



COMMUNITY HERITAGE COMMISSION

**November 2, 2017 6:00p.m.
Committee Room #2**

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
John Davies	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Lauren Neufeld	- Community Member
Roger Nottingham	- Community Member
David Sarraf	- Community Member (Arrived at 6:09)

REGRETS:

Lynn Radbourne	- Community Member
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GUESTS:

Vandy Britton	- Property Owner
Phil Cookson	- Property Owner
Tara Fraser	- Property Owner
Leslie Gilbert	- Heritage Consultant
Tara Gronlund	- Gronlund Dare Partnership
Albert Lawrence	- Property Owner
Valerie Lawrence	- Property Owner
Christa MacArthur	- Lodge Craft
Kirsten Sutton	- D3 Dimension Drafting and Design Inc.
Hugo Shaw	- Property Owner
Nancy Shaw	- Property Owner
David Vickars	- Property Owner
Elana Zysblat	- Ance Building Services Co Inc.

STAFF:

Rob McCullough	- Manager, Museums & Heritage Services
Britney Quail	- Heritage Planning Analyst
Janet Zazubek	- Planning Analyst
Heather Corbett	- Committee Clerk

The meeting was called to order at 6:03 p.m.

1.0 ADDITIONS TO AGENDA

There were no additions to the agenda.

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of October 4, 2017

MOVED and SECONDED

THAT the minutes of the October 4, 2017 Community Heritage Commission meeting be adopted.

CARRIED.

All members of the Commission present voted in favour of the motion.

3.0 PRESENTATIONS

3.1 No Items

4.0 UNFINISHED BUSINESS

4.1 BC Pen Cemetery Task Force Update

Rob McCullough, Manager of Museums and Heritage Services, had no update.

5.0 NEW BUSINESS

Procedural Note: This item was discussed after Item 5.6

5.1 Heritage Register Update

Ms. Britney Quail, Heritage Planning Analyst, summarized the report dated November 2, 2017, regarding the Heritage Register Update, indicating that two properties had previously been removed from the Register earlier that year– the Arenex and the Gas Works building. Ms. Quail reported that this would be the final update of all files for the year and also contains a new application for 319 Ash Street, which was an on table item at the meeting.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council consider the inclusion of the following properties on the City's Heritage Register:

- *313 Queens Avenue;*
- *720 Second Street; and,*
- *319 Ash Street.*

CARRIED.

All members of the Commission present voted in favour of the motion.

5.2 312 Fifth Street – Proposed Heritage Revitalization Agreement

Ms. Janet Zazubek, Planning Analyst, summarized the report dated November 2, 2017, regarding a Heritage Revitalization Agreement for a heritage home at 312 Fifth Street. The proposal is to restore and protect the original house, in exchange for increasing the floor space and adding a basement suite, along with the addition of a two-bedroom laneway house, with a larger floor space ratio. The original house would be moved forward on the lot to allow the laneway house, and two parking spaces would be added.

The owners of the house, Ms. Tara Fraser and Mr. David Vickars, along with Ms. Kirsten Sutton of D3 Dimension Drafting and Design Inc, and Leslie Gilbert, Heritage Consultant, made a presentation to the Commission, reviewing the heritage significance and history of the property, including archival photographs, the current condition of the house, the restoration objectives, and the design.

The CHC was asked to comment on the statement of significance, the level of conservation work proposed and the appropriateness of the design of the infill laneway house.

In response to questions from the Commission, proponents provided the following information:

- The house was converted to suites in the 1970s, but no other extensive changes (such as fire) had occurred to the house;
- It is planned for the back of the house to be squared off and a covered porch to be added;
- It likely that the original longer dormers were put in upstairs in order to create more space;
- The source for the restoration of the wood windows is not confirmed as yet, however MR Windows may be considered;
- In its new position, the original house would be raised a total of three feet and put on to a new foundation. The additional height in the basement would increase the livability for the proposed new suite; and,
- The basement would be eight feet high.

Upon discussion, the Commission noted the following comments:

- The Commission showed appreciation for the project and for the planned restoration of the original house;
- It would be worthwhile to obtain as many original details about the windows and trim so that the restoration will not look like a reproduction;
- While the Queen’s Park Heritage Conservation Area policy does not require adherence to the Design Guidelines for the rear of houses, the Commission suggested that a structure that was true to the original rear of the house would be most ideal, especially under a Heritage Revitalization Agreement;
- The laneway house will provide a good transition between Queen’s Park and Sixth Street;

- The laneway house design is unusual in that there is a large roof with only one window facing the original house; and,
- This project revitalizes the house and supports heritage.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement and Heritage Designation applications for 312 Fifth Street as outlined in the November 2, 2017 report.

CARRIED.

All members of the Commission present voted in favour of the motion.

5.3 318 Fifth Street – Proposed Heritage Revitalization Agreement and Heritage Designation

Ms. Janet Zazubek, Planning Analyst, summarized the report dated November 2, 2017, regarding a Heritage Revitalization Agreement application for a heritage home at 318 Fifth Street. The proposal is to make minor restorations and protect the original house, in exchange for the construction of a three-bedroom laneway house, with a larger floor space ratio, on the footprint of an existing garage at the rear of the house. The proposal includes two off street parking spaces.

The owners propose to replace the existing vinyl windows with wood frame windows on Fifth Street and Blackford Street within ten years, and other windows at the end of their life, however Planning Staff have requested that all existing windows be replaced with wooden frames within ten years, and this is still under negotiation.

The CHC was asked to provide comment on the statement of significance, the level of conservation and restoration work proposed, and the appropriateness of the design of the infill laneway house.

The owners of the house, Mr. and Mrs. Hugo and Nancy Shaw, the Heritage Consultant Elana Zysblat of Ance Building Services Co Inc., and Christa McArthur, Architect, made a presentation to the Commission, reviewing the history of ownership and significance of the house, the proposed restorations (change of door, removal of hedge, adjust colour scheme, restore front porch rails), the neighbourhood context in both 1915 and the present, the proposed site plan, and the design of the proposed laneway house.

In response to questions from the Commission, Ms. Zazubek provided the following information:

- The minimum requirement for parking is to provide two spaces, therefore no relaxation with regards to parking is proposed with this project.

Upon discussion, the Commission noted the following comments:

- Appreciation was expressed for the design and placement of the infill house and the removal of the hedges;

- The infill house looks in keeping with a heritage house design;
- A Heritage Revitalization Agreement should clearly demonstrate a heritage restoration back to its original condition and it has been the City's past practice to ask for this;
- Perhaps the vinyl windows could be valuable to sell and be reused;
- The Queen's Park Resident's Association has sent a letter recommending a minimum of three years for replacing all of the existing vinyl windows with wooden windows;
- The Queen's Park Heritage Preservation Society have a preference for all of the windows to be replaced by wood windows with this application; and,
- The tree canopy bylaw may protect the hedge;
- Landscaping on the front of the house is very pleasant;

Ms. Britney Quail clarified that there has not been a change to the City's policy on restoring a house to its original condition (as much as possible), although this may change in future via Council priority, in light of contemporary best practices.

Mr. and Mrs. Shaw, the Owners, addressed the Commission clarifying that the City arborist had conducted a survey of the property and was satisfied with the proposed removal of the hedge due to its encroachment on the sidewalk, among other factors. The arborist had also specified that an arborist would be required on site when the hedge removal took place and that the large oak tree on the property be protected.

The Owners also clarified that they are building the infill laneway house with their family members and therefore do not have plans to stratify nor to split the lot in future.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement and Heritage Designation applications for 318 Fifth Street as outlined in the November 2, 2017 report, subject to the resolution of the wooden windows, as per usual practice.

AMENDMENT TO THE MOTION

MOVED and SECONDED

THAT the words "within three years" be added after "wooden windows".

WITHDRAWN.

AMENDMENT TO THE MOTION

MOVED and SECONDED

THAT the words "as per usual practice" be replaced by "as per the normal practice of the City".

CARRIED.

All members of the Commission present voted in favour of the motion.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement and Heritage Designation applications for 318 Fifth Street as outlined in the November 2, 2017 report, subject to the resolution of the wooden windows, as per the normal practice of the City.

CARRIED.

All members of the Commission present voted in favour of the motion.

5.4 228 and 232 Sixth Street – La Rustica: Review of Pre-1900 Buildings to be Demolished

Ms. Britney Quail, Heritage Planning Analyst, summarized the report dated November 2, 2017, regarding a demolition permit for 228 and 232 Sixth Street, including details on the location and the current zoning of the properties.

Ms. Quail indicated that the project was being reviewed by the CHC as per the City's Pre-1900 Heritage House Policy (passed by Council on July 4, 2016) in which the Commission reviews any demolition applications for pre-1900 buildings. The buildings at 228 and 232 Sixth Street were built in 1890 and 1892 respectively, and were both listed on the City's original Heritage Inventory but are not listed on the City's Heritage Register nor are they legally protected through a Heritage Designation Bylaw.

A Heritage Assessment was recently completed on the property and the Statement of Significance was provided to the Commission. The assessment concluded that while there was value to these properties in the past, they have seen substantial change and are no longer functioning as two buildings. Full reconstruction on both façades would be required, due to degradation of the original materials.

In response to questions from the Commission, Ms. Quail provided the following information:

- The Developer was not present at the meeting because the buildings are not registered or Designated, and therefore there is no requirement that they be present;
- The major difference between this property and the development which occurred on Eighth Street and Fourth Avenue is the lot size, whereby it was more than 29,000 sq. ft. (approximately double the size);
- The main concern with keeping the houses and incorporating them in to the new development is the significant site constraints, as there is a building on the property behind, and the lane is important for pedestrians and cycling. Building on such a tight site to what is allowed under the zoning and keeping parts of house would be very difficult, and pieces that could be kept are not in good condition;
- It would be possible to save one house if this is a prerogative of the Commission;
- There is an open house for the new project planned for the site on November 9th;

- It would be possible for the Queen’s Park Heritage Preservation Society to reach out to the owners via the City to coordinate a tour of the building; however the City cannot require this, because the buildings are not protected in any way, and there may also be insurance and liability issues with this request;
- The development that would replace the houses would be entitled to a 4.0 floor space, which is similar to the lot directly to the North, which is comprised of 55 units; and,
- The height and separations of the proposed development on the site would be regulated through the development permit.

Rob McCullough, Manager of Heritage and Museum Services, noted that he would be interested in obtaining any information about the neon sign that used to be on the front of the property, as he has received inquiries about it.

Upon discussion, the Commission noted the following comments:

- The houses on this site were significant structures, and regarded as “mansions” in New Westminster’s past;
- It is surprising that the developers of the new project would not try to save at least one of the houses;
- If one of the houses were to be saved, the house with the turret would be preferred;
- Given that these houses were so significantly altered from their original condition, it may not be worth preserving them due to the cost to do so;
- The Queen’s Park Heritage Preservation Society may possibly be interested in saving elements from within the building, contingent upon being able to view the inside of the building; and,
- It would be important to show that the Community Heritage Commission puts value on, and makes an effort to save historical buildings in the City.

MOVED

THAT the Community Heritage Commission request that thorough review of the potential of retaining the façade of 228 Sixth as part of the redevelopment be examined.

WITHDRAWN.

MOVED AND SECONDED

THAT the Community Heritage Commission recommend that community salvage and an effort to make the buildings available for relocation, be allowed at 228-232 Sixth Street.

CARRIED.

All members of the Commission present voted in favour of this motion.

Councillor Jaimie McEvoy clarified that the passed motion inferred that the CHC would not object to the demolition of the buildings once the review of the building takes place.

5.5 224 Sixth Avenue – Proposed Heritage Revitalization Agreement Application

Ms. Britney Quail, Heritage Planning Analyst, summarized the report dated November 2, 2017, regarding a Heritage Revitalization Agreement application for a heritage home at 224 Sixth Avenue. The proposal is to restore and protect the original 1937 house, in exchange for subdividing the property and building a new house, with a larger floor space ratio, on the newly created lot. The subdivision would move the existing house over and forward on the lot, to better align the house with others on the block.

The owners of the house, Mr. Phil Cookson and Ms. Vandy Britton, along with Ms. Kirsten Sutton of D3 Dimension Drafting and Design Inc, and the Heritage Consultant Elana Zysblat of Ance Building Services Co Inc. made a presentation to the Commission, reviewing the history and design of the heritage house, including its character defining elements, planned changes and restoration objectives. They also discussed the new infill house, including its site on the lot, and proposed design. The owners further expressed that the subdivision of the lot would help to finance the ongoing maintenance of the heritage home.

The CHC was asked to provide comment on the statement of significance, the level of conservation and restoration work proposed, and the appropriateness of the design of the infill building to the heritage house.

Upon discussion, the Commission noted the following comments:

- Appreciation was expressed for the proposal to restore the heritage house; and,
- The craftsman style design proposed for the infill house is very attractive.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that City Council support the Heritage Revitalization Agreement application for 224 Sixth Avenue.

CARRIED.

All members of the Commission present voted in favour of the motion.

5.6 306 Gilley Street – Proposed Heritage Revitalization Agreement

Ms. Britney Quail, Heritage Planning Analyst, summarized the report dated November 2, 2017, regarding a Heritage Revitalization Agreement application for 306 Gilley Street. The proposal is to restore and protect the original 1916 house, in exchange for the construction of a duplex at the rear of the existing house, and to stratify the three units.

The owners of the house, Mr. and Mrs. Albert and Valerie Lawrence, along with Ms. Tara Gronlund of Gronland Dare Partnership, and Heritage Consultant Elana Zysblat of Ance Building Services Co Inc. made a presentation to the Commission, showing some photos of the original character defining pieces of the house, along with past renovations, which will be removed in order to restore the original house.

Procedural Note: Roger Nottingham left the meeting at 7:40 p.m. and returned at 7:46 p.m.

In response to questions from the Commission, Ms. Quail and the proponents provided the following information:

- The size of the lot is 5702 sq ft;
- The current front door will be removed and the wall will be restored;
- The lot will be stratified, so the three units will be sold off separately, meeting the City's affordable housing goals; and,
- The total site coverage will be 38% of site, which would require a relaxation because the permitted total is 35%.

Upon discussion, the Commission noted the following comments:

- This project will contribute to the heritage properties in the Brow of the Hill area of the City and provides the additional benefit of affordable housing.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that City Council support the Heritage Revitalization Agreement application for 306 Gilley Street.

CARRIED.

All members of the Commission present voted in favour of the motion.

6.0 REPORTS AND INFORMATION

6.1 Demolition Permit Applications Issued as of October 4, 2017

ADDRESS	YEAR BUILT	NEIGHBOUHOOD
2037 Dublin Street	1940	Connaught Heights
1619 London Street	1946	West End
312 Hampton Street	1929	Queensborough
838 Fourth Street	1939	Glenbrooke North
105 College Court	1951	Queen's Park

7.0 CORRESPONDENCE

7.1 On-table item: Heritage BC Webinar

The City will be streaming a webinar on Heritage Revitalization Agreements by Heritage BC. The session will run from 11:45am-1:15pm on Friday November 24 2017 at City Hall. All members of the Commission were invited to attend. .

7.2 On-table item: Heritage BC Open Forum

Heritage BC will be holding an open forum conference call for anyone interested in heritage commissions, committees and advisory groups. The call will be held on Friday, November 3rd at Noon. All members of the Commission were invited to attend.

7.2 Announcement

Ms. Britney Quail announced that she had accepted the permanent Heritage Policy Planner position with the City of New Westminster.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, December 6, 2017 at 6:00 p.m., or at the call of the Chair.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:53 p.m.

Certified correct,

ORIGINAL SIGNED
Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED
Heather Corbett
Committee Clerk