

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
ROY & CATHERINE CUMMINS HOUSE
4156 RUMBLE STREET**

RECOMMENDATION:

1. THAT Council approve the issuance of a Heritage Alteration Permit for the Roy and Catherine Cummins House located at 4156 Rumble Street, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2014 December 04, received and adopted the attached report seeking Council's approval for the issuance of a Heritage Alteration Permit for the Roy and Catherine Cummins House, a designated heritage site.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

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

DATE: 2014 November 25

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: Heritage Alteration Permit

SUBJECT: HERITAGE ALTERATION PERMIT
ROY & CATHERINE CUMMINS HOUSE
4156 RUMBLE STREET

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

RECOMMENDATION:

1. **THAT** the Community Heritage Commission recommend Council approve the issuance of a Heritage Alteration Permit for the Roy and Catherine Cummins House located at 4156 Rumble Street, as outlined in this report.

REPORT**1.0 BACKGROUND**

In 2005, the property located at 4156 Rumble Street was the subject of a subdivision agreement that included the designation of the Cummins House as a City heritage site. The designation was finalized through the adoption of Bylaw No. 11959 by Council on 2005 October 17. Under the *Local Government Act*, all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit (HAP) be issued by Council to legally permit any proposed material and design alterations and building relocations.

The current owners of the property have advanced an application for a Heritage Alteration Permit to permit the replacement of the existing rear deck, which has deteriorated over the years. This report describes the heritage value of the Cummins House, proposed alterations and a recommendation to grant a Heritage Alteration Permit for the repair and restoration of the rear deck.

2.0 HERITAGE VALUE

The Cummins House is one of Burnaby's landmark Edwardian residential heritage buildings and is listed on Burnaby's Community Heritage Register as a protected building. It was constructed in 1912 and occupied by early Burnaby residents, Roy and Catherine Cummins. The Arts and Crafts design of this bungalow residence is unusual in that its walls are constructed from logs that were harvested from the forest which once covered the site. Other significant exterior features include its chimney and verandah columns which were constructed from field stones, its log verandah rails and eave purlins (see *Attachment 1*). The high-quality design of this log home is evident in the fine interior

To: Community Heritage Commission
From: Director Planning and Building
Re: HERITAGE ALTERATION PERMIT
ROY & CATHERINE CUMMINS HOUSE
4156 RUMBLE STREET

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Arts and Crafts features found in its front hall, living and dining rooms. The house remains in good overall condition and its original form and most of its significant exterior design details remain intact.

3.0 PROPOSED ALTERATIONS

The property owners have advanced a proposal to undertake exterior repairs and alterations associated with a small rear covered deck, which forms part of the structure that was protected under the designation bylaw in 2005. The deck has deteriorated over the years and requires repairs to the structure and surface materials. It will be replaced with a new deck, and materials that are compatible with the heritage character of the house will be used in the repair. Additionally, a small exterior staircase will not be replaced as part of this structural repair.

The proposed changes have been designed to ensure a high-degree of quality and craftsmanship to ensure its integration as part of the building's exterior design. The new deck and railing would also enhance the overall appearance of the building.

As the proposed alteration and repairs will respect the heritage values and character of the Cummins House and further ensure its continued protection as a heritage building, it is recommended that the Community Heritage Commission and Council approve this Heritage Alteration Permit.

4.0 NEXT STEPS

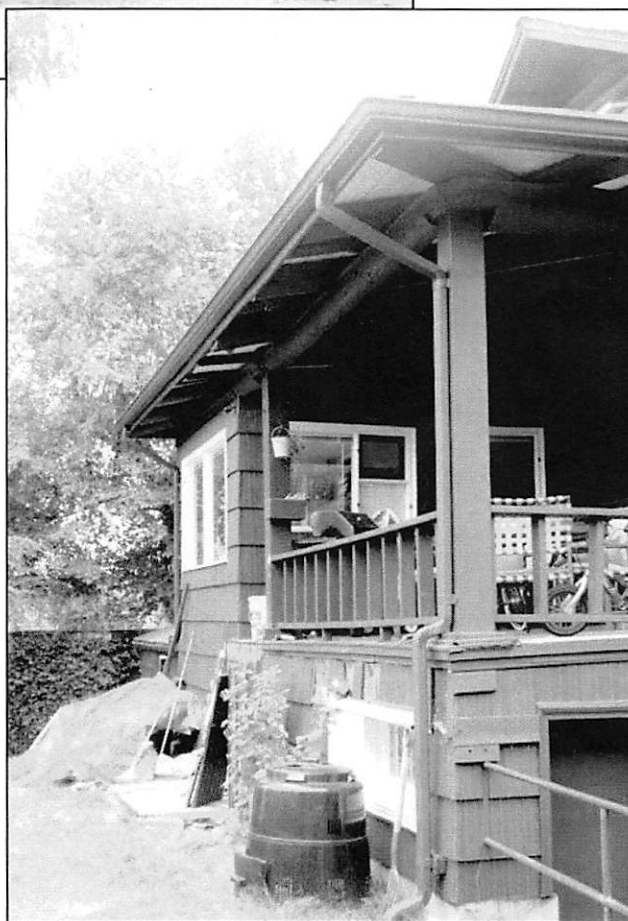
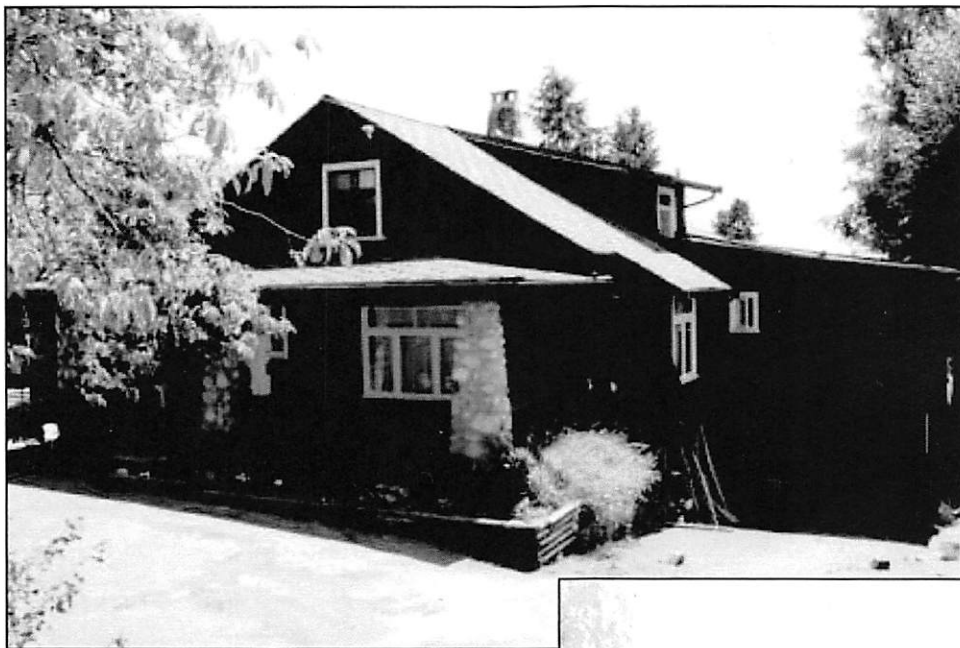
With Council adoption of the recommendation in this report, staff would process the proposed approvals associated with this project to ensure compliance with the approved Heritage Alteration Permit for the Roy and Catherine Cummins House and the successful completion of this heritage project.


Lou Pelletier, Director
PLANNING AND BUILDING

HL:sa
Attachment

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

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Attachment 1

TOP: Roy and Catharine
Cummins House,
Front Elevation, 2013

BOTTOM: Roy and Catharine
Cummins House,
Existing rear deck
looking west, 2014