy and Catherine Cummins House, 4156 Rumble Street.
2. **THAT** the Heritage Designation Bylaw be granted First Reading and be forwarded to Public Hearing on 2005 September 20.
3. **THAT** the Burnaby Community Heritage Register be revised to add the Roy and Catherine Cummins House, 4156 Rumble Street, to the 'Protected Heritage Resource' category.
4. **THAT** a copy of this report be forwarded to the Community Heritage Commission.

REPORT**1.9 BACKGROUND**

On 2005 August 15 Council received and approved a report from the Director of Planning and Building outlining a proposed Heritage Revitalization Agreement (H.R.A.) bylaw for the subdivision (#04-56) of 4156 Rumble Street (see *Attachment #1*). One of the components of the recommendation adopted by Council was the addition of this property to the Community Heritage Register and the adoption of a Heritage Designation Bylaw.

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Appearing elsewhere on the Council agenda is Burnaby Heritage Designation Bylaw No. 2, 2005, Bylaw No. 11959 for First Reading. The bylaw appears on this Council agenda for First Reading in order to meet the statutory deadline for the required Public Hearing scheduled to be held at the September Public Hearing on 2005 September 20.

The Roy and Catherine Cummins House, 4156 Rumble Street is an architecturally significant and historic 1911 log residence which is identified on the City's heritage inventory and proposed to be listed on the Burnaby Community Heritage Register. The subject property is located in the R2 Residential District which permits single-family residential development of medium density.

In consideration of the City's Heritage Program, it is desirable to retain and protect the historic and architecturally significant Cummins House as a designated City heritage site. The Planning Department has worked with the owner to prepare a suitable plan of subdivision and development utilizing a panhandled lot. The Subdivision Approving Officer has provided Tentative Approval of the proposed subdivision of the property subject to meeting a number of conditions including Council adoption of a Heritage Revitalization Agreement Bylaw and a Heritage Designation Bylaw.

This development plan will allow for the creation of two separate lots. The proposed Lot 1 will provide for a new single-family dwelling which will meet all requirements of the R2 Residential District and be subject to design review and development under a H.R.A. The proposed Lot 2 will provide for the retention and designation by bylaw of the existing Cummins House as a City heritage site

2.0 DESIGNATION PROCESS

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

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

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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:

The Cummins House is one of Burnaby's landmark Edwardian residential heritage buildings that has been identified on both the existing Heritage Inventory and proposed Community Heritage Register. (see Attachment #2) It was constructed and occupied in 1911 by early Burnaby residents Roy and Catherine Cummins.

Architecture:

The Arts and Crafts design of this bungalow residence is unusual as its walls are constructed from logs that were harvested from the forest which once covered this site. Other significant exterior features include its chimney and verandah columns constructed from field stones and log verandah rails and eaves. The high-quality design of the log home is evident in the fine interior Arts and Crafts features found in the front hall, living and dining rooms. The house remains in good overall condition and its original form and most of its significant original exterior design details remain intact.

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." The conservation of this landmark house is considered compatible within its well-developed neighbourhood context of single family dwellings.

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3.3 Condition and Economic Viability of the Property

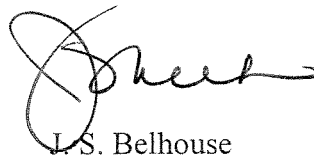
The Cummins House remains in sound physical condition as it has been well maintained by past owners. The continued good condition and economic viability of the property is considered secure given the building's good physical condition, its suitability for its continued use as a single-family residence and the high market value of the property in the context of its highly desirable residential neighborhood.

3.4 Possible Need for Financial Support to Enable Conservation

The building will continue to be owned as a private dwelling and maintained accordingly. The adoption of the Heritage Revitalization Agreement by Council will allow for the subdivision of the property and construction of a new single family home. There are no additional economic incentives that would be required at this time to ensure its continued protection and conservation. Staff will continue to work in cooperation with the owners of the property to ensure the heritage character of this city heritage site will be protected and conserved.

4.0 NEXT STEPS

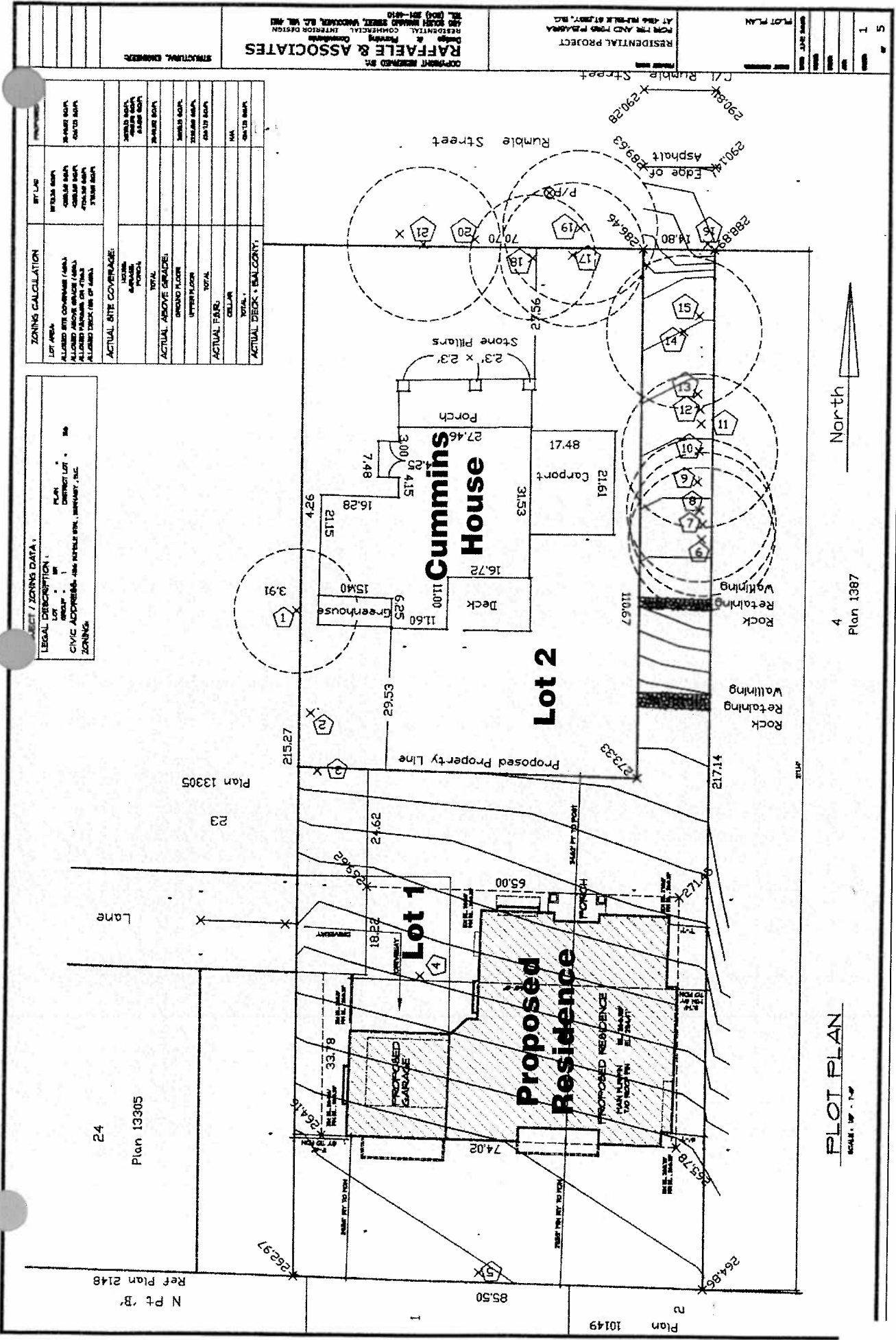
Upon Council approval of the both the Heritage Designation Bylaw and Heritage Revitalization Agreement Bylaw, the approved bylaws would be filed in the Land Title Office and with the Province. Upon completion of the subdivision approval for the Cummins House, staff will work to ensure the successful completion of this important local heritage project.



J.S. Belhouse
Director Planning and Building

JW:hr
Att.

cc: Chief Building Inspector
City Clerk
City Solicitor



PLOT PLAN
SCALE: 1/4" = 1' - 0"

PROJECT / ZONING DATA

LEGAL DESCRIPTION:
 LOT 1, 2
 PLAN DISTRICT LOT 1, 2
 CIVIC ADDRESS: 4156 RUMBLE ST., WINDSOR, ONT. L9C 1A8
 ZONING:

ZONING CALCULATION

LOT AREA
 ALLOWED SITE COVERAGE (AREA)
 ALLOWED ABOVE GRADE (AREA)
 ALLOWED DECK (AREA OF AREA)
 ALLOWED TERRACE (AREA)

ACTUAL SITE COVERAGE:
 HOUSE
 PORCH
 TOTAL

ACTUAL ABOVE GRADE:
 GROUND FLOOR
 UPPER FLOOR
 TOTAL

ACTUAL TERRACE:
 CELLAR
 TOTAL

ACTUAL DECK: BALCONY

OPRINTED REQUIRED BY RAFFAELLE & ASSOCIATES
 RAFFAELLE & ASSOCIATES
 Design & Planning Consultants
 410 WEST HURON STREET, WINDSOR, ONT. N9L 1W9
 TEL: (519) 251-4616

RESIDENTIAL PROJECT
 FROM THE AND 1986 PLANS
 AT 4156 RUMBLE STREET, WINDSOR, ONT. L9C 1A8

DATE: 2011
 DRAWN: JAKO MATH
 CHECKED: JAKO MATH
 PLAN NO.: 1387





Attachment 2

4156 Rumble Street
Roy & Catherine Cummins House