



## HERITAGE ADVISORY COMMITTEE

Wednesday, June 2, 2021 at 7:00pm  
via Zoom

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### MINUTES

**Present:**

Councillor B. Long, Council Co-Chair  
Councillor M. Kunst, Council Co-Chair

T. Annandale, K. Gan, R. Genberg, T. Lightfoot, F. Pepin, and H. Whittell

**Staff:**

E. Horricks, Heritage Planner  
P. Tulumello, Director, Arts, Culture, and Community Initiatives  
K. Stepto, Recording Secretary

**APPOINTMENT OF ALTERNATE CO-CHAIR**

T. Annandale nominated H. Whittell to be the Community Co-Chair for the June 2, 2021 meeting. T. Lightfoot seconded the nomination.

H. Whittell was appointed as the alternate Community Co-Chair for the June 2, 2021 meeting, by unanimous consent.

**A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

**1. Heritage Advisory Committee  
June 2, 2021**

Moved by T. Annandale,  
Seconded by T. Lightfoot,  
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the June 2, 2021 meeting.  
**CARRIED**

**B. ADOPTION OF MINUTES**

**1. Heritage Advisory Committee  
May 5, 2021**

Moved by R. Genberg,  
Seconded by T. Annandale,  
That the Heritage Advisory Committee adopt the minutes of the May 5, 2021 meeting.  
**CARRIED**

### **C. DELEGATIONS AND PRESENTATIONS**

#### **1. Walking the Great Northern Railway**

J. Foulkes, retired Surveyor, provided a presentation on his recollections of walking the Great Northern Railway a number of years ago. He noted that he began exploring the railway corridors in the South Fraser during the 1970's when he was collecting telegraph insulators. Over the years, he walked the existing tracks of all the railways between Delta and Hope.

He provided some history on the GNR noting that it was initially formed at the beginning of the twentieth century as the Vancouver, Victoria & Eastern Railway & Navigation Company, to connect Victoria and Vancouver to the United States and Eastern Canada. The builder of the GNR, or VV&E, was James Hill who was an excellent builder of railways as he always looked to achieving the flattest grades possible. The railway's significance to Langley was that in building the GNR, Hill broke the CPR monopoly that was based on a "20-mile limit" restriction established in 1867-71 to protect the CPR, and introduced competition back into the provision of rail services through the area.

Based on his recollections, there are a number of locations along the original GNR line where remnants of the railway may still exist including:

- 192 Street and Grade Crescent, where pilings existed before the Golf Course was developed;
- Lincoln Station and yards;
- Any locations where spur lines existed;
- Grade Crescent (dead ends between 207 and 208 Street) and approximately 210 Street where large pilings existed on the side of the hill;
- East of the hospital near 48 Avenue and west of 232 Street;
- West of 232 and north of Fraser Highway where railway ties were previously found; and
- 240 Street and Robertson Crescent, which aligns with the railway right-of-way for most of the Crescent.

It was suggested that HAC members who are interested could meet during the summer to explore some of these locations with the assistance of J. Foulkes. R. Mufford, who also has an interest in this topic, could also be invited to take part.

The agenda order was varied.

**F. 2021 WORK PROGRAM**

**1. Great Northern Railway Interpretive Project – Next Steps**

**MOTION**

Moved by H. Whittell,

Seconded by T. Annandale,

That members of the Heritage Advisory Committee and staff meet on-site with J. Foulkes during July to locate a place along the railway to commemorate the Great Northern Railway.

**CARRIED**

**Action:** Staff to coordinate a date and time with J. Foulkes, inform the HAC membership and extend an invitation to R. Mufford.

The agenda order then resumed.

**D. REPORTS**

**1. Co-Chairs' Reports**

Councillor Kunst reported that Council recently approved the following:

- Heritage Alteration Permit No. 101197 (Statewood Properties) for the restaurant proposal on Glover Road in Fort Langley;
- The Committee's motion regarding the Murrayville Pumphouse to maintain a water feature by de-commissioning the existing well and connecting to municipal water, with interpretive signage to explain the change; and
- An interim plan for a public plaza on the former Alder Inn site.

Councillor Long reported that he attended the Heritage BC Annual Conference that took place throughout May.

**2. Heritage Planner's Report**

E. Horricks reported that the Sellers Road Marker has been relocated adjacent to the historic Sellers farm on 88 Avenue as recommended by the committee at the May meeting.

She further provided an update on the Heritage Planning program with respect to what has been achieved over the past twelve years in the areas of policy development, heritage recognition and protection, a renewed framework for the Community Heritage Register, the performance of the grant program, and the range of interpretive and commemorative initiatives that have been completed.

She noted that the Heritage Planning program has five dimensions:

- Policy development;
- Program delivery;
- Professional/Technical support;
- Financial incentives; and
- Community representation.

## D. REPORTS

Together, these aspects provide for a holistic and unified program that can address a range of initiatives that resonate with the community.

Following on the Sustainability Charter completed in 2008 and several Official Community Plan polices that existed to support heritage preservation, the Heritage Strategy was developed in 2012 to provide a vision for Langley's Heritage to 2022 and beyond. It identified nine strategic goals:

- Provide municipal leadership in Heritage Conservation;
- Promote Heritage Conservation as a sustainability activity;
- Link Heritage Conservation and Economic Development;
- Celebrate Langley's unique heritage;
- Protect Langley's rural lands;
- Foster community partnerships;
- Update Heritage Policies in a integrated planning framework;
- Make heritage information assessable; and
- Pursue funding opportunities to advance heritage program components.

These goals in combination with the Strategy's implementation plan have provided direction for both the program and the Heritage Advisory Committee since its endorsement, and are reflected in the work that has been accomplished to date.

The range of policies that have been developed during this period include:

- Murrayville Heritage Conservation Area (2010)
- Heritage Strategy (2012)
- Endorsement of the Standards & Guidelines for the Conservation of Historic Places in Canada for use in the Township
- Heritage Building Incentive Program Policy (2012)
- Official Community Plan Heritage Policies (2012 & 2016)
- Neighbourhood Plan Heritage Policies (continuous and ongoing)
- Old Yale Road Restoration/Upgrading Options (2015)
- Context Statement and Thematic Framework (2017)
- Heritage Property Maintenance Standards Bylaw (2018)
- Heritage Gap Analysis (2019)
- Statements of Significance Update for all Registered Sites (2018 – 2020)
- Heritage Evaluation System - Methodology & Criteria for the Register (2020)
- Township of Langley Archaeological Overview Assessment (2021), with an Archaeological Protection Policy pending.

Developments in the area of Heritage Recognition and Protection include:

- Establishment of the Murrayville Heritage Conservation Area;
- Eighteen (18) additions to the Community Heritage Register Additions, four (4) additions to the Inventory, and completion of documentation on the Hudson's Bay Company farms;
- Thirteen (13) Heritage Designations;
- Six (6) Protective Covenants;
- Twelve (12) Heritage Revitalization Agreements (one pending); and
- Twenty-four (24) Heritage Alteration Permits.

## **D. REPORTS**

The Heritage Review Panel, as a subcommittee of the Heritage Advisory Committee, completed 38 meetings, performed 26 grant reviews and undertook 14 field reviews for sites in transition for a total of 78 meetings in support of this work beyond the regular HAC meetings during this period.

Additional related policy and program-based initiatives include:

- The Heritage Building Recognition Program, which has awarded 20 plaques since the programs inception in 2011.
- The Context Statement and Thematic Framework (“Our Shared History”), which provided a renewed framework for Langley’s heritage resources.
- The Heritage Gap Analysis, which provided analysis on the Register and addressed what aspects of heritage could be better addressed in future.
- The Heritage Evaluation System Review that updated Langley’s evaluation methodology and criteria to a values-based model for assessing heritage resources in the Township.
- The updating of 64 Statements of Significance for all of the Township’s registered sites.
- The development of the Langley’s Historic Places web application that provides broad public access to heritage information and documentation online.
- The Heritage Building Incentive Program, which has awarded a total of \$269,000 in repair and maintenance grants to achieve work valued at \$1.6 million, realising a return on investment of 1:6 for every dollar invested. The average grant value remains small at \$5727.
- A number of interpretive, commemorative and other initiatives, (approximating one per year) from World War Memorial tree dedications, to interpretive plazas and informational signage projects across the Township’s communities to raise awareness of Langley’s unique historic places.

### **3. Museum Manager’s Report**

P. Tulumello reported the following:

- The Langley Heritage Society has posted information about “The Last Ride” exhibit on their Facebook page.
- The virtual May Day celebrations are available for viewing on the TOL YouTube page.
- 2022 will be the 100<sup>th</sup> Anniversary of the May Day celebrations.
- Canada Day celebrations will be virtual again this year. A \$20,000 grant from the Federal Government has been received for this event.
- Six different organizations have expressed an interest in sponsoring the new museum planned for Fort Langley. Three have been selected to be presented to Council for approval at the June 14 meeting.

### **4. Heritage Review Panel**

T. Annandale reported that the Heritage Review Panel met to provide comment on the proposed restoration of the W.H. Berry General Store located at 23210 Fraser Highway. The restoration is part of a proposed mixed-use commercial development that includes a new mixed-use building and gas pump station to the

#### **D. REPORTS**

east and south of the historic building. Site access is provided off 232 Street and Fraser Highway. The eastern end of the property is environmentally protected and will remain a green area. The new building is planned to accommodate four commercial/retail units on the ground level that include a convenience store and restaurant, with one residential dwelling above. This new building is well integrated into the site and reflects the form and character of the heritage building, in its use of a similar gable roofline and compatible replicate finishes.

The historic building will be adapted for use as a bakery and coffee shop utilizing the buildings existing open floor plan that has painted steel columns and plank wood flooring. A residential suite for the owner is proposed for the second level. The building is proposed to be shifted six meters south to accommodate the development of an acceleration lane on Fraser Highway to assist with site access. The historic portion of the building only is to be restored, with the later added flat-roof addition being removed. The vinyl cladding is to be removed and the original fir siding restored. Existing wood windows are proposed to be restored with several new ones added to the upper level to increase daylight into the residential suite. The configuration of the main entry fronting Fraser Highway, which has been altered by the addition of a later added aluminum storefront, is to be restored to its original configuration based on archival photos. An additional entrance is also being added to the building from the parking area to the east.

The proposed colour palette for the heritage building, consisting of light grey siding with burgundy trim, is based on paint samples that were taken from the building. The existing dark grey asphalt roof is in good condition and will remain. Fascia signage for the heritage building consists of wood backing to support a heritage sign lit by gooseneck lighting. Freestanding signage for the site is proposed in two locations fronting 232 Street and Fraser Highway, and reflects the materials and colour scheme used in the new building. A landscape strip is proposed for the perimeter of the site and around the heritage building with a new bank of trees along Fraser Highway. A hard surface "good weather" patio is also proposed within the landscaped area on the west side of the building that can be used with tables and umbrellas when needed.

In summary, the Panel was supportive of the proposed approach to the restoration of the historic building summarized in the drawings. As a second option, the owner's architect asked the panel whether vinyl windows would be an acceptable alternative to the wood windows proposed. In this instance, the panel requested further information on their overall appearance and profile before making a determination, as they were not represented in the drawings.

#### **MOTION**

Moved by T. Annandale,

Seconded by F. Pepin,

That the Heritage Advisory Committee supports the recommendations of the Heritage Review Panel regarding the W. H. Berry General Store restoration.

#### **CARRIED**

T. Annandale further reported that the Panel reviewed a Heritage Building Incentive Program grant application for the Coronation Block in Fort Langley.

**D. REPORTS**

The owner would like to restore the siding and paint the exterior of the building. Based on the two quotes provided, the Panel recommends a \$2,000 grant based on the building's 10% grant eligibility in being on the Heritage Register.

**MOTION**

Moved by H. Whittell,

Seconded by T. Annandale,

That the Heritage Advisory Committee support the recommendation of the Heritage Review Panel to award a grant of \$2,000 to the owner of the Coronation Block to restore the siding and paint the exterior of the building.

**CARRIED**

**5. Douglas Day 2021 Planning Committee Report**

No report.

**6. Museum Advisory Group Report**

F. Pepin reported that the MAG reviewed the RFP's to sponsor the new museum and that an archaeological assessment is underway on the site currently. The new foundation will be constructed once the archaeological work has been completed.

**E. CORRESPONDENCE**

**G. COUNCIL REFERRALS**

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

**1. Langley Heritage Society Update**

F. Pepin reported that plans are underway to have the CN Station open to the public by July 1 with new restrictions and protocols in place. The roofing project on the Wark-Dumais residence will begin soon. The Dixon House will be receiving a new washing machine, and a \$5,000 donation from a local financial institution has been received by the Society to go towards the school program.

**2. Alder Grove Heritage Society Update**

H. Whittell reported that the Society has been cleaning out the museum's crawl-space and bringing the collection of telephone books to the main floor. They have also been working with the Otter Co-Op to prepare for their 100<sup>th</sup> anniversary in 2022, and the Twemlow family who are celebrating 100 years on the family farm in June. The Society won an Inspiration Award from the British Columbia

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

Historical Federation for being a source of inspiration to others working in BC history during the global COVID-19 pandemic.

**3. National Trust for Canada – Historic Places Days: Register Your Site, July 3 – 31, 2021 ([www.HistoricPlacesDays.ca](http://www.HistoricPlacesDays.ca))**

Provided in package for information.

**4. National Trust (Virtual) Conference 2021, Heritage and the Global Reset: Seizing the Moment, September 28 – October 1, 2021**

Provided in package for information.

**I. NEXT MEETING**

**Date:** Wednesday, September 1, 2021

**Location:** TBD

**Time:** 7:00pm

**J. TERMINATE**

The meeting terminated at 9:15pm.

**CERTIFIED CORRECT:**

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Community Representative Co-Chair

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Council Representative Co-Chair