

---

**COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 4737 VICTORY STREET  
HERITAGE INVENTORY PROPERTY: O.G. NAUD HOUSE**

**RECOMMENDATIONS:**

1. THAT Council adopt a Temporary Protection Order under the Local Government Act for the O.G. Naud House at 4737 Victory Street for a period of 60 days and that no alterations to the house and lands be permitted without a heritage alteration permit.
2. THAT following Council approval of this report, a copy be forwarded to the Elizabeth Fry Society of Greater Vancouver.

**REPORT**

The Community Heritage Commission, at its meeting held on 2007 February 01, received and adopted the *attached* report proposing a Temporary Protection Order under the Local Government Act for significant Burnaby heritage site at 4737 Victory Street (Naud House).

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor G. Begin  
Vice Chair

Copied to:	City Manager City Solicitor Director Engineering Chief Building Inspector Director Planning & Building
------------	--

---

**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2007 January 31

**FROM:** DIRECTOR PLANNING & BUILDING

**FILE:** 77000 05  
*Reference:* 4737 Victory Street,  
Naud House

**SUBJECT:** 4737 VICTORY STREET  
**HERITAGE INVENTORY PROPERTY: O.G. NAUD HOUSE**

**PURPOSE:** To propose a Temporary Protection Order under the Local Government Act for a significant Burnaby heritage site at 4737 Victory Street (Naud House).

---

**RECOMMENDATION:**

1. **THAT** the Community Heritage Commission request that Council adopt a Temporary Protection Order under the Local Government Act for the O.G. Naud House at 4737 Victory Street for a period of 60 days and that no alterations to the house and lands be permitted without a heritage alteration permit.
2. **THAT** following Council approval of this report, a copy be forwarded to the Elizabeth Fry Society of Greater Vancouver.

**REPORT****1.0 BACKGROUND**

The Planning and Building Department has received a demolition permit application from the owner of the historic Naud farmhouse listed for sale at 4737 Victory Street. This property is listed on the Burnaby Heritage Inventory and is a heritage landmark of the South Slope neighbourhood. As outlined in Burnaby's Official Community Plan, one of the goals of the Heritage Planning Program is to encourage and facilitate the retention of significant privately-owned heritage sites through providing a range of incentives for property owners in order to conserve heritage for the benefit of the community.

Elizabeth Fry Society is the current owner of the property and has used the residence as a group home for many years. The Society purchased a new property for its use in Surrey and placed the vacant site up for sale in 2006. In December, 2006 the Society submitted an application for a demolition permit for the heritage house.

In January, 2007 the Elizabeth Fry Society advised the City that it had received purchase offers for the property that included both an offer for redevelopment for a duplex dwelling under the existing zoning that would require the demolition of the heritage building and an offer for

To: Community Heritage Commission  
From: Director Planning & Building  
Re: 4737 Victory Street  
O.G. Naud House

2007 January 31 ..... Page 2

development of the property through its subdivision for two single family lots utilizing a Heritage Revitalization Agreement which would provide for the preservation of the heritage building.

The Society has now strongly advised the Planning and Building Department that they do not wish to pursue a Heritage Revitalization Agreement but would like to proceed with the demolition permit application to allow for acceptance of any purchase offer for the property clear of the heritage building. The society is also concerned that the heritage building forms an insurance liability.

The Naud House is not protected by a Designation Bylaw and while it is listed on the Burnaby heritage inventory, and qualifies for inclusion in the Heritage Register, it has not yet been listed on the Burnaby Community Heritage Register. This current status allows for issuance of permits for the site's development, including demolition permits. As such, staff have advised the Elizabeth Fry Society that their application for demolition is being processed in accordance with established City procedures. The Society has also been advised that Council has the authority to review and take any further actions under the Local Government Act regarding the site's protection. The Society has acknowledged Council's authority in this matter.

The purpose of this report is to propose that Council adopt a Temporary Protection Order under the Local Government Act for this significant Burnaby heritage site.

## 2.0 HERITAGE VALUE

The Naud farmhouse is one of Burnaby's landmark historic homes in the South Slope area of Burnaby. The residence retains significant heritage value to the City and is listed on the Burnaby Heritage Inventory and qualifies for inclusion on the Burnaby Heritage Register.

This two-storey residence was built in 1908 by Onezime Georges and Charlise Elizabeth Naud who settled on this site in 1900 to develop a one of Burnaby's most prominent strawberry and fruit farms. O.G. Naud, a native of Portneuf Quebec, was also a talented stone mason who worked on many B.C. landmark structures such as the Parliament Building in Victoria, the Vancouver Post office and the New Westminster Bridge. Naud expertly constructed his home's block foundation using "glacial erratic" granite boulders, a unique geological feature of the city formed by ancient glaciers, found during the clearing of lands for the farm.

The farmhouse is one of Burnaby's few remaining examples of the Queen Anne Revival style and features a number of unique and rare vernacular design elements copied from Quebec farm residences which includes the double-storied porch and steeply sloped 'bell-cast' hipped roof. The house is also a very decorative example of its type featuring carved eave brackets, turned classical styled porch columns, palladium gable window and fret-work cut gable decorations (*see Attachment 1*).

To: Community Heritage Commission  
From: Director Planning & Building  
Re: 4737 Victory Street  
O.G. Naud House

2007 January 31 ..... Page 3

### **3.0 CONDITION**

The overall condition of the structural integrity and exterior of the farmhouse is fair to good. The house is estimated to be 3,500 square feet and is a two storey building with basement and an undeveloped attic. Later renovations have obscured or eliminated some of the building's original design features and include the addition of new siding, removal of original window sash and construction of a modern one-story addition and fire escapes on the rear façade. However, the original farmhouse is largely intact in terms of its form and valuable original decorative detailing. The interior has been renovated and is in fair condition but still retains a number of original details including its front hall staircase, built with a half spiral run.

### **4.0 POTENTIAL USE OF A HERITAGE REVITALIZATION AGREEMENT TO INCREASE DEVELOPMENT OPTIONS**

The Naud House is sited on a larger R5 two family district zoned property at 4737 Victory Street located on the north side of the block between Waverly Avenue and Jubilee Avenue (*see Attachment 2*). The lot, which measures 21.34 m (70.01 ft.) by 51.38 m (168.56 ft.) with an area of 1096 m<sup>2</sup> (11,802 sq. ft.), is sited adjacent to a lane which would provide flexibility for a number of redevelopment options to conserve this heritage home. Planning staff have pursued discussions with the owners and potential purchasers regarding development incentives including the creation of an additional lot in order to preserve and protect the home through a Heritage Revitalization Agreement.

### **5.0 ORDER OF TEMPORARY PROTECTION**

The O.G. Naud House as an identified heritage property qualifies for an 'Order of Temporary Protection' under the provisions of the Local Government Act. A local government may order that real property is subject to temporary protection in accordance with Section 962 if the local government considers that: "the property is or may be heritage property." An order under this section must specify the time period during which temporary protection applies, which may not be longer than 60 days unless the owner agrees to a longer period of time. While the property is subject to temporary protection, a person must not do any of the following to the property: alter the exterior, make a structural change, move the building, or alter, move or take an action that would damage a fixture or feature identified in the authorizing order or alter excavate or build on the property.

### **6.0 CONCLUSION**

Staff have been working with the property owner and potential purchasers to achieve a Heritage Revitalization Agreement to protect the Naud House as it is considered a significant Burnaby heritage site. However, the owners wish to proceed with demolition. Given the heritage significance of the property, it is recommended that Council be requested to adopt a Temporary Protection Order for the Naud House.

To: Community Heritage Commission  
From: Director Planning & Building  
Re: 4737 Victory Street  
O.G. Naud House

2007 January 31 ..... Page 4

The proposed Order of Temporary Protection by Council would provide the opportunity to further explore options with the Society and potential purchasers that may be beneficial to all parties through a Heritage Revitalization Agreement. The order would only prevent the owner from legally demolishing or altering the house and property for a two-month period.

Staff would report back to Council on the results of the discussions. Upon expiry of the temporary protection order, if no resolution has been concluded, staff would proceed to issue a demolition permit to the property owner.



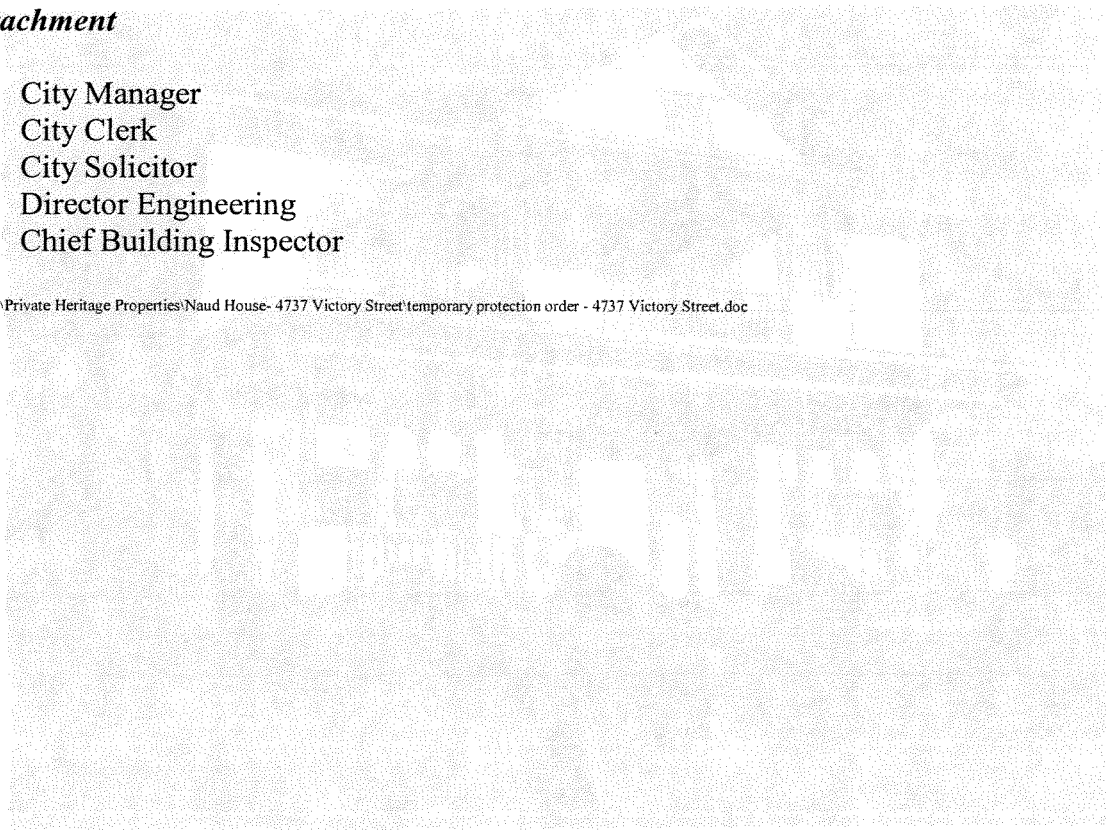
B. Luksun  
Director Planning & Building

JW/tn

**Attachment**

- cc: City Manager
- City Clerk
- City Solicitor
- Director Engineering
- Chief Building Inspector

P:\Jim\Private Heritage Properties\Naud House- 4737 Victory Street\temporary protection order - 4737 Victory Street.doc

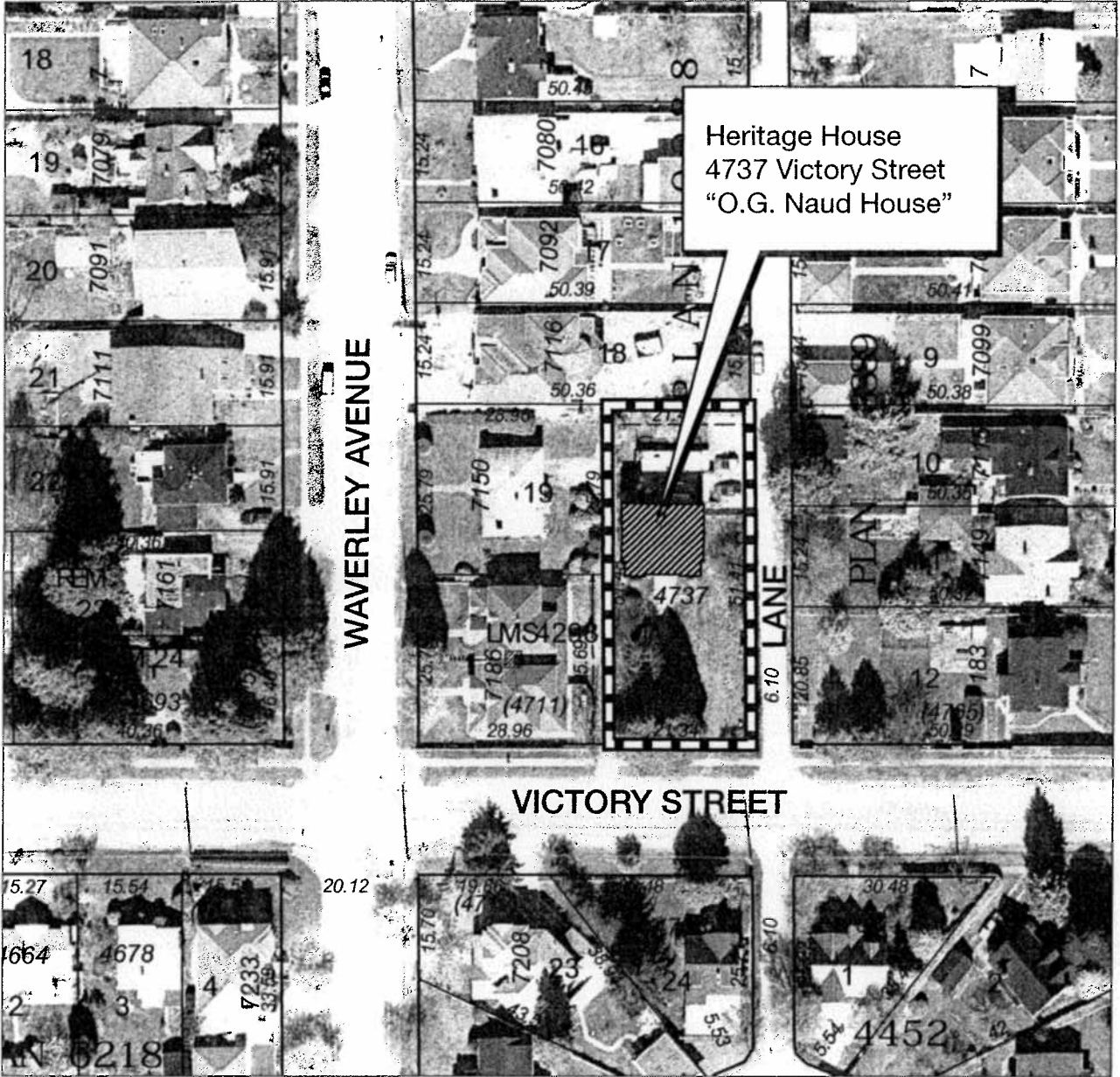




1912



2006



Attachment #2

**O.G. Naud House**  
4737 Victory Street



Scale: 1:1000  
2007 January 31