
TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2019 May 29

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: 6450 Deer Lake Ave

SUBJECT: **HERITAGE ALTERATION PERMIT
W.J. MATHERS HOUSE “ALTNADENE”
6450 DEER LAKE AVENUE (SHADBOLT CENTRE FOR THE ARTS)**

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

RECOMMENDATION:

1. **THAT** Council approve issuance of a Heritage Alteration Permit for the W.J. Mathers House located at 6450 Deer Lake Avenue, as outlined in this report.

REPORT

1.0 BACKGROUND

The W.J. Mathers Estate “Altnadene” was acquired by the City of Burnaby in 1971, and since that time has served as an important arts facility for the community as part of Deer Lake Park’s Shadbolt Centre for the Arts. In 1992, this 1912 mansion was designated as a City heritage site to protect its character as part of the Deer Lake Park heritage precinct. On 2004 April 19, Council approved a recommendation from the Community Heritage Commission to undertake a consultant study of the building’s exterior restoration. The resulting 2004 Mather House Study identified three priority projects, including foundation and basement; exterior envelope; and, gates. Since 2004, projects have been completed to conserve the foundation and basement of the house (2005) and to relocate and restore the gate and wall (2012).

On 2019 March 11 Council approved the use of Gaming Reserves for \$310,000 to finance the final phase of restoration of exterior elements at Mathers House, including the verandah and turret. It is noted that the restoration of this important heritage building conforms to the recommendations of the Deer Lake Park Master Plan and policy for the management of civic heritage buildings.

These proposed repairs to the building envelope of this Designated Heritage Building require formal approval of a Heritage Alteration Permit. This report outlines this proposal for the consideration of the Community Heritage Commission and Council.

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2.0 POLICY FRAMEWORK

The proposed approach aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- A Safe Community
 - Community amenity safety –
Maintain a high level of safety in City buildings and facilities for the public and City staff.
- A Dynamic Community
 - City Facilities and Infrastructure –
Build and maintain infrastructure that meets the needs of our growing community
- A Thriving Organization
 - Reliable services, technology and information –
Protect the integrity and security of City information, services and assets

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 Heritage Alteration Permit submissions for recommendation to Council for consideration.

4.0 HERITAGE VALUE

The W.J. Mathers House "Altnadene", is a two-and-one-half storey wood frame residence set in a large terraced garden. Built as a family home, it is designed in the British Arts and Crafts style enriched by Tudor, Romanesque, and medieval details.

The home was designed by architect Frank William Macey (1863-1935), and its Arts and Crafts style contributes to the overall stylistic ambiance of the collection of homes now preserved in Deer Lake Park, displaying an eclectic array of details that give it a unique identity. The restoration of the Tudor arches of the original verandah and decorative crenellations and stained glass windows of the tower will substantially contribute to the character-defining elements that comprise the significant heritage value of the building.

5.0 PROPOSED DESIGN PLAN

The City's Engineering Department – Facilities Management Division has been working with both the Planning and Parks, Recreation & Cultural Services departments to develop a project to address components of the restoration of building envelope features outlined in the 2004 Mather

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House Study. The assessment and project design for the current phase of proposed work was completed in 2018 and the reconstruction and restoration work will be completed in 2019.

The main entry covered verandah will be restored to the building's original design. The porte cochere, which once formed an extension of the verandah, will be restored using historic photographs to guide the design. The existing conical turret roof will also be removed to restore the original castellated turret design, and the five arched stained glass windows on the second floor of the turret and some third floor sash windows will be rebuilt following the building's original design (*see Attachments 1 and 2*).

A qualified heritage architect and structural engineer has been engaged to complete the necessary assessments and specifications to repair and restore the verandah, porte cochere, and turret and their decorative architectural features (*see Attachments 3 and 4*). The project proposes to replicate and restore all elements of the designated architectural features following Standards and Guidelines for the Conservation of Historic Places in Canada. The restoration works will exhibit a high-degree of quality and craftsmanship to ensure its integration as part of the building's original exterior design and respect for its heritage features.

6.0 NEXT STEPS

With Council adoption of the recommendation of this report, City staff will advance approvals of the required civic building and development permits in compliance with the approved Heritage Alteration Permit. The construction and restoration work for the Mathers House will be implemented through the established civic development projects process. As such, it is recommended that the Community Heritage Commission and Council approve this Heritage Alteration Permit.



E.W. Kozak, Director
PLANNING AND BUILDING

LC:sa

Attachments

cc: Director Engineering
Chief Building Inspector
Director Parks, Recreation and Cultural Services

ATTACHMENT 1 – HISTORIC PHOTOGRAPHS OF MATHERS HOUSE



W.J. Mathers House, 1913. Note the original turret, veranda, and porte cochere (or carriage porch). BV985.57.2



W.J. Mathers House, 1971. Note that prior to the City's acquisition, the house had been significantly altered.

ATTACHMENT 2: MATHERS HOUSE – EXISTING CONDITION



W.J. Mathers House, 2019. The current condition of the Mathers House is lacking original key design elements that were removed in the 1960s.





Attachment 4

Mathers House East Elevation Restored