
COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
FREDERICK & EDNA CUNNINGHAM HOUSE
3555 DOUGLAS ROAD (X REZ #13-15)**

RECOMMENDATION:

1. THAT Council approve issuance of a Heritage Alteration Permit for the Frederick & Edna Cunningham House located at 3555 Douglas Road, subject to the approval of Rezoning Reference #13-15, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2013 May 30, received and adopted the *attached* report seeking Council approval for the issuance of a Heritage Alteration Permit for the Frederick & Edna Cunningham House, to allow for construction of an addition to the rear of the house.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

Councillor R. Chang
Member

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

DATE: 2013 May 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: Heritage Alteration Permit

SUBJECT: HERITAGE ALTERATION PERMIT
FREDERICK & EDNA CUNNINGHAM HOUSE
3555 DOUGLAS ROAD (X REZ #13-15)

PURPOSE: To seek approval for the issuance of a Heritage Alteration Permit for this Designated Heritage Site.

RECOMMENDATION:

1. **THAT** Council approve issuance of a Heritage Alteration Permit for the Frederick & Edna Cunningham House located at 3555 Douglas Road, subject to the approval of Rezoning Reference #13-15, as outlined in this report.

REPORT**1.0 BACKGROUND**

In 1995, the property at 3555 Douglas Road was subdivided into three lots. The final subdivision agreement included designation of the Frederick & Edna Cunningham House as a City heritage site which was concluded through the adoption of Bylaw No. 10470 by Council on 1996 November 04. The designation bylaw included a provision under legislation that any future changes to the exterior of the building will require a Heritage Alteration Permit that would be reviewed by the Community Heritage Commission and considered by Council.

In 2004, the Community Heritage Commission considered and recommended a report in connection with Rezoning Reference #04-15 that Council issue a Heritage Alteration Permit for the Cunningham House to allow for a two-storey addition on the north elevation over a crawl space, a family room with a covered porch for the main floor and new master bedroom addition to the second floor, and a small addition on the west elevation. These additions were approved and adopted by Council at their meeting on 2004 June 07 and have been completed.

Since purchasing the property in 1996, the needs of the owners have changed and alterations to the house are necessary to cater for a growing family. Appearing elsewhere on the Commission's Agenda and pertaining to this property is a report for Rezoning Reference #13-15, submitted by the owners of the Cunningham House, Pietro Ferronato and Lisa Renzullo. The purpose of the rezoning is to amend the portion of the property at 3555 Douglas Road zoned R3"a" District zoning and the existing building covenant related to the form of the constructed dwelling. The report recommends that staff work with the applicant on a suitable plan of development for presentation to a Public Hearing and that the proposal be referred to the Community Heritage Commission for a recommendation regarding issuance of a Heritage Alteration Permit. This report outlines the Heritage

To: Community Heritage Commission
From: Director Planning and Building
Re: Heritage Alteration Permit, Frederick & Edna
Cunningham House, 3555 Douglas Road
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Alteration Permit process, the proposed alterations and presents a recommendation to grant a Heritage Alteration Permit for this designated heritage site, subject to approval of Rezoning Reference #13-15.

2.0 PROPOSED REZONING

The applicant proposes to amend the existing R3“a” District zoning and building covenant for the site as approved under Rezoning Reference #04-15, to allow for construction of an addition to the rear of the house. The proposed addition would enlarge the existing kitchen on the main floor, provide for an increased bedroom area on the upper floor, and allow additional storage space in the cellar. The total floor area of the proposed west addition is approximately 93 sq.m. (or 999 sq.ft.).

The new additions are well within the R3“a” District zoning for the site, including the requirements for both the established maximum floor space ratio and the minimum building setbacks. This proposal also preserves the option for the completion of a future subdivision to the west of the residence that the City has provided for in the area’s subdivision guide plan.

3.0 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 applications for Heritage Alteration Permits for recommendation to Council for consideration following the review of the property’s heritage value and impact of the proposed alterations.

3.1 Heritage Value

The Frederick & Edna Cunningham House, considered a landmark in the Douglas Road neighbourhood, is valued as a good example of an Arts- and Crafts-styled residence. The rough cast stucco, Tudor-inspired gable decoration and large eave brackets are just a few of the character defining elements of the Cunningham House (see *Attachment #1*). The house blends into its surroundings, which are extensively landscaped with rockeries, lawns, shrubs, trees and perennial beds. The two majestic copper beech trees, over 60 years old, are among the best specimens of their type to be found in Greater Vancouver and are protected under covenant. The Cunningham property is significant as one of the last estate homes remaining on the old Douglas Road, at one time noted for its beautiful estates set within the rural character of Burnaby’s Central Valley. The house was constructed in 1923 by Frederick and Edna Cunningham and served as the family home for 60 years. Fred Cunningham was an insurance agent and the only son of James Cunningham, who served as the mayor of New Westminster between 1872 and 1874. The landmark 60-foot tall Victorian flag pole in the garden was moved to this site when Fred Cunningham’s prestigious family home in New Westminster was demolished in 1938.

3.2 Proposed Alterations

The proposed additions to the Cunningham House have been developed through detailed consultation with the Planning Department (see *Attachment #2*). The proposal involves a two- storey addition on the west elevation, with an enlarged kitchen and a dining area on the main floor, two additional bedrooms on the upper floor and storage space in the cellar. The location of the proposed west

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From: Director Planning and Building
Re: Heritage Alteration Permit, Frederick & Edna
Cunningham House, 3555 Douglas Road

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addition, which is located at the rear of the house and away from Douglas Road, provides for continuity of the established house design and does not adversely impact the prominent front facade and main entrance. It should be noted that the proposed addition to the house is achieved within the constraints posed by the existing tree covenants, a number of statutory road and utility right-of-way areas within the property, and the area's subdivision guide plan.

The submitted design for this work has been prepared by a qualified architect, The architect was previously retained by the owner for their earlier additions to the north and west elevation in 2004 under Rezoning Reference #04-15. As with the additions in the previous Heritage Alteration Permit, the residential form, massing and scale, including placement of window and door openings, roof line, and as well as the material, craftsmanship and finish, would match the existing details of this Arts-and Crafts-style house, and is keeping with the City's adopted heritage conservation principles. In consideration of the owner's intent to create additions in harmony with the original house design, the proposed minor alterations to this Designated Heritage Building are considered suitable and supportable.

4.0 NEXT STEPS

As outlined in this report, the proposed alterations to this designated heritage site are minor in nature and have been developed with a suitable design response, and meet the adopted principles of heritage conservation. It is, therefore recommended that the Commission request Council's approval for the issuance of a Heritage Alteration Permit, subject to approval of Rezoning Reference #13-15.

Upon adoption of the recommendations of this report by Council, the proposal would be advanced through the rezoning process with a request to Council to present the development proposal to a future Public Hearing. Subject to Final Adoption of the rezoning application by Council, staff will continue work with the applicant to ensure compliance with an approved Heritage Alteration Permit for the Frederick & Edna Cunningham House and the successful completion of this heritage project.




Lou Pelletier, Director
PLANNING AND BUILDING

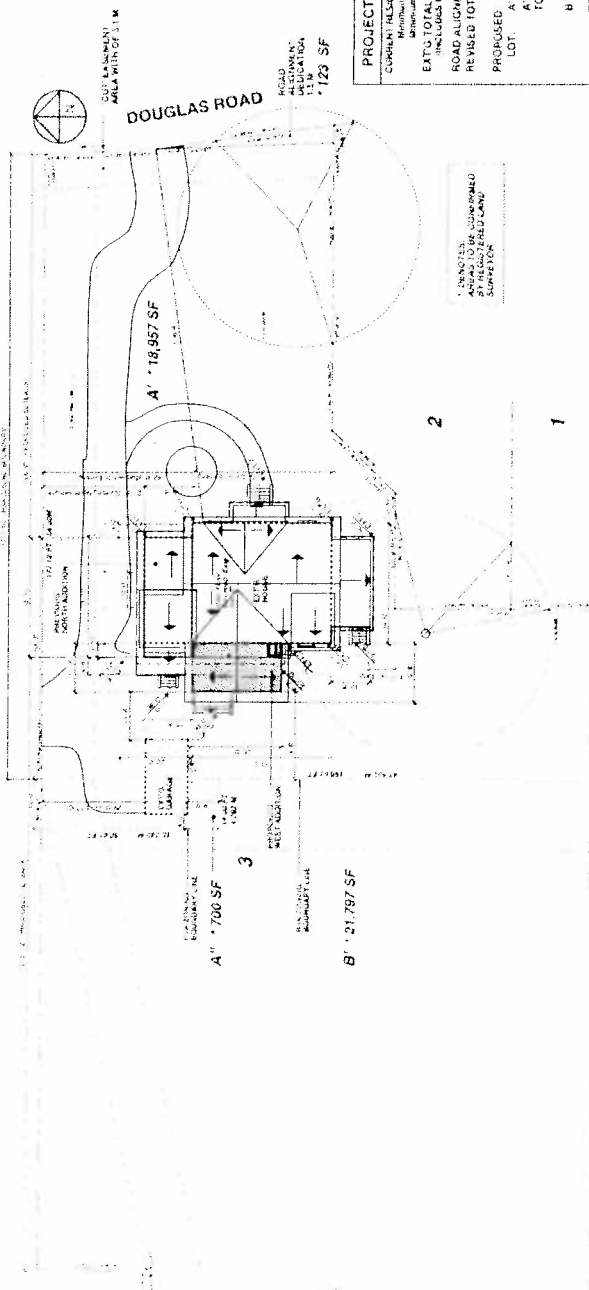
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Attachments

Copied to: City Manager Acting Director Engineering
 Chief Building Inspector City Solicitor



 <p>City of Burnaby</p>	PLANNING & BUILDING DEPARTMENT
DATE: MAY 2013	Frederick & Edna Cunningham House (c. 2004) 3555 Douglas Road
SCALE:	
DRAWN BY:	
Attachment #1	



SITE PLAN

PROPOSED DRIVEWAY
 12' WIDE DRIVEWAY
 12' WIDE DRIVEWAY

LEGAL DESCRIPTION
 1/2 AC. 100' WIDE
 100' WIDE DRIVEWAY

PROJECT DATA:

CURRENT RESIDENTIAL DISTRICT ZONE: A-1
 Minimum Lot Width of 22.5 m or 75 ft
 Minimum Lot Area of 1,100 sq m or 423,000 sq ft
 Minimum Lot Depth of 15.2 m or 50 ft
 Minimum Front Setback of 3.0 m or 10 ft
 Minimum Side Setback of 3.0 m or 10 ft
 Minimum Rear Setback of 3.0 m or 10 ft
 Minimum Front Yard Coverage of 10%
 Minimum Side Yard Coverage of 5%
 Minimum Rear Yard Coverage of 5%

EXIST'G TOTAL SITE AREA: 384,000 sq m or 111,577 sq ft
 INCLUDING ROAD ALIGNMENT DEDUCTIONS

ROAD ALIGNMENT AREA: 11,425 sq m or 120 SF
 REVISED TOTAL SITE AREA: 381,075 sq m or 111,457 sq ft

PROPOSED:

LOT: A: 189,957 sq m or 18,957 sq ft
 B: 21,797 sq m or 2,179.7 sq ft
 TOTAL REZONED AREA: 188,154 sq m or 18,777.3 sq ft
 B: 10 REMAINING AREA: 200,414 sq m or 21,797 sq ft

FILE: 19-059-141-R

LOT COVERAGE PERMITTED: 40% MAXIMUM: 156,462 sq m
 LOT COVERAGE PROPOSED: 40% MAXIMUM: 156,462 sq m

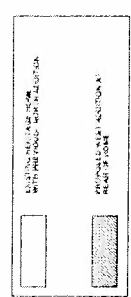
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AREA	TOTAL FLOOR AREA (S.F.)	REVISIONS		TOTAL	
		FLOOR	ROOF	FLOOR	ROOF
A	18,957	18,957	0	18,957	0
B	2,179.7	2,179.7	0	2,179.7	0
C	0	0	0	0	0
TOTAL	21,136.7	21,136.7	0	21,136.7	0



A1: SITE PLAN WITH SITE DATA AND ZONING INFORMATION
 A2: CELLAR AND MAIN FLOOR PLANS
 A3: UPPER FLOOR PLAN AND ROOF PLAN
 A4: SECTION ELEVATIONS: EAST AND NORTH
 A5: BUILDING ELEVATIONS: EAST AND NORTH
 A6: BUILDING ELEVATIONS: WEST AND SOUTH

Franco Tessari
 Architect

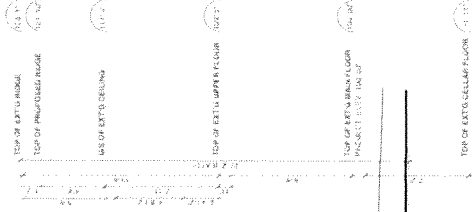
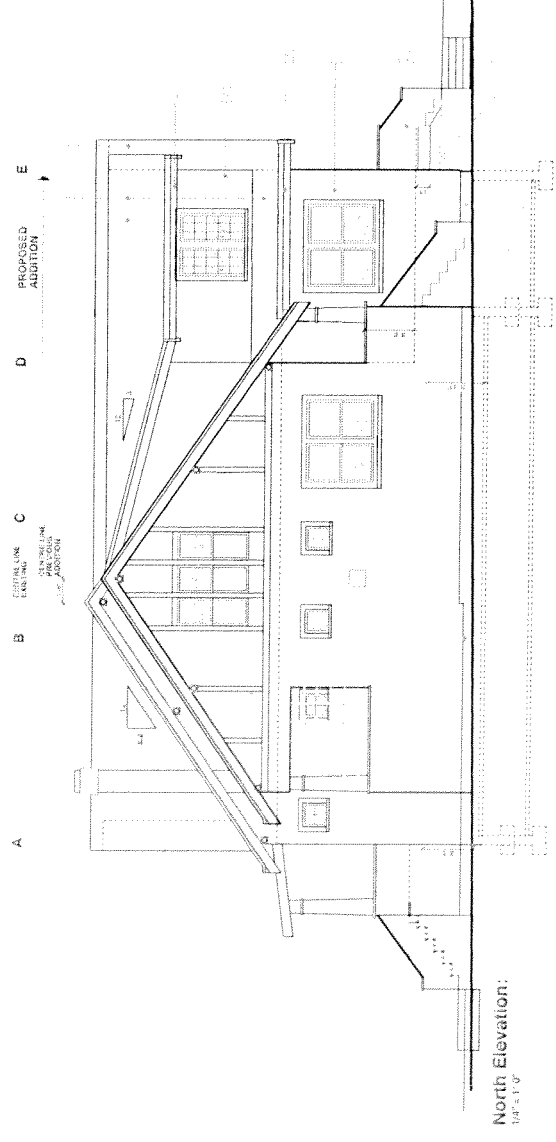
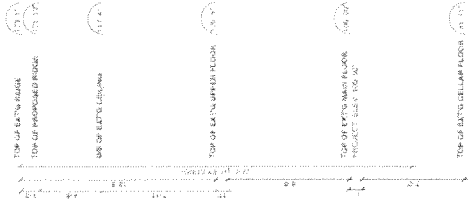
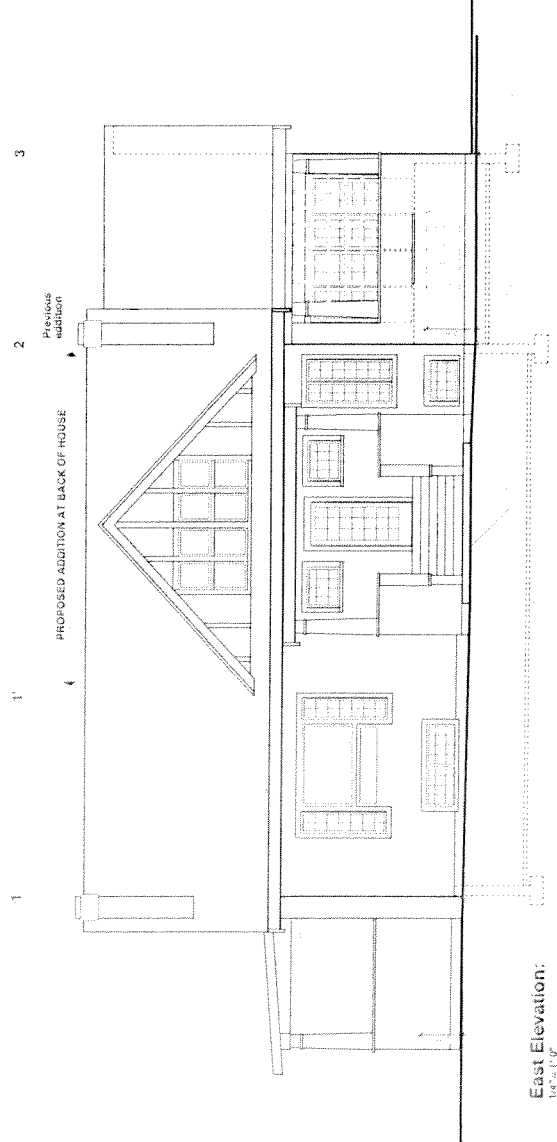
Robbie Furberg
 Resident

1/2 AC. 100' WIDE
 100' WIDE DRIVEWAY

SITE PLAN
 AND LANDSCAPE PLAN
 2003 01 A-1

Attachment 2a - Site Plan Showing Location of Proposed Addition

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 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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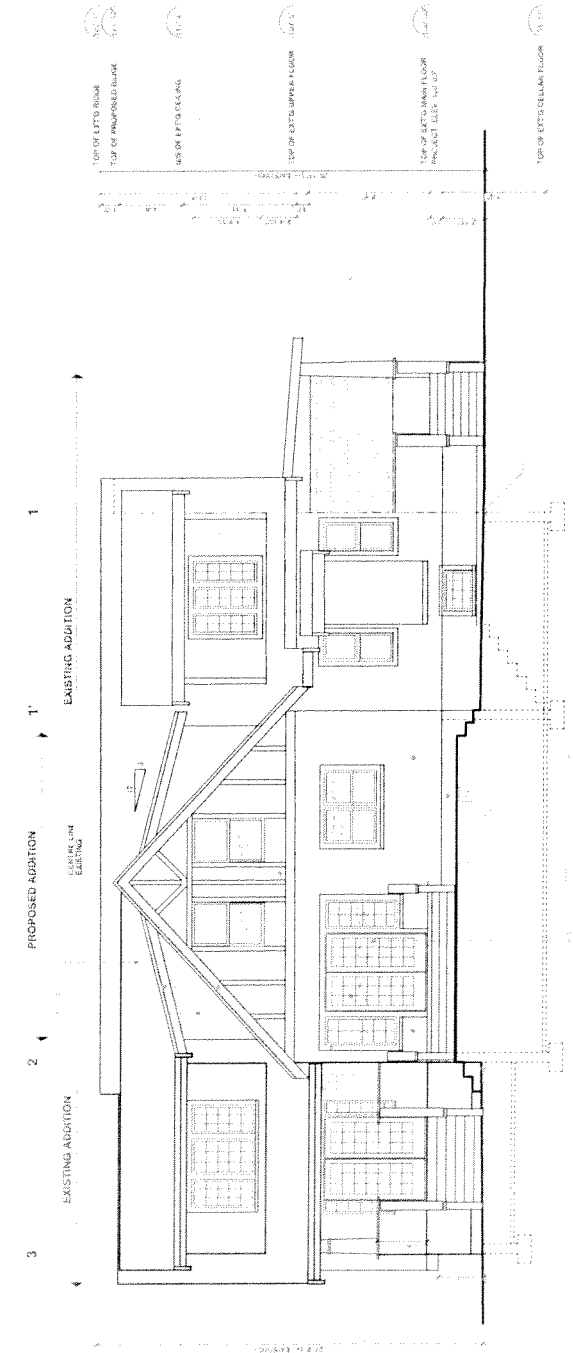
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 San Francisco, CA 94115
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 Email: franco@franco-tessari.com

Renzullo - Ferronato
 Residence
 2000 1st Ave., Suite 100
 Berkeley, CA 94704
 Project No. 200001
 Date: 01/15/11

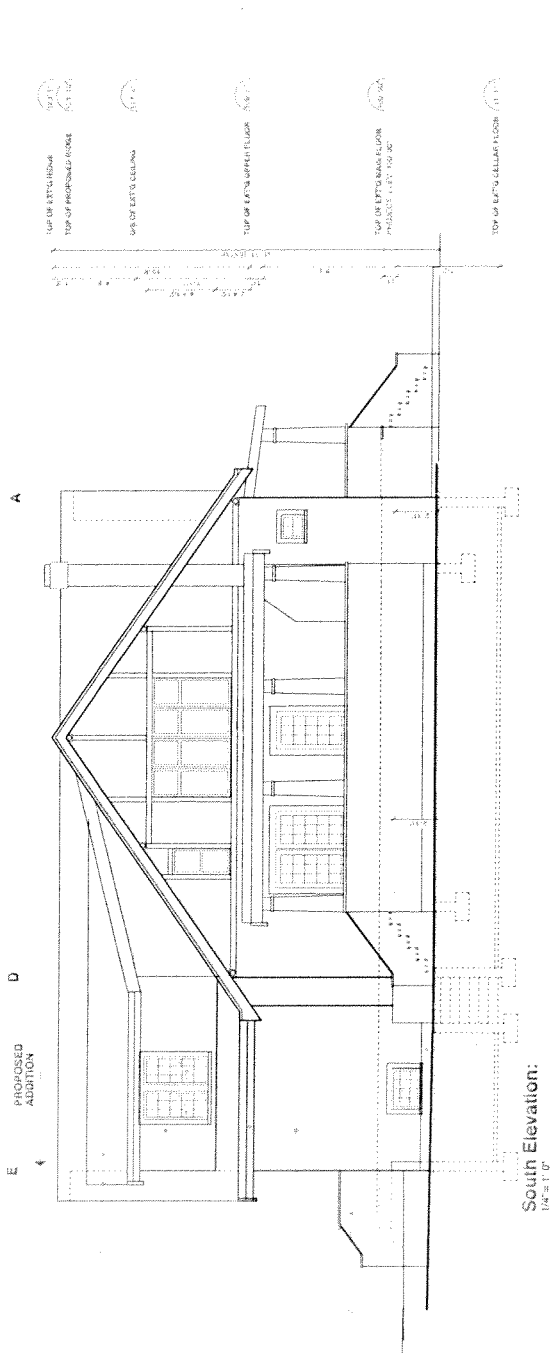
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Sheet: EAST AND NORTH ELEVATIONS
 Project: 200001
 Date: 01/15/11
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1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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West Elevation:
1/4" = 1'-0"



South Elevation:
1/4" = 1'-0"

Franco Tessari Architect	
Renzullo - Ferronato Residence	
2003.01	
A-7	