

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: CONSERVATION ASSESSMENT & COST SPECIFICATION
BARNET LUMBER COMPANY HOUSE
8007 TEXACO DRIVE (BARNET MARINE PARK)**

RECOMMENDATION:

1. THAT Council approve the expenditure of Gaming Funds in the amount of \$20,000 (inclusive of 5% GST) to complete a conservation assessment and cost specification study for the Barnet Lumber Company House, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2009 September 17, received and adopted the attached report advising of the acquisition of this potential civic heritage site and seeking Council's approval for a detailed study of the Barnet Lumber Company House.

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 Licence Inspector Director Parks, Recr. & Cult. Services Assist. Chief Bldg. Inspector – Project Mgmt.
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2009 September 10

FROM: DIRECTOR PLANNING & BUILDING

FILE: 770000 20
Reference: 8007 Texaco Drive

SUBJECT: CONSERVATION ASSESSMENT & COST SPECIFICATION
BARNET LUMBER COMPANY HOUSE
8007 TEXACO DRIVE (BARNET MARINE PARK)

PURPOSE: To advise of the acquisition of this potential civic heritage site and to seek Council approval for a detailed study of the Barnet Lumber Company House.

RECOMMENDATION:

1. **THAT** Council approve the expenditure of Gaming Funds in the amount of \$20,000 (inclusive of 5% GST) to complete a conservation assessment and cost specification study for the Barnet Lumber Company House, as outlined in this report.

REPORT

1.0 BACKGROUND

In 2009, Council approved the acquisition of 8007 Texaco Drive under the Parkland Acquisition Program for Barnet Marine Park. The property's acquisition was concluded in May 2009 and the property was vacated by its owners. This heritage building was identified by the Community Heritage Commission as a significant heritage resource for retention as a potential future public amenity and heritage site in the Barnet Marine Park Master 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 has determined that this residence is suitable to be upgraded and incorporated into the City's residential rental program as an interim use.

The City's adopted Heritage Policy provides for the review and consideration of all plans and programs intended for City-owned heritage buildings by the Community Heritage Commission. This report has been prepared to initiate a conservation assessment and cost specification study to assess options to protect this residence as a designated City heritage site and to define potential future works to conserve its heritage features.

2.0 CITY HERITAGE POLICY

2.1 *Civic Heritage Building Review Process*

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

To: Community Heritage Commission
From: Director Planning & Building
Re: Conservation Assessment and Cost Specification
Barnet Lumber Company House
8007 Texaco Drive

2009 September 10..... Page 2

policy established that all potential civic heritage buildings were to be subject to a review of their heritage value, conservation options and conservation actions. This report outlines a proposal to undertake the preparation of a conservation assessment and cost specification study consistent with the City Heritage Policy.

2.2 Conservation Assessment and Cost Specification Report

In order to review potential conservation options and actions, a further detailed assessment and design specification of this residence is required. This study will review the proposed upgrade of the building for interim use as part of the City's residential rental program. Additionally, the study will look to the future and review the potential options for the residence to be adaptively re-used as a public amenity building as part of an expanded Barnet Marine Park. The study will also provide guidance as to the viability of pursuing Heritage Designation protection of the residence and undertaking related heritage conservation works. Staff will undertake to engage a qualified heritage architect to undertake the study, which will outline all issues and estimated costs associated with the property's upgrade in co-operation with the Licence Office and Parks, Recreation and Cultural Services Department.

3.0 BARNET LUMBER COMPANY HOUSE

3.1 Historical Background

Barnet Marine Park encompasses one of Burnaby's most unique and significant heritage sites as the historic location of the Barnet sawmill and its company town. It was founded by David MacLaren, a wealthy lumberman from Buckingham, Quebec in 1889. The mill grew quickly in its isolated locale and required the construction of a company town complete with a general store, post-office and village of homes for the sawmill's workforce and their families.

In 1909, the mill was completely burned out by a fire starting in the boiler room. Immediately the plant was rebuilt, modern in every respect and absolutely fireproof, as the entire power plant and boiler room was built of reinforced concrete and steel. The plant closed during the First World War and reopened as the Barnet Lumber Company in 1925 only to close forever in 1931 after a strike during the Great Depression. A new modern lumber mill was built in the later 1930s on the site by the Kapoor family. In the 1960s the City began to acquire the lands that had encompassed the old Barnet sawmill and village for park development and established Barnet Marine Park.

3.2 Heritage Value

Throughout Barnet are remnants of the former sawmill and company town in the form of many ruins that are evocative reminders of the industrial heritage of the site. Of the estimated 40 houses that once formed the company town only two houses - located at 8007 and 8039 Texaco Drive, still remain standing and are valuable heritage resources.

The recently acquired city-owned residence at 8007 Texaco Drive was built in 1925 as a "Model Home" for the manager of the Barnet Lumber Company and designed by the well-known architectural firm of Townley & Matheson (see *Attachment 1*). The Barnet Lumber Company House was intended for use as a combined home and office. It was constructed with framing lumber and finely crafted millwork sawn and produced at

To: Community Heritage Commission
From: Director Planning & Building
Re: Conservation Assessment and Cost Specification
Barnet Lumber Company House
8007 Texaco Drive

2009 September 10..... Page 3

the Barnet mill. The Barnet Company used these residences to promote their production under the slogan "Barnet Boosts Better-Built Bungalows". Typical of the Craftsman style, the company house has a front gabled roof with triangular eave brackets. The house remains in original condition and retains most of its fine interior and exterior design elements.

Given the home's association with this important Burnaby historic site, its location within the Barnet Marine Park, the architectural quality of the building and its good physical condition, the Barnet Lumber Company House was included in the inventory listing on the Community Heritage Register adopted by the Community Heritage Commission.

4.0 FINANCING

This report seeks Council expenditure approval of gaming funds in the amount of \$20,000 inclusive of 5% GST to undertake a detailed conservation assessment and cost specification study. A capital allocation for this project is available in the 2009-2013 Annual Capital Program. The use of Gaming funds for this project is consistent with Council guidelines to support heritage, cultural and environmental projects.

5.0 NEXT STEPS

Upon conclusion of the subject study, staff would undertake to assess the viability of protecting the Barnet Lumber Company House as a city heritage site and undertaking related conservation works for interim and potential future uses. A report on the results of the study would be advanced through the Community Heritage Commission for Council approval of arising recommendations.


B. Luksun, Director
for PLANNING AND BUILDING

JW:tn:gk
Attach

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



Historic photograph of 8007 Texaco Drive c. 1950

BURNABY CITY ARCHIVES (WELLS COLLECTION)

**Barnet Lumber Company House
8007 Texaco Drive (Barnet Marine Park)**

Attachment 1