

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: PROPOSED HERITAGE DESIGNATION
FIRST UNITED SPIRITUALIST CHURCH
5584 KINCAID STREET**

RECOMMENDATIONS:

1. THAT Council authorize staff to prepare a Heritage Designation Bylaw report to designate the First United Spiritualist Church as a City Heritage Site.
2. THAT a copy of this report be sent to the First United Spiritualist Church.

REPORT

The Community Heritage Commission, at its meeting held on 2012 September 06, received and adopted the *attached* report seeking Council authority for staff to work towards designation of the First United Spiritualist Church as a City Heritage Site. The church building was constructed in 1936 as the “Chapel of Peace” for the Forest Lawn Memorial Park cemetery located on Royal Oak Avenue. In 1955, the church was sold to the Anglican diocese and relocated to the current location on Kincaid Street. The retention and designation of this church building will add another significant heritage building to the City’s list of protected heritage properties.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

Councillor R. Chang
Member

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

DATE: 2012 August 28

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20

**SUBJECT: PROPOSED HERITAGE DESIGNATION
FIRST UNITED SPIRITUALIST CHURCH
5584 KINCAID STREET**

PURPOSE: To seek Council authority for staff to work towards designation of this historic church as a City Heritage Site.

RECOMMENDATIONS:

1. **THAT** staff be authorized to prepare a Heritage Designation Bylaw report to designate the First United Spiritualist Church as a City Heritage Site.
2. **THAT** a copy of this report be sent to the First United Spiritualist Church.

REPORT

1.0 BACKGROUND

On 2011 June 9, the Community Heritage Commission received a letter from the President of the First United Spiritualist Church located at 5584 Kincaid Street in Burnaby requesting the City's consideration to protect this historic church building and property as a designated heritage site under the Local Government Act. This historic building is situated on Kincaid Street in the Douglas-Gilpin Planning Study Area and is listed as a significant heritage building on the City's heritage inventory. Arising from a discussion of the request, the Commission adopted the following recommendation:

"THAT staff prepare a report regarding the advisability and feasibility of heritage protection for the First United Spiritualist Church."

Planning staff have reviewed the heritage designation with the Church Board of Directors. The intention of the congregation is to legally protect and preserve the heritage building in context with the setting and landscaping of the site. Through discussions, the applicant has confirmed their wish to achieve legal protection of the Church and grounds through the adoption of a Heritage Designation Bylaw. This report responds to the request of the Commission to review the feasibility and advisability of designating this heritage building as a City Heritage Site.

2.0 HISTORY AND HERITAGE VALUE

This church building has an interesting history and connection with the development of Central Burnaby. It was originally designed and constructed in 1936 as the “Chapel of Peace” for the Forest Lawn Memorial Park cemetery located at 3789 Royal Oak Avenue. The Chapel was originally located outside the main entrance of the cemetery on a separate triangular parcel of land bounded by Spratt Street, Royal Oak Avenue and Canada Way. As a non-denominational chapel, it served as the location for many community memorial services, local worship and weddings.

The original design of the Chapel of Peace was created by a yet unidentified architect or designer. Its overall design aesthetic was based on the Romantic Revival style of domestic architecture that was popular during the period. Many of the Chapel’s exterior and interior historic details were adapted from the Gothic Revival architecture of local Anglican and Catholic churches, including its central roof spire.

The Chapel became too small for the operational needs of Forest Lawn Memorial Park and following the opening of a new building on the grounds, the old chapel building was sold to the Anglican diocese for relocation. At the time, the Anglican diocese had recently formed a new parish for Central Burnaby, and relocated the chapel to its present site at 5584 Kincaid Street in 1955. The church building was altered at that time with the addition of a new modern-styled one-storey wing and new covered side entrance. The central roof spire was removed at the time of the building’s relocation. The original siding has been covered with a combination of stucco and composite siding and both a front entrance and rear second storey porch has been enclosed with modern windows. These design changes although significant, have retained the original heritage fabric of the building preserving the opportunity for its future restoration and conservation (see *Attachment 1*).

Overall, the church building remains in fair to good condition. The Chapel retains its steep front gabled roof, main entrance portico, scroll-cut eave brackets and distinctive arched mullioned windows. An unusual feature of the Chapel is found in its main floor sanctuary, which still retains unique and original architectural elements. These include the Gothic Revival-styled roof braces, stuccoed fireplace and tiled floor. A description of the original building stated that the Chapel’s flooring of multi-colored ceramic tiles was a reference signifying “Joseph’s coat of many colours”.

The church building is sited on property consisting of two legal lots with a combined area of 2,625.18 m² located at the corner of Kincaid Street and Teal Avenue. The site includes a paved parking lot with a well-cared for landscaped setting appropriate to its residential neighbourhood. The garden includes a meditation labyrinth, vegetable garden (produce supports a food bank charity), mature trees and lawns.

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The First United Spiritualist Church meets the criteria for heritage designation as it has important connections to the history of its neighbourhood; retains its original design and contributes to the character of its neighbourhood setting.

3.0 CONDITION AND CONTEXT

Directions for the conservation of heritage resources are outlined in Burnaby's Official Community Plan. Burnaby has established a goal "to provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage." The conservation of this landmark heritage building is considered compatible within its well-developed neighbourhood context of predominantly single-family dwellings and the adjacent Douglas Road Elementary School (see *Attachment 2*). The site is zoned under the Burnaby Zoning Bylaw to the Neighbourhood Institutional District (P1). Once designated, should the current or future property owners wish to develop the site with a larger building or addition, the building's conservation would need to be considered as part of the plan, prior to issuance of any future Heritage Alteration Permit.

The building remains in fair to good condition as it has been well maintained by past and current owners. The economic viability of the property is considered secure given the building's good physical condition and its suitability for its continued use as a religious institution and place of worship.

The congregation intends that the building will continue to be utilized as a place of worship and to be maintained accordingly. There are no additional economic incentives that would be required to ensure its continued protection and conservation. Staff will continue to work in cooperation with the current and any future owners of the property to ensure the heritage character of this City Heritage Site would be protected and conserved, as required. The property owners are preparing a maintenance plan for the building which will outline the works required over the next 5-10 years, including any conservation projects. This plan will be submitted and reviewed as part of the proposed Heritage Designation Bylaw.

4.0 PROPOSED HERITAGE DESIGNATION BYLAW

The Board of the First United Spiritualist Church have requested that the City consider formal protection of their historic church through a Heritage Designation Bylaw. Under the terms of the Local Government Act, provision is made for the designation by bylaw of property that "... has heritage value or character..." (Section 967). The designation bylaw would ensure that any future design changes to the heritage building and site are considered prior to issuance of the required Heritage Alteration Permit.

The purpose of the proposed Heritage Designation Bylaw is to provide for the long-term protection and conservation of the First United Spiritualist Church. The designation would ensure that the character-defining features of this building are preserved and protected by the City of Burnaby in cooperation with the current congregation and any subsequent owners into the future, consistent with the City's heritage conservation policies for designated heritage

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buildings. This is consistent with the City of Burnaby's Official Community Plan goal and directions concerning heritage conservation which provides the opportunity for owners of private property to conserve and retain significant heritage buildings for the benefit of the community. Based on the above, designation of this historic church as a City Heritage Site is supported.

5.0 CONCLUSION

The retention and designation of this church building through a designation bylaw will add another significant heritage building to the City's list of protected heritage properties. The First United Spiritualist Church is an important neighbourhood landmark and its preservation provides another opportunity to retain and interpret the early history and heritage of Burnaby. The current congregation is planning to maintain and improve the building's heritage character and wish to protect the building as an official heritage site. The designation of this church building would ensure its long-term protection guided by the Official Community Plan and its heritage conservation policies. With the concurrence of the Community Heritage Commission and Council, staff would pursue the preparation of the initial Heritage Designation Bylaw report for consideration.


Lou Pelletier, Director
PLANNING AND BUILDING

JW/sa

Attachments (2)

cc: City Manager
Director Finance
Acting Director Engineering
Chief Building Inspector
City Solicitor
Chief Licence Inspector



Chapel of Peace, Forest Lawn Memorial Park
Royal Oak Avenue and Sprott Street, c.1935
BURNABY VILLAGE MUSEUM COLLECTION



First United Spiritualist Church
5584 Kincaid Street



First United Spiritualist Church (Chapel of Peace)
5584 Kincaid Street

