



COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
JOSEPH & ELLEN CLARKE HOUSE
5575 JERSEY AVENUE**

RECOMMENDATION:

1. THAT Council approve issuance of a Heritage Alteration Permit for the Clarke House located at 5575 Jersey Avenue, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2009 September 17, received and adopted the *attached* report seeking approval for issuance of a Heritage Alteration Permit for this Designated Heritage Site.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor A. Kang
Vice Chair

Councillor R. Chang
Member

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

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2009 September 10

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: 5575 Jersey Avenue

SUBJECT: HERITAGE ALTERATION PERMIT
JOSEPH & ELLEN CLARKE HOUSE
5575 JERSEY 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 Clarke House located at 5575 Jersey Avenue, as outlined in this report.

REPORT

1.0 BACKGROUND

In 2005, Council approved a Heritage Revitalization Agreement which enabled the preservation and restoration of the Clarke farmhouse as part of a multi-family development in the Metrotown area located on Jersey Avenue. The adopted conservation plan ensured that the building, which was relocated on its site, was carefully conserved to protect its original doors, windows and exterior trims where possible. New design elements were also introduced to permit the division of the building into two units – the main heritage house and a garden apartment suite.

The heritage house was sold and occupied by new owners in 2008. The property owners have made an application to the Planning and Building Department for a minor Heritage Alteration Permit to enable the installation of stained and leaded glass panels into the main and rear entrances of the residence. This report outlines this proposal for the consideration of the Community Heritage Commission and Council.

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. Burnaby's Community Heritage Commission reviews all Heritage Alteration Permit submissions for recommendation to Council for consideration.

To: Community Heritage Commission
From: Director Planning and Building
Re: HERITAGE ALTERATION PERMIT
JOSEPH & ELLEN CLARKE HOUSE
5575 JERSEY AVENUE

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3.0 HERITAGE VALUE

Built for Central Park farmer Joseph Clarke (1851-1936) and his wife Ellen (1864-1938), this large two and one-half storey house, is one of the oldest remaining houses in the neighbourhood. This house displays a typical Edwardian-era vernacular design, with shingled siding, a front gabled roof and a half-width open verandah (*see Attachment 1*).

4.0 PROPOSED ALTERATIONS

The applicant has submitted designs for the alteration of both the front and rear entry doors of the house through replacing the existing glazing with stained and leaded glass panels (*see Attachment 2*). The existing door glazing includes modern glass that is not original to the building's original design. Historically both exterior doors of the Clarke House were glazed with sheets of patterned glass. However, restoring patterned glass to these lights would be difficult. Historical reproductions of Edwardian patterned glass are not available locally and the cost of importing appropriate glass from England and the United States is an expensive option. Additionally, reproduction patterned glass panels would not significantly improve the owner's intent to improve the building's overall security.

The submitted design plan for this work has been prepared by a qualified local art glass company that has undertaken many heritage building projects. The proposed art glass designs generally conform to the traditional art glass found in similar dwellings in the region. The front door glazing design is appropriate to the Arts and Crafts style references found in the building and is taken from a period front entrance light design. The rear entrance door glazing design has been purposely defined to be a simpler form in keeping with its use. In consideration of the owner's intent to improve the security of the residence's entry doors and conform with the heritage character of the dwelling, the propose minor alterations to this Designed Heritage Building are considered suitable and supportable.

6.0 NEXT STEPS

With approval of the recommendation of this report, City staff will inspect the works on completion to ensure compliance with the approved Heritage Alteration Permit.


B. Luksun, Director
for PLANNING AND BUILDING

JW:gk
Attach

cc: City Manager
City Solicitor
City Clerk
Chief Building Inspector

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