



Meeting 2008 February 11

COUNCIL REPORT

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
JACOB AND MARGARET WYSONG HOUSE
6325 SPERLING AVENUE**

RECOMMENDATION:

1. THAT Council approve issuance of a Heritage Alteration Permit for the Jacob and Margaret Wysong House located at 6325 Sperling Avenue, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2008 February 07, received and adopted the attached report seeking Council's approval for issuance of a Heritage Alteration Permit for this Designated Heritage Site.

Respectfully submitted,

Councillor G. Begin
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Director Planning & Building Director Engineering City Solicitor Chief Building Inspector
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2008 January 17

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 05

SUBJECT: HERITAGE ALTERATION PERMIT
JACOB AND MARGARET WYSONG HOUSE
6325 SPERLING AVENUE

PURPOSE: To seek approval for issuance of a Heritage Alteration Permit for this Designated Heritage Site.

RECOMMENDATION:

1. **THAT** Council approve issuance of a Heritage Alteration Permit for the Jacob and Margaret Wysong House located at 6325 Sperling Avenue, as outlined in this report.

REPORT

1.0 BACKGROUND

In 2005, Council received and approved a report from the Planning and Building Department which recommended a proposed Heritage Revitalization Agreement (HRA) in order to preserve and protect a significant heritage building known as the Wysong House located at 6325 Sperling Avenue. The applicant is in the process of completing all of the prerequisite conditions of the subdivision approval and Council approved HRA. As part of a number of HRA conditions, the expenditure of \$8,000 was required by the property owner to conserve the stone and masonry verandah and staircase of the designated heritage residence. The owner has now submitted a conservation plan suitable for approval of the required Heritage Alteration Permit and issuance of a City Building Permit for the required works.

2.0 HERITAGE ALTERATION PERMITS

Under the Local Government Act, all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit be issued by Council to legally allow for any proposed material and design alterations and building relocations. At this time, it is necessary for Council to approve a Heritage Alteration Permit in order to legally authorize the conservation of this designated house, as outlined in this report.

To: Community Heritage Commission
From: Director Planning and Building
Re: HERITAGE ALTERATION PERMIT
JACOB AND MARGARET WYSON HOUSE,
6325 SPERLING AVENUE

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3.0 HERITAGE VALUE

The Wysong House is one of Burnaby's landmark residential heritage buildings. It was constructed and occupied in 1912 by local contractor Jacob Wysong and his wife Margaret. Its significance is based in part on its unique location at Sperling Avenue and Stanley Street that was developed as a speculative subdivision, created and marketed as part of the pre-World War I real estate boom. It is one of the oldest homes remaining in the Brantford School neighbourhood and represents a significant period of Burnaby's urban development history. The Arts and Crafts design of the residence is unusual and includes massive foundations, chimneys, verandah columns and stairs constructed from rough cut granite and field stones. The large scale of the home is atypical of the speculative building boom of the era and is one of few examples of its type remaining in South Burnaby (*see Attachment 1*).

4.0 PROPOSED CONSERVATION PLAN

The applicant has submitted a comprehensive plan for the conservation of the masonry and rock verandah, porch columns and staircase. As part of this work, a portion of this masonry and rock structure will be required to be dismantled and reconstructed. The existing concrete front stairs will be removed and replaced with wooden steps as originally design. The work will incorporate metal hand rails and porch railings to conform to the B.C. Building code and ensure an improved level of design safety.

The plan for this work has been prepared by a qualified heritage building architect and engineer. The submitted architectural and engineering plan conforms to the original design of the dwelling and has a high degree of detail which will ensure that the work is undertaken with the technical specification and documentation required. Additionally, staff have reviewed the references of the proposed contractor and are satisfied that this firm has the technical expertise and experience working with heritage structures of this type. As part of the Heritage Alteration Permit process, Heritage staff will inspect the work to ensure its compliance to the submitted plans and permits.

5.0 HERITAGE REVITALIZATION AGREEMENT

Council approved a subdivision for this site utilizing a Heritage Revitalization Agreement which provided a variance of the existing zoning to provide for the property's development. This plan allows for the creation of two separate lots: Lot 1 will provide for a new single-family dwelling, to be designed with development and architectural guidelines. Lot 2 will provide for the retention and designation by bylaw of the existing Wysong House, as a City heritage site. The applicant is currently completing all of the perquisite conditions of the subdivision approval and Council approved HRA. As part of the approved HRA conditions, the owner was required to expend no less than \$8,000 to conserve the stone and masonry verandah and staircase of the designated heritage residence. A review of the contract has confirmed that the project will invest a considerable amount to ensure the conservation of this landmark heritage building.

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JACOB AND MARGARET WYSONG HOUSE,
6325 SPERLING AVENUE

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6.0 NEXT STEPS

Upon adoption of this report, staff will complete the Building Permit process for this application and ensure compliance with the approved Heritage Alteration Permit. Upon completion of the subdivision approval for the Wysong House property, staff will continue work to ensure the successful completion of this heritage project.

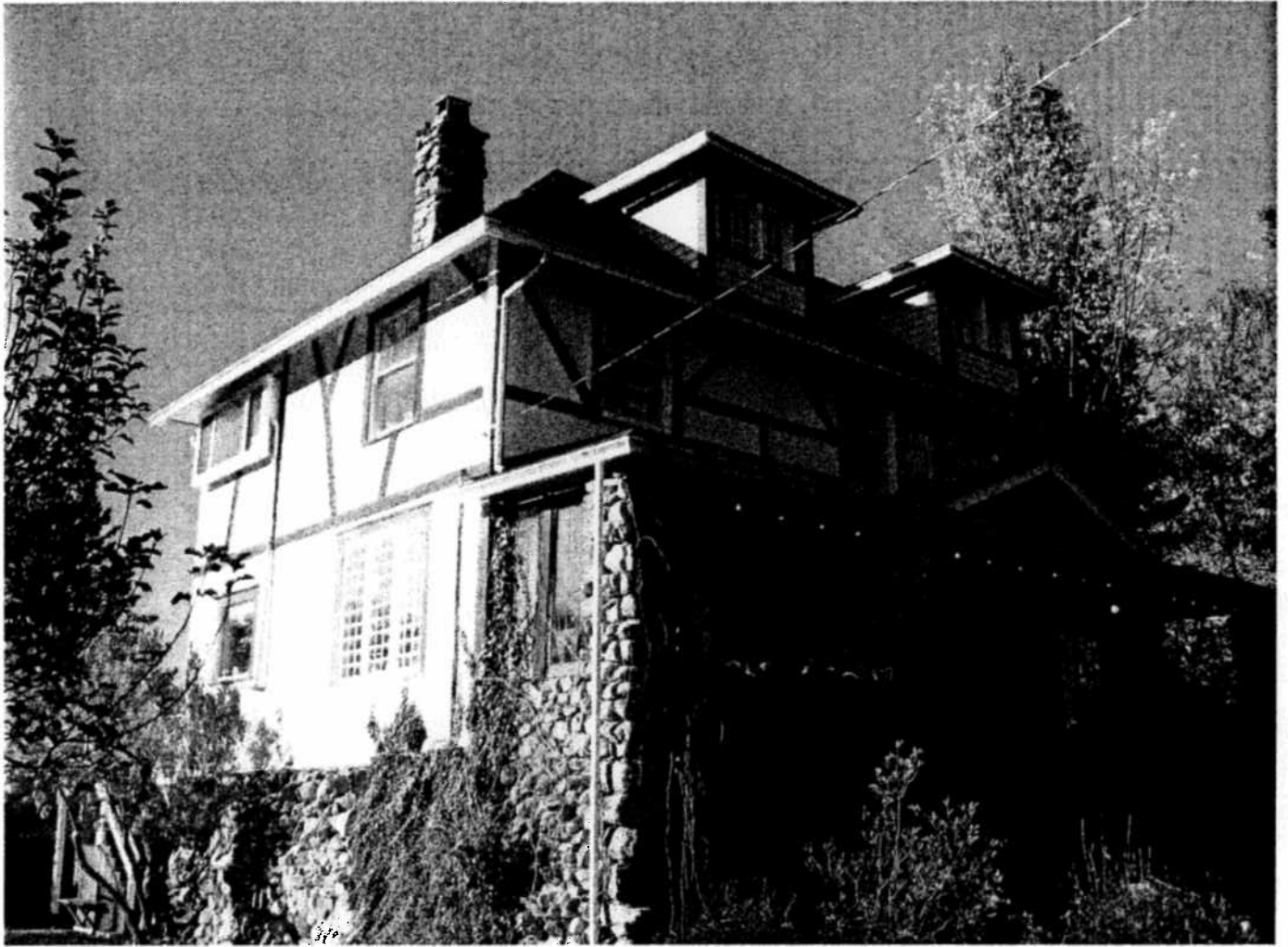


B. Luksun, Director
PLANNING AND BUILDING

JW:tn

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

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Attachment 1

Jacob and Margaret Wysong House
6325 Sperling Avenue