

**COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: GEORGE S. VICKERS RESIDENCE, 7686 FIRST STREET**

**RECOMMENDATIONS:**

1. THAT Council authorize the preparation of a Heritage Designation Bylaw for advancement to First Reading on 2013 June 10 and to a Public Hearing on 2013 June 25 at 7:00 p.m.
2. THAT Council approve the listing of the George S. Vickers Residence on the Burnaby Community Heritage Register as a Protected Heritage Property.

**REPORT**

The Community Heritage Commission, at its meeting held on 2013 May 30, received and adopted the *attached* report seeking Council's authorization to designate the George S. Vickers Residence at 7686 First Street as a City Heritage Site.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor N. Volkow  
Vice Chair

Councillor R. Chang  
Member

|            |   |
|------------|---|
| Copied to: | City Manager<br>Director Planning & Building<br>Acting Director Engineering<br>Director Finance<br>Chief Building Inspector<br>City Solicitor |
|------------|---|

**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2013 May 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 77000 20  
*Reference: Heritage Designation Bylaw*

**SUBJECT: GEORGE S. VICKERS RESIDENCE, 7686 FIRST STREET**

**PURPOSE:** To seek Council authorization to designate the George S. Vickers Residence at 7686 First Street as a City Heritage Site.

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**RECOMMENDATIONS:**

1. **THAT** Council authorize the preparation of a Heritage Designation Bylaw for advancement to First Reading on 2013 June 10 and to a Public Hearing on 2013 June 25 at 7:00 p.m.
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**REPORT****1.0 BACKGROUND INFORMATION**

On 2012 November 1, the Community Heritage Commission received and approved a report from the Director Planning and Building which recommended “THAT staff be authorized to prepare a report for the designation of the George S. Vickers Residence as a City Heritage Site.”

The owner, Mrs. Gwendolyn Rumble, initiated discussions with the City in order to achieve an agreement to formally protect and conserve this historic house and its property. Mrs. Rumble has occupied this property since 1958 with her family, acquiring it from her parents, John and Kathleen Lees, who purchased the property in 1946, and hold fond memories of living and raising their family in the house. Mrs. Rumble, a retiree and long-time dedicated volunteer at the Burnaby Village Museum, has maintained the house and property. The applicant has elected to pursue the long-term legal protection offered by the City’s adoption of a Heritage Designation Bylaw (HDB) for the heritage building and its site.

**2.0 HERITAGE DESIGNATION****2.1 Local Government Act – Heritage Designation Bylaw Process**

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 intention of the designation

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bylaw is to ensure that any future design changes to the heritage building and site will require a heritage alteration permit that would be considered by Council and reviewed by the Community Heritage Commission.

Section 968 of the Local Government Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification of the owners, a report outlining the heritage value of the property, its relationship to the community or Official Community Plan objectives, the effect of the designation upon the use, the condition and viability of the property and the possibility of the need for financial support.

## **2.2 Required Heritage Information**

The following provides the information required under the Act with regard to the above noted requirements.

### **2.2.1 Heritage Character Statement**

#### ***History***

The house is a high-quality Craftsman style bungalow which forms a landmark in East Burnaby at the corner of First Street and Thirteenth Avenue (see *Attachments #1 & #2*). It was built in 1911 for George S. Vickers, a prominent Burnaby resident who worked as an employee of *The British Columbian* newspaper in New Westminster and became involved with real estate during the boom prior to the First World War. It was originally situated on one acre of property, which contained a large kitchen garden, an orchard of 40 trees of various types and houses and runs for chickens, ducks and turkeys. In 1919, the property was advertised for \$5,000 and likely sold easily because of its location (three blocks from the electric streetcar line on Sixth Street), its many amenities and property improvements. The house is currently listed on Burnaby's Community Heritage Register – Inventory.

#### ***Architecture***

Unique features of the house include its panelled living and dining room, beamed ceilings and an open fireplace. Craftsman-style features include battered porch piers, unusual double bargeboards, triangular eave brackets and exposed purlins. The house is currently in excellent condition, with only minor alterations to its original construction.

### **2.2.2 Compatibility of Conservation with Community Plan and Adjoining Land Uses**

Planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan (OCP). 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 and property is considered compatible within its well-developed neighbourhood context of predominantly single and two-family dwellings. The retention, conservation and designation of this house and property through bylaw will add another significant heritage building to the City's list of protected heritage properties.

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**2.2.3 Condition and Economic Viability of the Property**


The George S. Vickers Residence remains in excellent condition as it has been well maintained by past owners, with only minor alterations to its original construction. The economic viability of the property is considered secure given the building’s good physical condition, its suitability for its continued use as a single-family residence, and the high market value of the property in the context of its stable single and two-family residential neighborhood.

**2.2.4 Possible Need for Financial Support to Enable Conservation**

The building will continue to be owned and utilized as a private dwelling and maintained accordingly. There are no additional economic incentives that are being sought or would be required at this time to ensure its continued protection and conservation. Staff will continue to work in cooperation with the current and future owners of the property to ensure the heritage character of this City Heritage Site will be protected and conserved following the standards and guidelines for heritage properties. Any future renovation or alteration of the house and its site would be subject to Council approval of a Heritage Alteration Permit or Heritage Revitalization Agreement.

**3.0 CONCLUSION**

The protection of the George S. Vickers Residence through a Heritage Designation Bylaw offers the City of Burnaby an opportunity to protect a significant heritage building that forms a landmark in East Burnaby and is an important City heritage resource. Utilizing the opportunity presented by the wish of the current owner, to ensure its long-term protection, is guided by the Official Community Plan that seeks to protect our significant cultural heritage resources. With Council approval of the recommendations of this report, the subject bylaw would be advanced to a Public Hearing on 2013 June 25.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

HL/sla/sa  
Attachments

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



Attachment 1  
**GEORGE S. VICKERS RESIDENCE**  
7686 First Street  
(photo c. 2008)



**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT




DATE:  
MAY 22 2013

SCALE:  
1:1,500

DRAWN BY:  
AY

**GEORGE S. VICKERS RESIDENCE**  
7686 FIRST STREET

 Subject Site