

NO: R085

COUNCIL DATE: June 5, 2023

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 1, 2023**

FROM: **General Manager, Planning & Development** FILE: **6800-20-017**
6800-07

SUBJECT: **Hazelmere United Church and Annex at 1614 184 Street – Application for Financial Assistance**
Robert Barton House at 19103 8 Ave – Removal from Surrey’s Heritage Register

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Approve a grant for the Hazelmere United Church and Annex in the amount of \$1,575.00, which represents 50% of the value of the roof and gutter cleaning as per the quote provided by Stay Clean Building Maintenance;
3. Approve grant for the Hazelmere United Church and Annex in the amount of \$2,600.00, which represents 50% of the value of the painting work as per the quote provided by Makus Commercial & Industrial Painters; and
4. Remove the Robert Barton House from Surrey’s Heritage Register.

INTENT

The intent of this report is to seek approval for two applications for financial assistance for the Hazelmere United Church and Annex, submitted under the *Surrey Heritage Sites Financial Assistance By-law, 2003, No. 15099* (the "Bylaw") and to seek approval for the removal of the Robert Barton House from Surrey’s Heritage Register.

BACKGROUND

Surrey’s Heritage Advisory Commission (“SHAC”) has the mandate to advise Council on matters related to the creation and maintenance of Surrey’s Heritage Register, as well as to advise Council on expenditures related to financial assistance as authorized by the Bylaw. SHAC meets monthly to discuss and advise Council on matters referred to it by staff.

Due to a lack of quorum at the April 12 and May 10, 2023 meetings, SHAC was unable to advise Council on the items referred to the SHAC. As the nature of the matters is time sensitive, it is recommended that the matters be considered by Council without recommendations by the SHAC.

DISCUSSION

Section 10(c) of the Bylaw provides that financial assistance applications will be considered by Council upon recommendation from the SHAC. Under the *Community Charter*, grants are made by Council and a two-thirds vote of Council is required to approve a grant.

Despite the Bylaw requirement, Legal Services has advised that Council may still proceed without a recommendation from the SHAC since only a simple majority would be required to amend the Bylaw and Council has the authority to implicitly waive the Bylaw requirement by approving the grant by a two-thirds vote. Below are the items for Council's consideration.

Application for Financial Assistance for the Hazelmere United Church and Annex

In March 2023, the owner of the Hazelmere United Church and Annex at 1614 184 Street submitted two financial assistance applications to the City for painting and roof and gutter cleaning (Appendix "I"). The applications are in accordance with the *Heritage Designation By-law, 2000, No. 13955*. The applicant has indicated that their preferred suppliers are Makus Commercial & Industrial Painters for the painting and Stay Clean Building Maintenance for the roof and gutter cleaning. There is currently \$15,000 available in the Reserve for Heritage Site Improvements for the Hazelmere United Church and Annex.

Removal of the Robert Barton House from Surrey's Community Heritage Register

The Robert Barton House at 19103 8 Avenue is listed on Surrey's Heritage Register (Appendix "II"). The Heritage Register is a list of properties considered by Council to have heritage value or character. In August 2015, the Robert Barton House was destroyed by fire. The property remains listed on the Heritage Register, despite the Robert Barton House being fully destroyed. The removal of demolished heritage buildings from the Heritage Register is necessary to ensure that property owners and the public have accurate information regarding Surrey's heritage assets. As the Robert Barton House was destroyed and demolished, it should be removed from Surrey's Heritage Register.

CONCLUSION

Due to a lack of quorum, SHAC was unable to advise Council on the items referred by staff at the April 12 and May 10, 2023 meetings. Given the time sensitive nature of the items, Council is requested to consider the financial assistance application for the Hazelmere United Church and Annex as well as the removal of the Robert Barton House from Surrey's Heritage Register without a recommendation from SHAC.

Original signed by

Don Luymes
General Manager, Planning & Development

KB/ss

Appendix "I" Background Information for Hazelmere United Church and Annex
Appendix "II" Background Information for Robert Barton House

INTER-OFFICE MEMO

TO: **Chair, Heritage Advisory Commission**

FROM: **Heritage Planner, Community Planning**

DATE: **March 29, 2023** FILE: **6800-14**

RE: **Hazelmere United Church and Hazelmere United Church Annex (1614 184 Street) – Application for Painting, and Application for Roof and Gutter Cleaning.**

RECOMMENDATIONS

It is recommended that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report as information;
2. Recommend that Council approve financial assistance in the amount of **\$1575.00** which represents 50% of the value of the works as per the quote provided by **Stay Clean Building Maintenance**;
3. Recommend that Council approve financial assistance in the amount of **\$2600.00** which represents 50% of the value of the works as per the quote provided by **Markus Commercial & Industrial Painters**;
4. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

PURPOSE

The purpose of this memo is to inform the SHAC that two applications for financial assistance were submitted for the Hazelmere United Church and Hazelmere United Church Annex (1614 184 Street) for painting, and roof and gutter cleaning.

BACKGROUND

Historic Value

Hazelmere United Church and Hazelmere United Church Annex (1614 184 Street) are listed on Surrey's Community Heritage Register and are protected by Designation By-law, 2000, No. 13955. Hazelmere United Church is significant for its association with the development of the Hazelmere area. Hazelmere United Church was the first Church that was built in Hazelmere. It is valued as an indication of the importance of religion in the lives of the early settlers. The land for the church was donated by Henry Thrift in 1905 on the condition that it be non-denominational, allowing members of different denominations to share the space. The small population of

Hazelmere meant that separate denominations could not afford to build individual churches. The Church is also valued for its association with the local community and its efforts to work jointly to construct a place of worship for their community. A century later it continues to serve the spiritual and social needs of the community. Photos of the Church and Annex are attached as Appendix I.

Building Preservation Program

The Building Preservation Program provides grants to owners of privately-owned protected heritage properties for stabilization, maintenance, or restoration of the heritage building. The grant is limited to 50% of the cost of the work, for up to \$5,000 in a calendar year. An owner may also apply for any unclaimed amounts from the previous two years, to a maximum of \$15,000 in three years. Applications are to include three quotations for the work based on similar criteria. Fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. The owner of a protected heritage building may apply for three years' financial assistance (\$15,000) in the first year, and in advance of conducting repairs or restoration, for costs associated with the relocation of a heritage building to a protected heritage site. Upon receiving a \$15,000 grant for relocation, owners will not be eligible to apply for further financial assistance for three years. Completed work is not eligible for the grant.

DISCUSSION

The owner of the Hazelmere United Church and Annex has submitted two financial assistance applications to for painting, and roof and gutter cleaning. The application is in accordance with Designation By-law, 2000, No. 13955.

Two applications for financial assistance along with three quotations for each were submitted to the City (Appendix II and III). The applicant has indicated that their preferred suppliers are **Makus Commercial & Industrial Painters, and Stay Clean Building Maintenance**. The quotations are as follows:

Painting

- | | |
|----------------------------------|--|
| 1. Makus Commercial & Industrial | \$5,200.00 |
| 2. Shon Brar | \$5,200.00 + \$45/h labour on Boomlift |
| 3. JCP Commercial Painting | \$5,880.00 |

Roof and Gutter Cleaning

- | | |
|---------------------------------------|------------|
| 1. Italian Sunshine Construction Ltd. | \$2,730.00 |
| 2. Mr. Clean Power Washing Service | \$3,283.32 |
| 3. Stay Clean Building Maintenance | \$3,150.00 |

There is currently \$15,000 available in the Reserve for Heritage Site Improvements for the Hazelmere United Church and Annex

CONCLUSION AND RECOMMENDATIONS

The owner of the Hazelmere United Church and Annex submitted applications for financial assistance through the Building Preservation Program for painting, and roof and gutter cleaning. It is recommended that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report as information;
2. Recommend that Council approve financial assistance in the amount of **\$1575.00** which represents 50% of the value of the works as per the quote provided by **Stay Clean Building Maintenance**;
3. Recommend that Council approve financial assistance in the amount of **\$2600.00** which represents 50% of the value of the works as per the quote provided by **Markus Commercial & Industrial Painters**;
4. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.



Kelsey Baglo, Heritage Planner
Community Planning

- | | |
|-------------|---|
| APPENDIX I | Photos of Hazelmere United Church |
| APPENDIX II | Hazelmere United Church - Application for Financial Assistance for Painting |
| APPENDIX II | Hazelmere United Church - Application for Financial Assistance for Roof and Gutter Cleaning |

APPENDIX I
Photos of Hazelmere United Church



APPENDIX II

Hazelmere United Church and Annex - Application for Financial Assistance for Painting



SURREY HERITAGE ADVISORY COMMISSION

BUILDING PRESERVATION PROGRAM
Application for Financial Assistance

This grant program assists with exterior stabilization, maintenance, restoration and relocation of designated heritage buildings and buildings that are subject to heritage revitalization agreements (HRA). There is no limit to the number of applications that may be submitted in any given year. If successful, funding per project is limited to 50% of the eligible project costs, not to exceed eligibility requirements as outlined in By-Law No. 15099, Sections 10 and 10.1.

PLEASE PRINT CLEARLY

Name of Applicant(s): Seventh Day Adventist of British Columbia

Mailing Address: 1626 McCallum Road

City: Abbotsford Postal Code: V2S 3M4

Contact Person(s): Editha Velasco

Telephone: 778 926 5820 Email: ditasvelasco@yahoo.ca

Name of Heritage Building: Seventh Day Adventist Church

HRA and/or Designation By-law Number: 13955

Date of Commencement: Week of June 11, 2023

Date of Anticipated Completion: Week of June 18, 2023

1. This project is for:

- Structural work, seismic upgrading, foundations, perimeter and storm drains, chimneys and masonry work, fascias, gutters and downspouts, roofs
- Exterior rehabilitation and repairs of the building's historic character (exterior cladding, woodwork and trim, doors and windows, including storm windows)
- Exterior preparation and painting
- Reconstruction of missing significant architectural elements
- Designated interior features
- Other: _____

2. Provide a clear, brief statement of the purpose of the project.

Exterior painting of Church Building and Hall

APPENDIX III
Hazelmere United Church and Annex - Application for Financial Assistance for Roof and Gutter
Cleaning



SURREY HERITAGE ADVISORY COMMISSION

BUILDING PRESERVATION PROGRAM

Application for Financial Assistance

This grant program assists with exterior stabilization, maintenance, restoration and relocation of designated heritage buildings and buildings that are subject to heritage revitalization agreements (HRA). There is no limit to the number of applications that may be submitted in any given year. If successful, funding per project is limited to 50% of the eligible project costs, not to exceed eligibility requirements as outlined in By-Law No. 15099, Sections 10 and 10.1.

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Mailing Address: 1626 McCallum Road

City: Abbotsford Postal Code: V2S 3M4

Contact Person(s): Editha Velasco

Telephone: 778 926 5820 Email: ditasvelasco@yahoo.ca

Name of Heritage Building: Seventh Day Adventist Church

HRA and/or Designation By-law Number: 13955

Date of Commencement: May 28, 2023

Date of Anticipated Completion: May 31, 2023

1. This project is for:

- Structural work, seismic upgrading, foundations, perimeter and storm drains, chimneys and masonry work, fascias, gutters and downspouts, roofs
- Exterior rehabilitation and repairs of the building's historic character (exterior cladding, woodwork and trim, doors and windows, including storm windows)
- Exterior preparation and painting
- Reconstruction of missing significant architectural elements
- Designated interior features
- Other: Roof & gutter cleaning for both Church Building and Hall

2. Provide a clear, brief statement of the purpose of the project.

Soft wash to clean up the moss and debris at the roof and gutter
Apply roof treatment material

3. Provide an itemized list of all work to be undertaken by this project.

Soft washing of roof and gutter, removal of debris, moss, and algae. Apply roof treatment material

4. Please attach three quotations to undertake the list of work itemized in #3. Ensure that all quotations are based on identical requirements. Applications that include fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. Applications for material costs only may be submitted for consideration.

Quotation #1 from: Italian Sunshine Construction Ltd Cost: \$2,730

Quotation #2 from: Mr. Clean Power Washing Service Cost: \$3,283.32

Quotation #3 from: Stay Clean Building Maintenance Cost: \$3,150.00

Please indicate your preferred supplier: Stay Clean Building Maintenance

5. Project Cost Summary		<u>Approved</u>	<u>Pending</u>
Applicant's contribution	\$ <u>1,575.00</u> (<u>50</u> %)	_____	_____
Heritage Legacy Fund of BC	\$ _____ (_____ %)	_____	_____
Request from City of Surrey	\$ <u>1,575</u> (<u>50</u> %)	_____	_____
Total Cost of the Project	\$ <u>3150</u> (<u>100</u> %)	_____	_____

The applicant is advised not to begin the project prior to confirmation of funding. **Work already completed or in progress may not qualify for assistance.** Please note that no payment shall be made more than one year after the date of approval of the financial assistance application by Council. Applicants will be responsible for the payment of all project costs to the approved supplier(s). The applicant will provide detailed, legible, and verifiable receipts confirming supplier payments when requesting reimbursement of costs from the City. Change of preferred supplier(s) is not permitted without prior written approval of the City. Failure to provide adequate proof of payment or use of non-authorized suppliers may result in non-reimbursement of costs incurred.

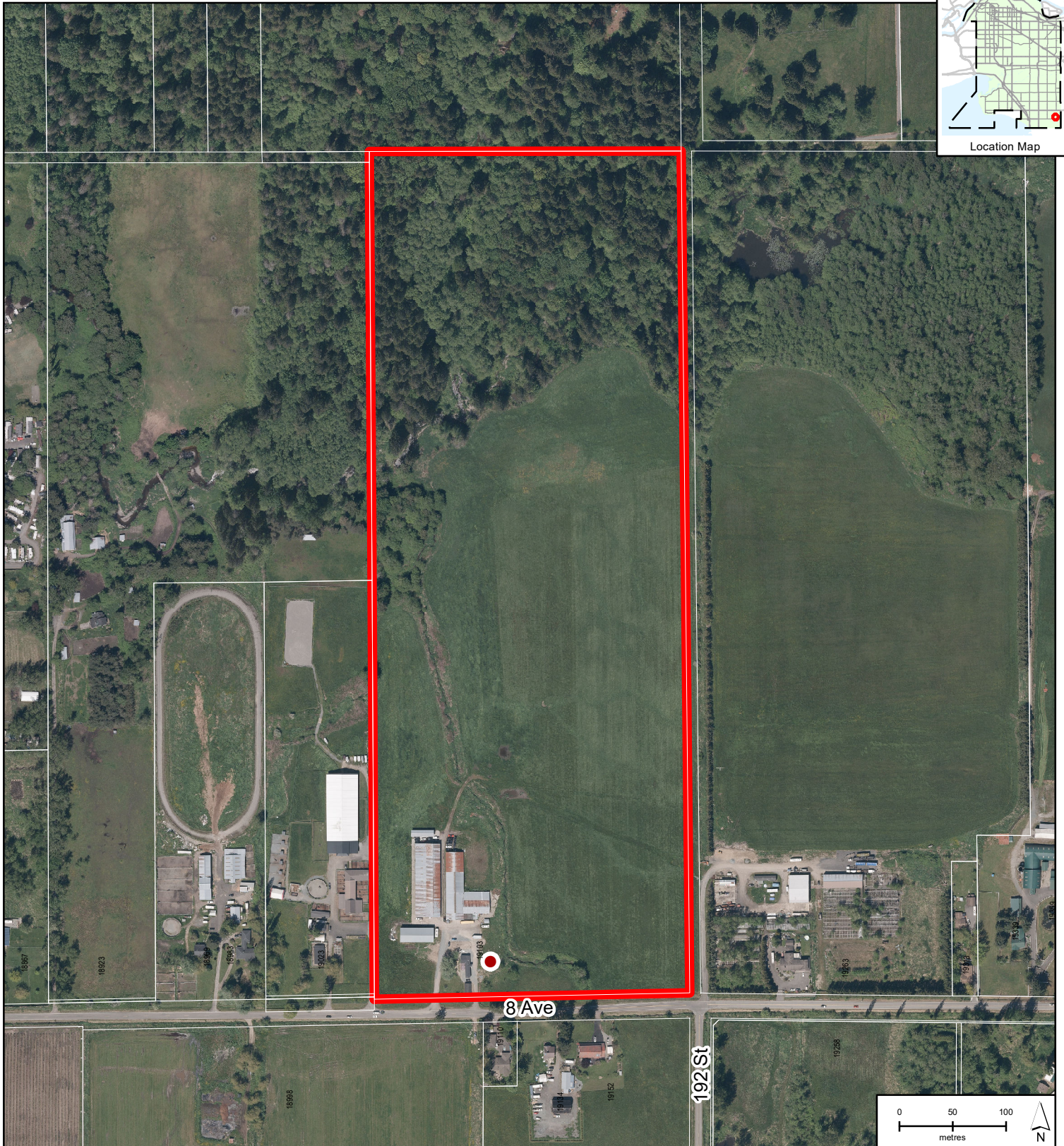
If funds are granted, the City of Surrey reserves the right to inspect the work and to promote the project through photographic documentation and through media announcements.

Denny Rumambi
Authorized Signing Officer


Signature

MARCH 20, 2023
Date

Return to:
Surrey Heritage Advisory Commission
c/o Legislative Services, 13450-104 Avenue V3T 1V8
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TM 9/21/21 10:45 AM



LEGEND

- Registered



19103 8 Avenue
Robert Barton House

Planning & Development
Department

ROBERT BARTON HOUSE BACKGROUND INFORMATION AND CONTEXT

Community Heritage Register

The Robert Barton House was added to Surrey's Heritage Register on December 4, 2000. The Heritage Register is a list of properties that have been evaluated to determine their built, natural, and cultural significance. Properties are added to and removed from the Heritage Register through resolution of Council, at the recommendation of SHAC. Listing on the Heritage Register is not the same as heritage protection. A property can only be protected through other means, including a heritage revitalization agreement bylaw, heritage designation bylaw, or heritage conservation covenant.

History and Heritage Value

The Robert Barton House, built circa 1890s, is valued as an early farmhouse in the Hazelmere neighbourhood. The Barton family was one of the early settler families in Hazelmere, settling there in 1884. The house of Ontario Farmhouse style with Gothic Revival influences featured a side gabled roof with narrow steeply pitched cross gable originally centred on the front elevation above the main entrance. The later addition featured a front-gabled roof with medium pitch, veranda with turned support posts, and decorative fretwork on veranda post-brackets.

Photos of the Robert Barton House

The below images show the Robert Barton House before and after being destroyed by fire.

[Google Street View Image, July 2014](#)



Google Street View Image, October 2015



SURREY'S HERITAGE EVALUATION WORKSHEET



Address	19103 - 8 Avenue
Local Area	Hazelmere
Building / Natural Feature	Robert Barton House
Construction Date	c. 1890
Current Owner / Applicant	Gullie Allam
Evaluated By	Hugh McLean
Inspection Date	September 1997

SECTION 1 - HISTORY (If Known)

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Historical Context / Association with Events/People: The Bartons are one of the early Hazelmere pioneers, homesteading in the area in 1884. John Graham Barton was born in Richibucto, New Brunswick, in 1838. In 1860, he married Charlotte Louise Bowser, born on Prince Edward Island in 1841. They settled on the Pacific Highway (176 Street) just south of Brown Road (32 Avenue) before moving to Surrey Centre. They had a family of 8 children, one of which was Robert Barton. All of the Barton sons followed their father's carpenter trade. Therefore it is possible that Robert himself built a portion of the house at Hazelmere.</p> <p>Cultural Association / Community Importance: The property and the house both have a strong connection to those who were prominent in the earliest development of the Hazelmere area.</p>	9 / 10
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<p>Ownership / Construction History: Robert Reisterer obtained the property via a Crown grant (pre-emption) in 1880. The land was purchased by Charles Newman in 1890 and sold to Robert and Eliza Barton in 1905, who owned it until 1932. Title was held briefly by Daniel and Angus MacDonald, and in 1933 was bought by Ernest and Ellin Jacobson, who were farmers. Until recently, the farm remained in the Jacobson family, with title reverting to survivorship to Frank Andrew Jacobson, likely Ernest Jacobson's brother. Upon Frank's death in 1991, the property was vested in Gullie Agda Ellina Allam, administratrix of his estate. The long family history tied to this house adds to its significance.</p> <p>Designer / Builder (If Known): Not known.</p>	8 / 10
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SECTION 2 - SITE AND CONTEXT EVALUATION

Excellent = 7-8 Very Good = 5-6 Good = 3-4 Fair = 1-2 Poor = 0

<p>Landmark Value: The house commands a prominent position near the road. It is easily visible from the front and sides.</p>	8 / 8
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Excellent = 4 Very Good = 3 Good = 2 Fair = 1 Poor = 0

<p>Context / Streetscape: The site is surrounded by other large farms. Buildings are generally well set back from the road. The street is two lanes with limited shoulders and ditches, typical of a farming area.</p>	3 / 4
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<p>Setting / Site Description and Features: The site is open to view and is reasonably attractive. An unpainted three-board fence surrounds the large front yard. The fence is in a state of disrepair. Minimal maintenance work appears to be done. There is limited landscaping on the farm site, and there is very little area serving as a yard for the house. At the time of evaluation, horses were grazing in the grass field in front of the house.</p>	2 /4
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<p>Environmental Value: The environmental value of the site is excellent, with vast amounts of open space and a limited number of trees in front.</p>	4 /4
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SECTION 3 - ARCHITECTURAL EVALUATION

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

<p>Stylistic Influence: Ontario Farmhouse with Gothic Revival Influence</p>
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<p>Design Features: <i>Exterior (Cladding, Trim, etc.):</i> The house has two sections. The older section to the east has a tall, narrow vertical massing typical of late Victorian homestead or stick-style houses. The later addition has the square, squat massing typical of houses built after 1900. The stud spacing appears to be wider than that of the east section, which may support the theory that the two sections were built at different times. However, both sections may have been part of the same house plan, as period catalogues showing the Ontario Farmhouse style reveal similar massing. The exterior is covered in simple drop siding. The windows are surrounded by simple flat board trim. There are two narrow chimneys, one off-centre in the front gable, and the other centred in the east gable. <i>Windows - Type, Assembly:</i> The windows are narrow single hung wood frame with both upper and lower panes divided vertically into two, typical of Victorian style. The most easterly window on the front has been replaced with a much wider aluminum frame window. <i>Roof Type, Material:</i> The east portion of the house is side gabled with a narrow steeply-pitched cross-gable, originally centred on the front elevation above the principal entrance. The west side addition is front-gabled with a medium pitch, and a half hipped veranda roof is centred within the overall front elevation. The length of the veranda suggests that it may have been shifted over from its original position spanning the full width of the front elevation of the original east side of the house. The roof is covered in composite shingles.</p>	7 /10
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<p>Unique Details or Design Elements: <i>Exterior:</i> The most prominent features are the veranda supported by four turned posts, and a fifth post placed up against the front of the house, the decorative fretwork on the veranda post-brackets, the enclosed rafters, the narrow steep pitch cross-gable centred over the original front elevation, suggesting the Gothic Revival influence, the original front door and several two-pane single hung wood frame windows, also original to the house. <i>Interior:</i> Not assessed.</p>	9 /10
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SECTION 4 - PHYSICAL ASSESSMENT

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Architectural Integrity: <i>Exterior:</i> The house, although looking weathered and tired, has retained much of its integrity. The only exception is the aluminum frame window, and the (possible) shifting over of the front veranda. <i>Interior (Where Applicable):</i> Not assessed.	8 /10
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

Architectural Condition: <i>Foundation / Structure:</i> A house of this age would most likely not have a concrete foundation. However, it is not visible and therefore cannot be assessed. The wood structure of the house appears to be very weathered. Cosmetically, it is in poor to fair condition, but structurally it is not showing signs of decay. Therefore, the overall condition may be considered fair.	2 /5
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Excellent = 5 Very Good = 4 Good = 3 Fair = 1-2 Poor = 0

Additions / Alterations: The addition to the west, although of a different architectural style, fits in well with the original section of the house to the east. The aluminum frame window does not suit the house at all, and is the most detracting feature visible.	4 /5
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SECTION 5 - USABILITY

Excellent = 9-10 Very Good = 7-8 Good = 5-6 Fair = 3-4 Poor = 1-2

Compatibility With Context: The house is located on an active farm, and is compatible with both the property and its agricultural surroundings.	10 /10
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Potential for Use / Future Use (If Known): The house has excellent potential to continue to be used as a farmhouse.	10 /10
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SECTION 6 - OVERALL HERITAGE SIGNIFICANCE

Summary and Recommendations: The house has both architectural and historical significance. Recommended for addition to Heritage Register.

Documentation and Reference Material: Surrey's Heritage, Volume 2. Site visit and photographs.
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**TOTAL: 84/100¹
or 84%**

¹ Where information is not available or not applicable, scoring must be left blank and the maximum of 100 must be discounted by an equivalent amount. A site may be considered for the Heritage Register with a score of at least 70/100 or equivalent percentage if discounted.