

NO: R150

COUNCIL DATE: July 27, 2009

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 27, 2009**

FROM: **General Manager, Planning and Development** FILE: **6880-20-227
(Kensington Prairie)**

SUBJECT: **Heritage Designation for Kensington Prairie Elementary School**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Authorize the City Clerk to bring forward for the required readings, and to set a date for the related public hearing, the Heritage Designation By-law attached as Appendix I to this report that will act to provide heritage protection for the oldest portion of the former Kensington Prairie Elementary School; and
3. Authorize the City Clerk to provide the necessary notification as required under the *Local Government Act*.

INTENT

The purpose of this report is to obtain Council approval to establish a heritage designation for the oldest portion of the former Kensington Prairie Elementary School (circa 1914), located at 16824 - 32 Avenue.

BACKGROUND

Kensington Prairie Elementary School, which opened in 1914 as a two-room schoolhouse, is significant as an early surviving school in Surrey, and demonstrates the growth and development of the community and the value that was placed on public education. The School is significant due to its association with the development of the Kensington Prairie neighbourhood.

Kensington Prairie Elementary School is also significant as an example of the standardized architecture that typified educational institutions at the time. The original two-room structure is characterized by its front-gabled form, with a front-gabled projection on the west elevation with paired entries. This practical and functional design was easy and inexpensive to construct and was notable for its boxy form and separate boys' and girls' entrances located on the west side of the building. Typical of mandated school policy, the windows are banked along the east and west sides to allow abundant natural light, leaving sufficient wall space for large blackboards.

In March 2008, Council approved a multi-parcel land exchange between the City and the Surrey School District. One of the parcels that the City of Surrey obtained from the School District was the Kensington Prairie Elementary School site. The adaptive reuse of the School as a Community Centre was deemed to be an appropriate to providing a recreation centre in the Grandview Heights/Morgan Creek/Rosemary community while the area continues to develop and the population continues to grow. On March 31, 2008, Council passed the following resolution:

"That in light of the acquisition of the Kensington Prairie Elementary School that Council instruct staff to prepare a necessary By-law to have the site designated".

DISCUSSION

Protecting the Kensington Prairie Elementary School, under a Heritage Designation By-law, is consistent with the City's Heritage Management Plan and Official Community Plan.

The proposed Heritage Designation By-law for Kensington Prairie Elementary School is attached as Appendix I. The By-law has been reviewed and accepted by the Surrey Heritage Advisory Commission, Parks, Recreation and Culture Department, Civic Facilities, Realty Services, and Legal Services.

Section 968 of the *Local Government Act* requires that a public hearing be held in relation to each heritage designation by-law, similar to the public hearing process for each rezoning by-law. Notice of the public hearing must be given to all persons having a registered interest in real property affected by the by-law. Upon adoption of the by-law, the *Local Government Act* requires that notice be forwarded to the Land Title Office and the Minister responsible for heritage.

As part of the designation process, Section 968(5) of the *Local Government Act* requires that a report be prepared regarding the property being designated. The information attached as Appendix II to this report fulfils this requirement of the *Act*.

The proposed Heritage Designation By-law sets out the:

- Lands being designated and the manner in which components of the designated lands are being protected (Schedule "B"); and
- Terms and conditions to conserve Kensington Prairie Elementary School, allowable routine maintenance and instances where a Heritage Alteration Permit is or is not required for alterations or works on Kensington Prairie Elementary School (Sections 5 through 11).

The By-law is intended to protect those features associated with the original Kensington Prairie Elementary School (circa 1914) that convey its heritage value and character. The protected features include:

- Its location on a prominent rise at the corner of 168 Street and 32 Avenue;
- The building's institutional form, scale and massing as expressed by its one-storey height, full-height basement, front-gabled rectangular plan with a front-gabled projecting entrance on the west elevation with paired entrances;

- The wood-frame construction with original shingle siding covered by later stucco cladding; original cedar shingle roof covered with later duroid shingles;
- Masonry elements, such as rubble stone foundation with raised tuck pointing; tapered porch columns and internal brick chimney;
- The windows, including original square ribbon windows in the lower floor; ribbon windows on the main floor with horizontal dividers; and large triple-pane windows on east elevation;
- The 2-over-2 wooden sash casement windows in multiple assembly; and multi-paned wooden sash casement windows in the gable peak; and
- Neutral heritage paint colour with complimentary neutral trim paint colour.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Authorize the City Clerk to bring forward for the required readings and to set a date for the related public hearing the Heritage Designation By-law attached as Appendix I to this report that will act to provide heritage protection for the oldest portion of the former Kensington Prairie Elementary School; and
- Authorize the City Clerk to provide the necessary notification as required under the *Local Government Act*.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

ES/kms/saw

Attachments:

Appendix I Heritage Designation By-law for Kensington Prairie School

Appendix II Supplemental Information Under Section 968 of the *Local Government Act*

CITY OF SURREY

BY-LAW NO. _____

A Heritage Designation By-law

.....

WHEREAS:

- A. The Council (the "Council") of the City of Surrey (the "City") may by by-law pursuant to Part 27 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), protect a heritage property by by-law; and
- B. The registered owners of 16824-32 Avenue have agreed that Council designate a portion of the lands, buildings and structures defined as Block 'A' in Schedule "A"; as a protected heritage property; and
- C. Council considers that this portion of 16824-32 Avenue has significant heritage value and character and is a prominent and valued heritage property in the City; and
- D. The City has acknowledged the heritage value and heritage character of the designated features of the real property described by civic address and legal description in Schedule "B" to this By-law (the "Property"), referred to as the Kensington Prairie Elementary School and built in about 1914, which has been included on the Surrey Heritage Register, and photographs of which are in Schedule "C" to this By-law; and
- E. The City has defined the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Property in order that it may be appreciated and enjoyed by present and future generations.

NOW THEREFORE IN OPEN MEETING ASSEMBLED, THE COUNCIL ENACTS AS FOLLOWS:

TITLE

1. This By-law may be cited for all purposes as "City of Surrey Heritage Designation By-law, 2009, No. _____.

INTERPRETATION

2. In this By-law, any grammatical form of the term "alter" and the terms "approval", "heritage character", "heritage designation by-law", "heritage property", "heritage value", "owner" and "real property" have the meaning given to them in the Local Government Act.

DESIGNATION

3. The Property is designated as protected under Section 967 of the Local Government Act.
4. Designation protection of the property shall require that proposed alterations are approved by the City of Surrey Planning and Development Department and that the owner obtain a Heritage Alteration Permit approved by Council prior to making alterations to the Property.

PROHIBITION

5. Except as expressly permitted by Section 6 or as authorized under a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Property protected under this By-law:
 - (a) alter the exterior façade of a building or structure;
 - (b) make a structural change to a building or structure;
 - (c) move a building or structure; or
 - (d) alter, excavate or build on land anywhere on the Property.

EXEMPTIONS FROM APPROVAL FOR ALTERATIONS

6. The following types of alterations may be made to the Property without the owner having to obtain approval from the City:
 - (a) alterations to the interior that do not alter the exterior appearance; and
 - (b) construction of a parking lot on the west side of the building as illustrated in Schedule "D";
 - (c) removal of stucco cladding and the re-establishment of multi-paned wooden sash casement windows on west side of the building;
 - (d) normal repair and maintenance of the designated features identified in Schedule "B".
7. For the purpose of Section 6, "normal repair and maintenance" means the repair to, or removal and reattachment of existing elements, features, finishing materials or any other components of the Property such that the heritage value and heritage character of the Property is not altered, including but not limited to the configuration, design and style.
8. Should normal repair and maintenance result in damage to any existing elements, features, finishing materials or any other components of the Property as identified in Schedule "B", the owner shall notify the City and repair the damage to the satisfaction of the City of Surrey Planning and Development Department.
9. Notwithstanding the exemption of Section 6, a building permit may be required in accordance with Surrey Building By-law, 1987, No. 9011, as amended or consolidated from time to time and any successor by-law.

HERITAGE ALTERATION PERMITS

10. Where a heritage alteration permit is required under this By-law for a proposed action in relation to the Property, application shall be made to the City of Surrey Planning and Development Department in the manner and on the form prescribed and the applicant shall pay the fee imposed by the City for such permit.
11. Council, or its delegated authority, is hereby authorized to:

- (a) Issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Property under this By-law;
- (b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Property under this By-law;
- (c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Property provided under this By-law; and
- (d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

READ A FIRST AND SECOND TIME on the th day of , 2009.
 PUBLIC HEARING HELD thereon on the th day of , 2009.
 READ A THIRD TIME ON THE th day of , 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2009.

_____ MAYOR
 _____ CLERK

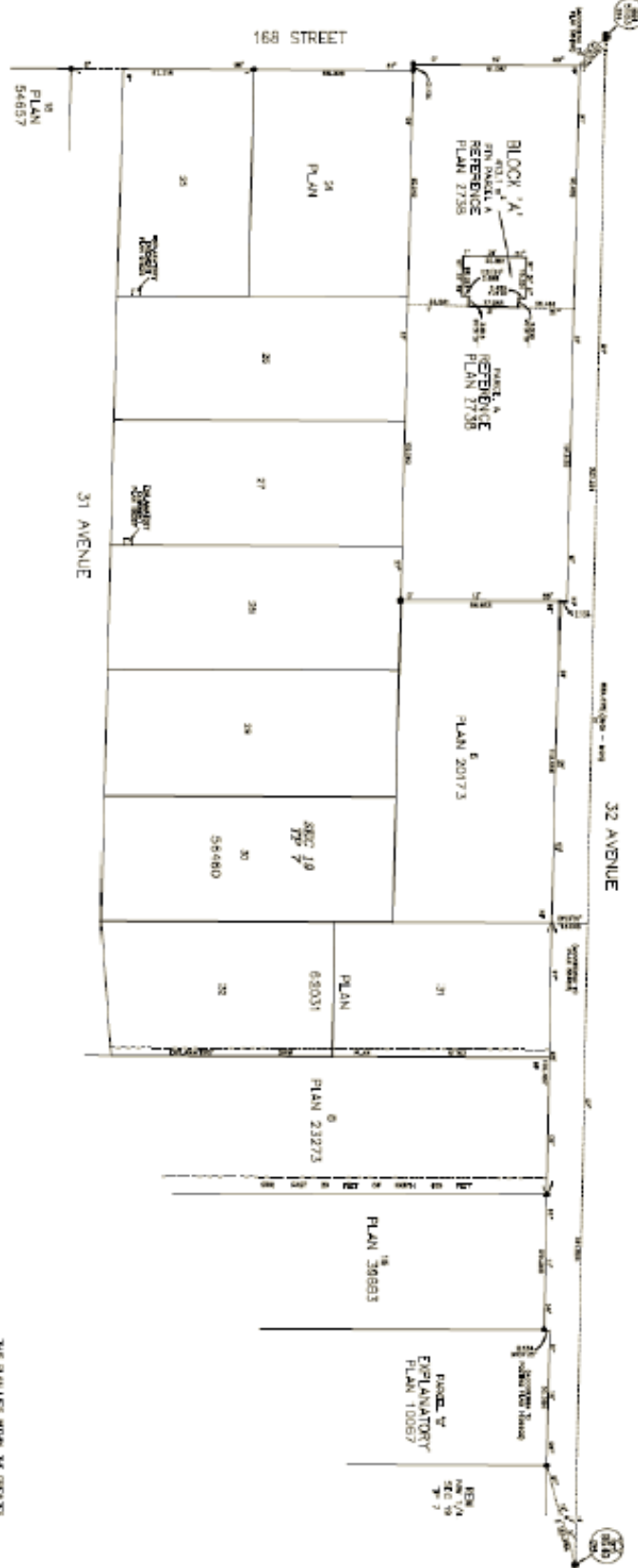
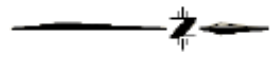
SCHEDULE "A"

SURVEY PLAN TO ACCOMPANY CITY OF SURREY HERITAGE BYLAW NUMBER _____
 OF A PORTION OF SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
 EGCS 9263.00Z

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CITY OF SURREY
 3900 BAYVIEW AVENUE
 SURREY, BC V3R 7V4
 TEL: 604.593.3000
 FAX: 604.593.3000

THIS PLAN HAS BEEN REVIEWED BY THE OFFICE OF THE CITY ENGINEER AND APPROVED FOR RECORD. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL MATTERS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

SCHEDULE "B"

PART ONE: REAL PROPERTY WITH HERITAGE VALUE OR HERITAGE CHARACTER

<u>CIVIC ADDRESS</u>	<u>LEGAL DESCRIPTION</u>	<u>DESIGNATED FEATURES</u>
16824-32 Avenue	Parcel Identifier: 014-670-623 Lot A, Section 19, Township 7, New Westminster District, Plan REF 2738.	<ul style="list-style-type: none">- location on a prominent rise at the corner of 168 Street and 32 Avenue- institutional form, scale and massing as expressed by its one-storey height, full-height basement, front-gabled rectangular plan a with front-gabled projecting entrance on the west elevation with paired entrances- wood-frame construction with original shingle siding covered by later stucco cladding; original cedar shingle roof covered with later duroid shingles- masonry elements such as, rubble stone foundation with raised tuck pointing; tapered porch columns and internal brick chimney- windows including original square ribbon windows in lower floor; ribbon windows on main floor with horizontal dividers; large triple-pane windows on east elevation; square 2-over-2 wooden sash casement windows in multiple assembly; multi-paned wooden sash casement windows in gable peak- neutral heritage paint colour with complimentary neutral trim paint colour

SCHEDULE "C"



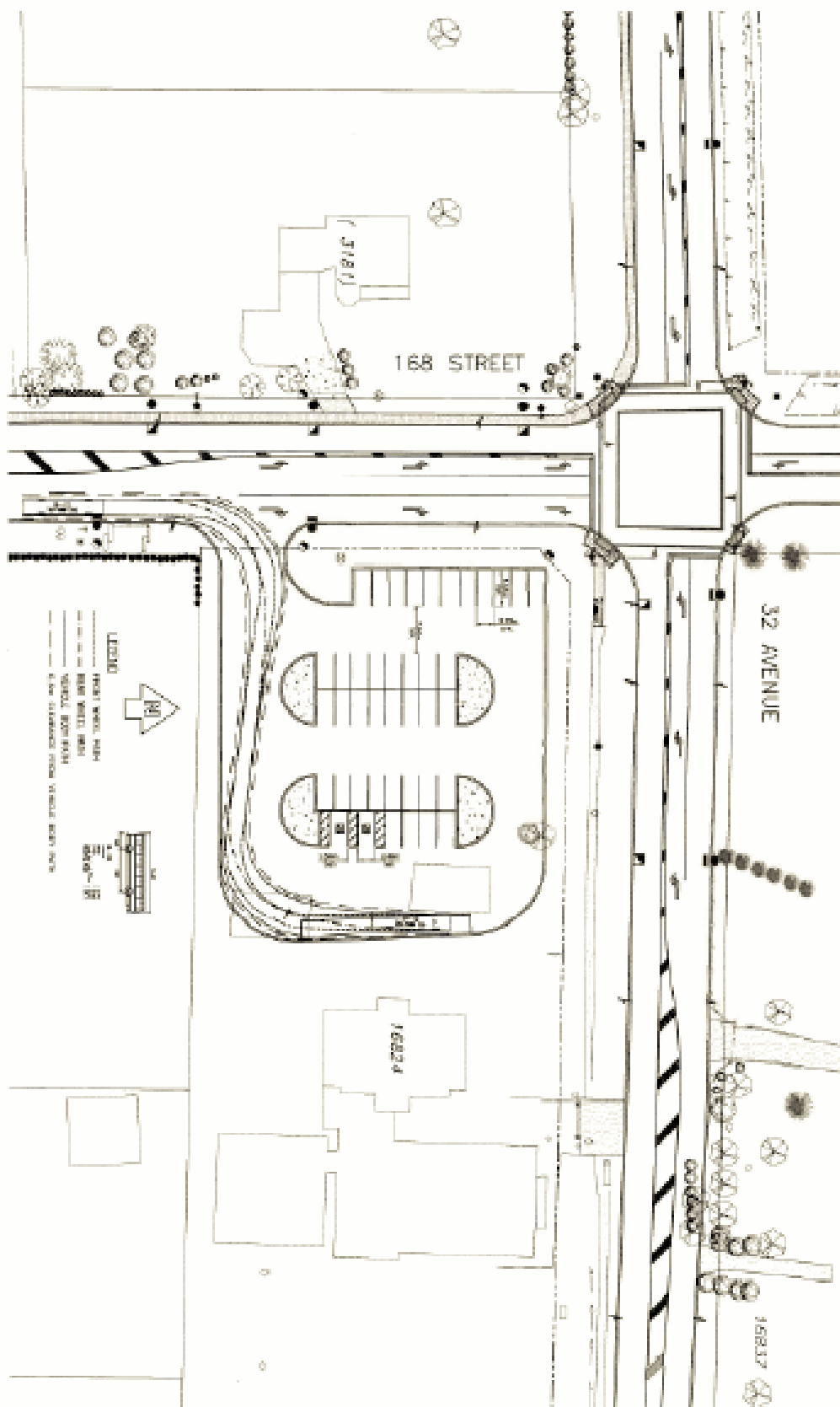
Kensington Prairie 1914 Surrey Archives 191.34







SCHEDULE "D"



File
attached.

Supplemental Information to Satisfy the Requirements of Section 968 of the *Local Government Act*

The following information relates to the building known as Kensington Prairie Elementary School proposed for heritage designation:

Heritage Value or Character of the Property

Situated on a prominent rise at the corner of 168 Street and 32 Avenue in the agricultural neighbourhood of Kensington Prairie, Surrey, this historic school is a one-storey stucco-clad schoolhouse set on a high basement. Kensington Prairie Elementary is distinctive for its fieldstone foundation with raised tuckpointing, a front-gabled roof with shaped brackets and front-gabled projection facing 168 Street, with paired entryways flanking.

Kensington Prairie Elementary School, which opened in 1914 as a two-room schoolhouse, is significant as an early surviving school in Surrey, and demonstrates the growth and development of the community and the value that was placed on public education. Lacking a proper building, the community of Kensington Prairie had its first elementary school classes at Thomas Fallowfield's (1859-1951) house, located at Coast Meridian Road (168 Street) and Brown Road (32 Avenue). The first one-room schoolhouse was built in 1887 and had a class consisting of twelve students. By 1914, more farmers had settled in the region and the population had expanded. As the need for farm labour increased, so did the need for education, as evidenced by the construction of this school. Given its remote location, local materials were used for the construction of the school including, fieldstone from the surrounding region and lumber from Sullivan Lumber Mill. The building operated without electricity until 1946.

During the 1950s, a separate three-room annex was added, which contained a staff room, kitchen, medical office and office. A gym was subsequently built in 1967-68 with a library following in 1972. Unusually, these additions do not mar the original plan of the two-room school and the heritage character remains intact. These additions are not subject to the Designation Bylaw. Kensington Prairie Elementary School played an integral role in the life of local children until its closure in 2006.

There is further importance in the School's association with the development of the Kensington Prairie neighbourhood. Established initially as a small farming community, Kensington Prairie originally consisted of an agricultural area south of the Nicomekl River and North of the southern uplands. Sensing the agricultural value of the land, Henry Thrift (1824-1907), City Clerk for municipality, urged council to advertise settlement opportunities in Surrey. Although rich alluvial soil attracted farmers to the area, there was always danger of the Nicomekl River flooding its banks. Kensington Prairie's economy was also strengthened by its logging industry, as Kensington was the centre for logging and the location of a logging ditch, which moved logs from the southern uplands northwards to the Nicomekl River.

Furthermore, Kensington Prairie Elementary School is significant as an example of standardized architecture that typified educational institutions at this time. The original two-room structure is characterized by its front-gabled form with a front-gabled projection on the west elevation with paired entries. This practical and functional design was easy and inexpensive to execute and was notable for its boxy form and separate boys' and girls' entrances, which in this instance, are

located on the west side. Typical of mandated school policy, the windows are banked along the east and west sides to allow abundant natural light, leaving sufficient wall space for large blackboards.

Key elements that define the heritage character of the 1914 Kensington Prairie Elementary School include its:

- location on a prominent rise at the corner of 168 Street and 32 Avenue;
- institutional form, scale and massing as expressed by its one-storey height, full-height basement, front-gabled rectangular plan with front-gabled projecting entrance on the west elevation with paired entrances;
- wood-frame construction with original shingle siding covered by later stucco cladding; original cedar shingle roof covered with later duroid shingles;
- masonry elements such as, rubble stone foundation with raised tuck pointing; tapered porch columns and internal brick chimney;
- windows including original square ribbon windows in lower floor; ribbon windows on main floor with horizontal dividers; large triple-pane windows on east elevation; square 2-over-2 wooden sash casement windows in multiple assembly; multi-paned wooden sash casement windows in gable peak; and
- neutral heritage paint colour with complimentary neutral trim paint colour.

Compatibility with Official Community Plan and other Community Planning Objectives

Kensington Prairie Elementary School constitutes one of the City's most significant heritage buildings. It was added to the City of Surrey Heritage Register in 2000. Consistent policies have been in place with the objective of securing, preserving and enhancing Surrey's heritage. These include:

- The Official Community Plan which has the goal "to support preservation of areas, sites and features that illustrate and enhance the City's heritage";
- Official Community Plan policy I-2.1 related to the preservation, protection, integration, maintenance, and revitalization of "buildings, structures, sites and landscape or natural and cultural features that are identified as having historical, architectural or cultural significance".

Compatibility with Lawful Uses of the Property and Adjacent Lands

The site is located in the North Grandview NCP where it is designated as RA (One Acre Residential Zone). The site is surrounded predominantly by residential uses. Adaptive reuse as a community centre will provide a resource to the surrounding community. The land across 32 Avenue is in the Agricultural Land Reserve. The adjacent use as low intensity community centre will not impact the ALR.

Conditions and Economic Viability of Property

The proposed designation involves City-owned lands. No privately owned lands are subject to this Heritage Designation By-law.

Need for Financial or Other Support

Kensington Prairie Elementary School is maintained by the City. The building will be managed and operated by the Parks, Recreation and Culture Department on operating funds allocated for the Community Centre. Financial support under the Heritage Sites Financial Assistance By-law is not expected to apply to Kensington Prairie Elementary School.