

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
FREDERICK AND ALICE HART RESIDENCE "AVALON"
(HART HOUSE RESTAURANT)
6664 DEER LAKE AVENUE**

RECOMMENDATION:

1. THAT Council approve issuance of a Heritage Alteration Permit for the Hart House located at 6664 Deer Lake Avenue, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2012 May 03, received and adopted the attached report seeking Council approval for issuance of a Heritage Alteration Permit for this designated heritage site.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

Councillor R. Chang
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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To: His Worship, the Mayor and Councillors
From: Community Heritage Commission
Re: Heritage Alteration Permit
Frederick and Alice Hart Residence "Avalon"
(Hart House Restaurant)
6664 Deer Lake Avenue

2012 April 26..... Page 2

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2012 April 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20

SUBJECT: HERITAGE ALTERATION PERMIT
FREDERICK AND ALICE HART RESIDENCE “AVALON”
(HART HOUSE RESTAURANT)
6664 DEER LAKE 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 Hart House located at 6664 Deer Lake Avenue, as outlined in this report.

REPORT

1.0 BACKGROUND

The City through the Engineering Department – Facilities Management division has made application for a Heritage Alteration Permit to undertake a number of exterior improvements to the Hart House to complete a re-roofing project and repairs to the exterior envelope of the building. These proposed exterior repairs to this City-owned Designated Heritage Building require formal approval of a Heritage Alteration Permit. 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.

3.0 HERITAGE VALUE

The Hart House was designed by local architect Frank William Macey (1863-1935), the first resident architect in Burnaby. Macey was born and trained in England. This home is a large, two-and-one-half storey Arts and Crafts style mansion with influences of the popular Craftsman style. It was constructed in 1912 for New Westminster realtor Frederick J. Hart and his wife Alice as part of their beautiful lakeside estate named “Avalon”.

To: Community Heritage Commission
From: Director Planning and Building
Re: Heritage Alteration Permit
Frederick and Alice Hart Residence "Avalon"
(Hart House Restaurant) 6664 Deer Lake Avenue

2012 April 26Page 2

4.0 PROPOSED HERITAGE ALTERATION PERMIT WORKS

The City's Engineering Department – Facilities Management division has advanced a Council approved comprehensive re-roofing project for the Hart House that was substantially completed in 2011. During the re-roofing, significant deterioration of decorative concrete and stucco architectural elements associated with the main north tower and south sunroom elements of the mansion were discovered (see *Attachment 1*). The deteriorated elements require reconstruction of exterior wall elements including the parapets (decorative wall/roof projections) in order to allow for the completion of the re-roofing project related to flashings, gutters and installation of roof membranes for these roof areas over these features.

The specifications for the project to repair the parapets and their decorative architectural features have been completed. The submitted design for the project follows the Standards and Guidelines for Heritage Conservation in Canada. The proposed restoration works exhibit a high degree of quality and craftsmanship to ensure its integration as part of the building's original exterior design and respect for its heritage features. As such, it is recommended that the Community Heritage Commission and Council approve this Heritage Alteration Permit.

5.0 NEXT STEPS

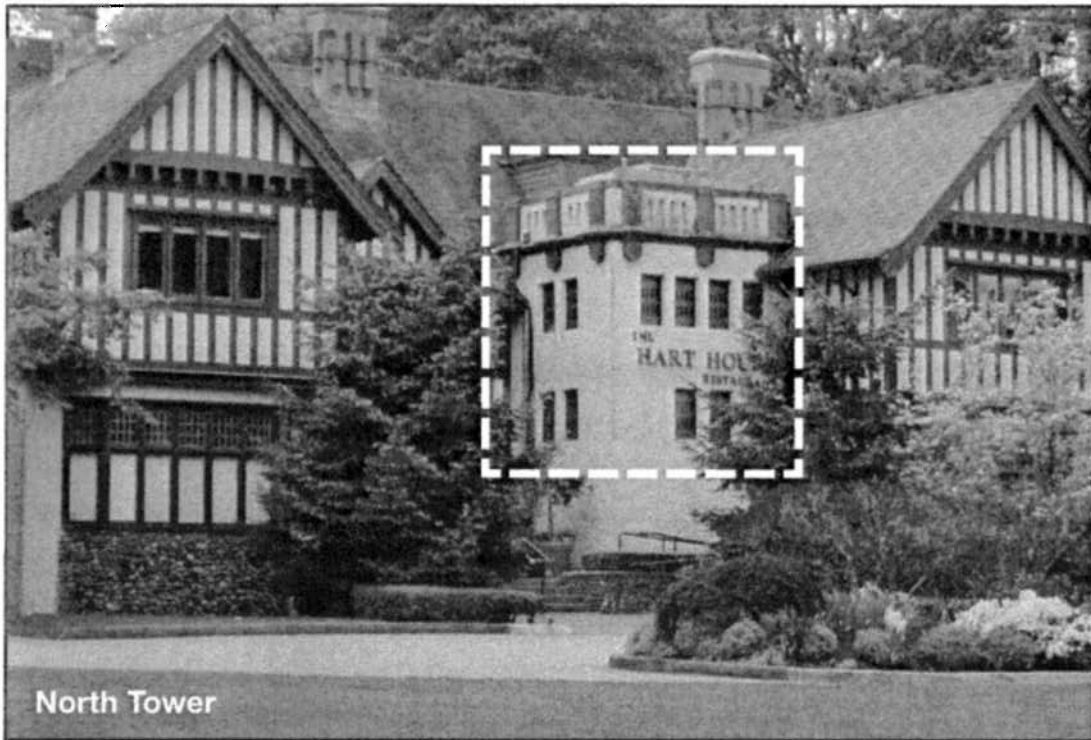
With Council adoption of the recommendation of this report, City staff will complete the restoration work in compliance with the approved Heritage Alteration Permit. Funds required for the repair works are included in the 2012 Provisional Capital Plan.



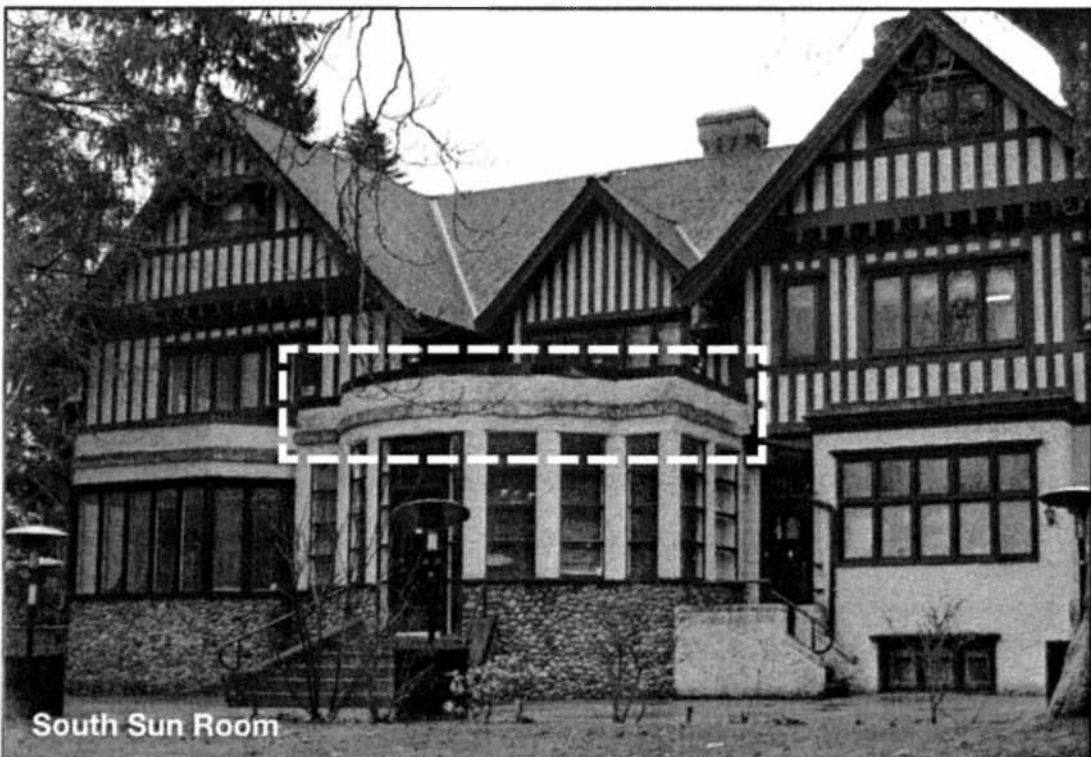
B. Luksun, Director
PLANNING AND BUILDING

JW:sa
Attachment

cc: City Manager
Director Engineering
Chief Building Inspector



North Tower



South Sun Room

Hart House Heritage Alteration Permit Areas of wall and stucco repair