



Meeting 2008 February 18

COUNCIL REPORT

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: CONSERVATION ASSESSMENT AND COST SPECIFICATION
CLAUDE AND ANNIE HILL COTTAGE
6570 DEER LAKE AVENUE**

RECOMMENDATIONS:

1. THAT Council approve the expenditure of Gaming Funds in the amount of \$20,000 (inclusive of 5% GST) to complete the conservation assessment and cost specification for the Hill Cottage, as outlined in this report.
2. THAT Council forward this report to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2008 February 07, received and adopted the *attached* report outlining an adaptive reuse proposal for this city-owned heritage property and seeking Council's approval for a detailed conservation assessment and cost specification for the Hill Cottage, as outlined in this report.

Respectfully submitted,

Councillor G. Begin
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Director Planning & Building Director Engineering City Solicitor Chief Licence Inspector Director Parks, Recr. & Cult. Services Assist. Chief Bldg. Insp. – Project Mgmt.
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2008 January 23

FROM: DIRECTOR PLANNING & BUILDING

FILE: 770000 20
Reference: Hill House

**SUBJECT: CONSERVATION ASSESSMENT AND COST SPECIFICATION
CLAUDE AND ANNIE HILL COTTAGE
6570 DEER LAKE AVENUE**

PURPOSE: To outline an adaptive reuse proposal for this city-owned heritage property and to seek Council approval for a detailed conservation assessment and cost specification for the Hill Cottage as outlined in this report.

RECOMMENDATION:

1. **THAT** Council approve the expenditure of Gaming Funds in the amount of \$20,000 (inclusive of 5% GST) to complete the conservation assessment and cost specification for the Hill Cottage, as outlined in this report.
2. **THAT** Council be requested to forward this report to the Parks, Recreation and Culture Commission for their information.

REPORT**1.0 BACKGROUND**

In 2006, Council approved the acquisition of 6570 Deer Lake Avenue (Lot 6, Except S78' Block 1, District Lot 79, Plan 1995) under the Parkland Acquisition Program for Deer Lake Park. The property's acquisition was concluded and the property was vacated by its owners in 2007. The property was rezoned from the R1 Residential District to the P3 Park and Public Use District to bring it into conformance with its use as part of the Cultural Precinct for Deer Lake Park, as outlined in Burnaby's Official Community Plan.

Following the acquisition of this residential property, as part of the City's established land acquisition process, the Licence Office of the Finance Department and the Engineering Department reviewed the potential for the home to be incorporated into the City's residential rental program. An inspection has determined that the property would not be suitable for lease to a residential tenant without a significant capital investment and the Licence Office concluded that it was not financially viable to upgrade the building for residential lease.

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Because of the cottage's location adjacent to the City-owned Burnaby Arts Council office building, another former residence, the Cultural Services Division of the Parks Department reviewed the opportunity for the building's adaptive re-use and concluded that the property provided the opportunity to establish an office and activity space for Festivals and Special Events program of the Shadbolt Centre for the Arts. A staff report was adopted by the Parks, Recreation and Culture Commission in 2007, which approved in principle that staff pursue the adaptive re-use of the Hill Cottage as an office building for the Cultural Services Division, subject to further feasibility studies.

As the City's adopted Heritage Policy provides for the review and consideration of the plans and programs for City-owned heritage buildings by the Community Heritage Commission, this report has been prepared to initiate the required conservation and adaptive re-use study as a basis for consideration of this property for protection as a designated City heritage site.

2.0 DEER LAKE PARK HERITAGE PRECINCT

The Hill Cottage was first identified and listed on the Deer Lake Park Heritage Resource Inventory in 1998, which was adopted by the Community Heritage Commission and Council for planning purposes. The buildings identified in the heritage inventory were subsequently incorporated into the Deer Lake Park Master Plan for retention as part of creating the vision of an expanded heritage precinct for the purposes of adaptive reuse for public uses and to add to the overall character and amenities of the developing park. The Hill Cottage is located near to Shadbolt Centre for the Arts and adjacent to the Festival Lawn located within the park's cultural precinct (*see Attachment 1*).

3.0 HERITAGE VALUE & CHARACTER

The heritage value of the Louis and Annie Hill Residence lies in its association with Burnaby's pioneers, the Hill Family. Louis Hill (1860-1931) and his wife, Annie Sara Hill (née Kenrick, 1864-1957), were pivotal figures in Burnaby's early history. Originally from London, England, Louis Hill immigrated to Burnaby circa 1887, and established a small fruit farm on this site in 1891. Hill was a significant figure in Burnaby's political community, and was one of the first municipal councillors elected in 1892, when Burnaby was incorporated. He was later responsible for the Buckingham Avenue subdivision in the Deer Lake neighbourhood and the establishment of the municipality's first water system inaugurated in 1910 within the Edmonds district.

The Louis and Annie Hill Residence, built as a retirement home in 1925, is further valued as a representation of the suburban development of the Deer Lake Crescent subdivision created in 1911 and marketed as "Burnaby's Shaughnessy" by realtor F.J. Hart. The style of the house demonstrates the late persistence of the Arts and Crafts movement, which remained a strong influence on domestic architecture and which is the predominant style of the Deer Lake Park Heritage Precinct.

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The cottage is a 1 ½ storey structure of approximately 2,000 square feet that incorporates a small cellar and two attic rooms. The house is in good condition, but has suffered from a general lack of maintenance over the last decade. The exterior retains most of its original elements, however the original shingled siding is covered with stucco. A small 1920s sun room addition to the south elevation of the home requires assessment of its foundation. There are a number of older mechanical and electrical systems that also require further assessment to define the costs associated with the building's adaptive reuse for office purposes (*see Attachment 2*).

Key elements that define the heritage character of the Louis and Annie Hill Residence include:

- location in the Deer Lake Park, as part of the historic Deer Lake Crescent subdivision
- residential form, scale and massing as expressed by its 1 ½ storey height, side-gabled-roof, front projecting gables, square projecting front bay and open front porch
- wood-frame construction with original wood siding intact under a later coat of stucco
- modest Arts and Crafts details such as diamond-point triangular eave brackets
- windows, including double-hung, 1-over-1 wooden sash windows with horns
- associated landscape features including mature cedars lining the driveway

Given the home's association with this important Burnaby pioneer family, its location within the Deer Lake Park Heritage Precinct, the architectural quality of the building and its good physical condition, the Hill Cottage qualifies for listing on the Community Heritage Register. The outcome of the requested conservation and adaptive re-use assessment would, however, provide guidance as to the advisability of pursuing Heritage Designation protection of the Hill Cottage. This would be the subject of a further report to the Heritage Commission and Council following approval of a conservation and capital upgrade plan for this structure.

4.0 CITY HERITAGE POLICY

In 1993, the Community Heritage Commission and Council adopted a report outlining the implementation of the City Heritage Policy and a review process for City-owned heritage buildings. The policy established that all potential civic heritage buildings were to be subject to a review of their heritage value, conservation options and conservation actions. The adoption of the Deer Lake Park Heritage Inventory and the Deer Lake Park Master Plan has reflected the intrinsic heritage value of Hill Cottage. This report outlines a proposal to undertake the conservation assessment and cost specification consistent with the City Heritage Policy.

5.0 CONSERVATION ASSESSMENT AND COST SPECIFICATION

In order to review potential conservation options and actions, a further detailed assessment and design specification of Hill Cottage is required. This report will determine the associated costs with the building's adaptive re-use as a Festivals and Events office for the Shadbolt Centre for the Arts for the consideration of the Commission and Council. Staff will undertake to engage a

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qualified heritage architect to prepare a detailed report which will outline all issues and estimated costs associated with the property's conservation, and the upgrade and adaptive re-use of the building as an office space by Cultural Services. The decision to pursue the adaptive reuse of this residence for office uses was based on its location in the cultural precinct of the park in close proximity to the Shadbolt Centre for the Arts and the Festival Lawn. The smaller size of the cottage precludes its use as a public assembly space. Additionally, the growth of the Festival and Events program of the Shadbolt Centre had created a need to find additional space to house staff and volunteers.

Basic interior renovations and upgrades would be needed to adapt it for office use and the yard would be renovated for the new purpose and to incorporate the property to the cultural precinct. The current shortage of office and activity space at the arts centre could be offset by a positive adaptive reuse of the property for cultural services purposes. The operating costs for 6570 Deer Lake Avenue, would be covered in the future operating budget of the Shadbolt Centre for the Arts as approved by the Parks, Recreation and Culture Commission.

6.0 FINANCING

This report seeks Council expenditure approval for this project in the amount of \$20,000 inclusive of 5% GST. A capital allocation for this project is available in the 2008-2012 Annual Capital Program. The use of Gaming funds for this project is consistent with Council guidelines to support heritage, cultural and environmental projects.

7.0 NEXT STEPS

Upon conclusion of the subject conservation assessment and cost specification, staff would seek Council approval, as appropriate, to undertake the required conservation works associated with the adaptive reuse, and heritage designation of the Hill Cottage through a further report to the Community Heritage Commission.



B. Luksun, Director
PLANNING AND BUILDING

JW:tn

cc: City Manager
City Solicitor
Director Engineering
Chief Licence Inspector
Director Parks, Recreation and Cultural Services
Assistant Chief Building Inspector – Project Management



**Shadbolt Centre
for the Arts**

Subject Property
**6570 Deer Lake
Avenue**

**Burnaby Arts
Council Office/Gallery**

**Burnaby Village
Museum**

Attachment 1

6570 Deer Lake Avenue
Claude & Annie Hill Cottage





Cottage



Front Driveway

Attachment 2

**6570 Deer Lake Avenue
Claude & Annie Hill Cottage**