

**CITY OF PITT MEADOWS
HERITAGE DESIGNATION
BYLAW NO. 2781, 2017**

A Bylaw to Designate 19739 McNeil Road as Protected Heritage Property

WHEREAS the Council of the City of Pitt Meadows considers that the McElhinney Residence located at 19739 McNeil Road has heritage value and heritage character, and that the designation of the property is desirable for its conservation; and

WHEREAS the owner of the Property has requested that this bylaw be adopted;

NOW THEREFORE, the Council of the City of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

PART 1 CITATION

1.1 This bylaw may be cited as “Heritage Designation Bylaw No. 2781, 2017;

PART 2 SEVERABILITY

2.2 If a portion of this bylaw is held to be invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

PART 3 DEFINITIONS

3.1 In this bylaw:

“Director” means the person responsible for Community Services or their designate.

“Normal Repair” means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality, except where the element being replaced is not original to the building in which case a Heritage Alteration Permit is required;

“Property” means that parcel of land in Pitt Meadows, British Columbia, having a civic address of 19739 McNeil Road and a legal description of Lot 11 Sections 2, 3, 10 & 11 Township 40, New Westminster District Plan 2112

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“McElhinney Residence Statement of Significance” means the document having that name prepared by Donald Luxton and Associates Inc., and dated March 2009, a copy of which is attached to and forms part of this Bylaw as Schedule A.

“McElhinney Residence” means the house at 19739 McNeil Road (the Lands) that is identified on the City of Pitt Meadows Heritage Register.

PART 4 HERITAGE DESIGNATION

- 4.1 The property described below is designated as protected heritage property under section 611 of the Local Government Act:

Legal Description: Lot 11 Sections 2, 3, 10 & 11 Township 40, New Westminster District Plan 2112

Parcel Identifier: 012-517-062

Civic Address: 19739 McNeil Road, Pitt Meadows, BC

- 4.2 The designation applies to the following:

4.2.1 All aspects of the exterior of the McElhinney Residence that are specifically listed as Character Defining Elements of the building in the McElhinney Residence Statement of Significance;

4.2.2 Landscaping features identified as Character Defining Elements of the property in the McElhinney Residence Statement of Significance.

PART 5 HERITAGE ALTERATION PERMIT

- 5.1 All alterations to the elements and features of the property referred to in section 4.2 require a Heritage Alteration Permit, except:

5.1.1 Normal repair and maintenance of the McElhinney Residence carried out in accordance with Heritage Revitalization Agreement Bylaw No. 2780, 2017:

5.1.2 The removal or pruning of a native tree which, due to its location, condition, health or any other circumstances, as determined in writing by an Arborist certified by the International

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Society of Arboriculture, presents an imminent danger of falling and causing injury to a person or damage to a property, provided that:

- a) the City is notified of the removal or pruning within two business days; and
- b) within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a Heritage Alteration Permit for such removal and take all action necessary to obtain issuance of such permit and shall abide by any terms and conditions of the permit including a requirement to plant replacement trees.

PART 6 DELEGATION

6.1 The Council delegates to the Director the authority to issue heritage alteration permits to authorize alterations not otherwise permitted by this bylaw provided that the alterations are in the opinion of the Director appropriate to the general period and style of the McElhinney Residence and the Property, and do not remove, replace or substantially alter its intact or repairable character defining elements, as identified in the Statement of Significance attached as **Schedule "A"** to this bylaw.

READ a FIRST and SECOND time the 21st day of November, 2017.

PUBLIC HEARING held the day of , 2017.

READ a THIRD time the day of , 2017.

FINALLY CONSIDERED AND ADOPTED the day of , 2017.

Mayor John Becker

Corporate Officer Tina Penney

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SCHEDULE "A"
CITY OF PITT MEADOWS
STATEMENT OF SIGNIFICANCE 2009
MCELHINNEY RESIDENCE - 19739 MCNEIL ROAD

Description of Historic Place

The McElhinney Residence is situated on the north side of McNeil Road in rural Pitt Meadows. This historic residence is notable as a modest one-storey wood frame dwelling with a gable-on-hip roof and an enclosed, full width front verandah.

Heritage Value of Historic Place

Built circa 1920, the McElhinney Residence is significant as an example of a modest farm dwelling and is a valuable representation of the early pioneers' and farmers' lives in Pitt Meadows. The house dates from the time when Pitt Meadows was developing rapidly as an agricultural town, after the construction of the dyking system that permitted farming to flourish in the area in the late 1800s. The utilitarian nature of the house is reflected in its simple rectangular plan with gable-on-hip roof roofline. Illustrating the high water-table on this lowland, the house sits on a raised full-height basement.

The McElhinney Residence is additionally significant for its association with first resident Olonzo Patten McElhinney (1880-1954), who occupied the property between 1920 and 1945. Olonzo, or "Lon" as he was known to family, was born in Halifax, Nova Scotia and came to the Lower Mainland with his family in 1891. McElhinney pioneered on Bowen Island, in Maple Ridge and in Steveston. McElhinney, who never married, likely constructed the house himself. He later resided on Lulu Island until his passing in 1954.

Character Defining Elements

Key elements that define the heritage character of McElhinney Residence include its:

- Locations, set back on the north side of McNeil Road, in a rural neighbourhood north of the Alouette River;
- Residential form, scale and massing as expressed by its one-storey height, plus full basement; gable-on-hip roof with an enclosed, full width front verandah;
- Wood-frame construction, with wide wooden lapped siding;
- Windows such as multi-paned wooden sash casement windows;
- Mature landscape features, including a large apple tree in the front yard.

Donald Luxton & Associates
March 2009