

COMMUNITY HERITAGE COMMISSION

**December 4, 2013 - 6:00p.m.
Committee Room No. 2**

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Councillor Betty McIntosh	- Vice Chair
John Davies	- Community Member (exited at 6:50 p.m.)
Wayne Janzen	- Community Member
Gavin Hainsworth	- Community Member
Harry Buchholz	- Community Member
Robert Johnson	- Community Member
Catherine Hutson	- Heritage Preservation

VOTING MEMBERS REGRETS:

Keith Hutchinson	- Community Member
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GUESTS:

Christin Doeinghaus	- Donald Luxton and Associates
Michael Scantland	- Matthew Cheng Architect Inc.
Rob Johnson	- Architect

STAFF:

Julie Schueck	- Heritage & Community Planner
Robert McCullough	- Museum and Archives
Alison Worsfold	- Committee Clerk

The meeting was called to order at 6:05 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 November 6, 2013

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission meeting held on November 6, 2013 be amended by changing "Jamie" to "Jaimie" on page 1.

AND THAT the minutes be adopted as amended.

CARRIED.

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

3.0 PRESENTATIONS

3.1 746 Ewen Avenue – Heritage Revitalization Agreement

Julie Schueck, Heritage Planner, advised that the purpose of the presentation is to review the heritage conservation and design plan. Ms. Schueck noted that the property, along with 728 and 734 Ewen Avenue are part of a two separate rezoning applications to rezone the properties from RQ-1 (single family) to RT-3 (multi-family). The application, if approved by Council, would allow for the construction of a 30 unit townhouse project.

Ms. Schueck noted that none of the three houses are listed on the City's Heritage Register nor are they formally protected. As part of the rezoning application process, the applicant was requested to have a conditions assessment carried out on each house by an independent assessor. Basil Restoration completed their assessment in July 2013 and provided written assessments identifying that only 746 Ewen was in sufficient condition to retain and restore. Both the City and the applicants agreed to move forward with retention and restoration of this house as part of the rezoning application.

Ms. Schueck welcomed Christin Doenghaus, Donald Luxton and Associates, who has completed the Heritage Conservation Plan. Ms. Doenghaus provided the following details regarding the Plan:

- The house was built in 1923 and is known as the Shymkowich Residence;
- The house will be conserved, as part of the overall redevelopment of the site;
- The house is one and one-half storeys high, including a full basement;
- The massing will be retained except for the rear addition of the house, which will be removed;
- The new house will contain two suites;
- The Craftsman-style interwar house features a side-gabled roof with a large shed roof dormer and a projecting front-gabled entryway;

- The house maintains an internal chimney which is built with common red brick. It will be retained above the roof line and will be repaired as required and cleaned using a natural bristle brush;
- The original exterior cladding of the house is not currently visible, due to stucco siding that was installed on all exterior elevations;
- An investigation will take place to see if any original wood siding has been retained when the stucco is removed. If wood siding is extant, it will be preserved and repaired;
- The wooden dormers will be retained no matter what is found under the stucco;
- The house will be lifted two to three feet and placed onto newly constructed concrete foundation, resulting in a full basement with more head room;
- The building must comply with the municipal floodplain strategy;
- The house will be finished in a combination of shingle siding with lapped siding base;
- The front porch appears to be original to the 1923 house;
- The existing more contemporary front stairs will be removed and will be replaced with a new wood staircase typical of the 1920's Craftsman-style design;
- All original windows appear to have been removed, and replaced with vinyl or aluminum windows;
- The existing windows will be replaced with double-hung wood-sash windows. Original trim work will be retained and repaired if possible;
- The front entry door is not the original and will be removed and updated to be visually compatible with the historic character of the building;
- The roof structure will be preserved, with the exception of an extension of the rear of the roof;
- The roofing material will need to be updated, as it is not original and is in degrading condition;
- All vented vinyl soffit panels will be removed to expose the original wood soffits, which will be repaired if possible;
- The exterior colour scheme will be Mellish Mahogany (shingle siding), Dunbar Buff (lapped siding base, porch soffit and wood trim), Gloss Black (window frame and sash), Black (gutters and downspouts) and Edwardian Porch Grey (porch decking and stair treads);
- There are no close-up or clear photos or drawings of the house from 1923 so it is difficult to know what elements are original; and,
- It will be up to the owners' discretion whether the house will be rented or not.

The Commission applauded Ms. Doeinghaus on the work completed and noted that they are thrilled that the Shymkowich Residence is being preserved. In regards to the siding of the house, it was suggested that there may not be anything underneath the stucco due to the age of the house.

MOVED and SECONDED

THAT the report of December 4, 2013 from Julie Schueck, Heritage Planner, Re: 746 Ewen Avenue be received for information;

AND THAT the Heritage Conservation Plan and proposed restoration for the property addressed as 746 Ewen Avenue be supported.

CARRIED.

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

3.2 218 Fourth Street – Revised Plans

Julie Schueck, Heritage Planner, provided the following information regarding the design revision to the modification of section 219 Covenant for 218 Fourth Street:

- Since the original building permit in 2007, the owners have renovated the house in small steps as time and finances have permitted;
- On August 21, 2013 the City's Building Inspector attended the site and it was noted that the work did not conform to the Building Permit plans or to the plans attached to the covenant;
- City staff advised the owner to either remove all of the work completed and build according to the plans in the covenant, or ask City Council to modify the covenant;
- The owners pursued a request to modify the covenant, which was presented at the October 8, 2013 Commission meeting;
- A Public Hearing was held on October 28, 2013;
- At the Public Hearing the community expressed concerns with respect to the loss of the tower at the mid-way point of the Saint George Street elevation, as well as the change in the pitch of the dormer;
- Council directed the applicants to work with their architect, Robert Johnson, and with City Staff to provide a revised set of drawings that is closer in design to the covenant plans;
- If Council accepts the application, it will not set precedent for future projects because the City no longer used the RS-6 zoning, preferring instead to use HRA's, which have a much stricter process;
- The City has sent out updated information and the revised plans to the surrounding neighbourhood and to the Queen's Park Resident's Association; and,
- An open house will be held at City Hall on December 10, 2013 at 5:00 p.m.

Mr. Johnson provided the following details regarding the revised application:

- The owners have been working with Ms. Schueck to reach a final proposal;
- The applicants are proposing to retain the original triangular dormer windows, shown on the 2007 plans;

- The tower, which serves as attic space, has been minimized to satisfy the concerns of an adjacent property owner;
- The revised plans show that there are three equal sized windows located on the bottom right hand side of the building; and,
- There are two units in the development; a primary one and a secondary one.

Discussion ensued, and the following comments were noted:

- The massing of the house deviates from the existing Covenant;
- Although the City did not formally accept the changes to the windows, Building Inspectors have the ability of agreeing to minor changes provided those changes are reflected on updated building permit plans;
- The Covenant design had characteristics of a cottage with compact features;
- It has been difficult for the City to monitor on-site construction, as the building is attached to a Covenant rather than a Heritage Revitalization Agreement (HRA);
- It appears that there are three chimneys in the revised design, noting that the Covenant only shows one chimney;
- The structural elements are an architectural debate;
- The size of the windows and amount of empty space on the front of the house have changed significantly from the Covenant;
- The chimney in the initial proposal better featured the heritage component;
- There were concerns expressed in regards to precedent;
- The floor space ratio allowance for an RS-6 zone is 0.60. The application maintains a 0.58 floor space ratio; and,
- It was recognized that the owners have gone through a lengthy and costly process.

Sue Dorey and Frank Williams, 218 Fourth Street, offered the following points in response to the comments:

- The main chimney is for the furnace heat duct;
- Although his wife and the other applicants knew it was a Covenant, he did not realize that the application included a Covenant until the third reading of the rezoning application for the property in 2007;
- A fireplace is situated in the living room of the house. As a result, the window was eliminated to provide additional space and for privacy purposes; and,
- It was suggested that the legal document stated that the construction had to be generally in accordance with the drawing, so the owners assumed that minor alterations to the Covenant would be acceptable and that the changes they did would be considered minor.

Procedural note: John Davies exited at 6:50 p.m.

MOVED and SECONDED

THAT the report of December 4, 2013 from Julie Schueck, Heritage Planner, Re: 218 Fourth Street be received for information;

THAT the presented design revision to the modification of section 219 Covenant for 218 Fourth Street be supported;

AND THAT Council take into consideration the following concerns raised by the Commission:

- *The optics of modifying the Covenant when the applicants have received the benefit of the covenant but do not wish to build to the covenanted design,*
- *The property lost most of its original heritage value when the 2007 covenant was put in place.*

CARRIED.

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

4.0 UNFINISHED BUSINESS

There were no items.

5.0 NEW BUSINESS

5.1 Woodlands Heritage Wall – Potential Modification (Formal recommendation requested)

Julie Schueck, Heritage Planner, advised that Council forwarded the following recommendation to the ACTBiPed, Special Services and Access Committee, and the Community Heritage Commission for feedback and a report back to Council:

I. Intersection Safety Review – McBride Boulevard and East Columbia Street Crosswalk

THAT the report dated November 4, 2013 be received for information and

THAT the findings of the Intersection Safety Review – McBride Boulevard and East Columbia Street Crosswalk be forwarded to the Advisory Committee for Transit, Bicycles and Pedestrians (ACTBiPed), Special Services and Access Committee (SSAC) and the Community Heritage Commission for feedback and report back to Council.

The report can be accessed through the following link:

http://www.newwestcity.ca/council_minutes/1104_13/16.%20ENintersectionsafetyreview.pdf

On Table Attachment:

http://www.newwestcity.ca/council_minutes/1104_13/16.%20On%20Table%20-%20Intersection%20Safety%20Review%20Photos.pdf

Ms. Schueck briefed on the history of the Woodlands Heritage Wall and noted that in response to public complaints; in 2011 the City examined safety improvements that would not impact the heritage wall and modified the traffic signal system by installing an additional signal indicator for right turning vehicles and by adding additional signage. Although driver compliance has improved, there are still reports from the public that some drivers are not respecting the signal control by stopping for the pedestrian/cyclists.

In response to the concerns, an Intersection Safety Review for McBride Boulevard and East Columbia Street Crosswalk has been completed by Associated Engineering. The following four options were identified:

1. **Status Quo** – The option would maintain the existing conditions.
2. **Move the crosswalk to the corner** – The crosswalk would be relocated down the slope, allowing cars to have a better opportunity to view pedestrians. The option makes for a very steep grade but does not involve cutting the wall.
3. **Partial removal of the heritage wall to increase the sight distance** – The crosswalk would remain where it is now; however, removal of part of the wall would be required.
4. **Move the crosswalk to the corner and re-align the Central Valley Greenway through an opening in the heritage wall** – The Central Valley Greenway path would be shifted down, with an opening being punched through the wall. The crosswalk would be moved down.

Discussion ensued, and the following comments were noted:

- Work was recently completed by the City in order to improve the drainage on the wall;
- Central Valley Greenway is a key commuter route for bicyclists;
- There has never been a pedestrian or cyclist hit in the subject area;
- The Special Services and Access Committee has suggested the installation of a warning light prior to the intersection, rather than removing a portion of the wall;
- Drivers should be coming to a complete stop at the red light and are not allowed to turn right on red ;
- There are other areas in the City where drivers cannot turn right at a red light;
- Cyclists are supposed to dismount at the green light and walk across the road. and,
There should be a solution that does not sacrifice the historic wall.

MOVED and SECONDED

THAT retaining all elements of the Woodlands Heritage Wall be advocated

AND THAT other options such as the suggestions brought forward from the Special Services and Access Committee be investigated for the intersection.

CARRIED.

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

6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

Julie Schueck, Heritage Planner, provided information regarding the following:

- **400 Eighth Street HRA application** – The application received full support from the Advisory Planning Commission and the New Westminster Design Panel. An open house will be held at Century House on December 19, 2013.
- **Visit to Herbert Spencer School** – Ms. Schueck and Rob McCullough, Museums and Archives, attended Herbert Spencer School to speak to a grade 3 and 4 split class who were very interested in two of the Columbia street fires (1898 and 2013). The students painted messages on flat wooden ornaments that relate to the fire of 2013 and the Great Fire of 1898, and plan on hanging the ornaments on Columbia Street where the fire occurred in 2013. They are also completing an art piece related to the fire that they may decide to present to Council upon completion.

Ms. Schueck advised that there is now a public art wall situated on Columbia Street that people can sign in support of the business owners affected by the fire.

Councillor McIntosh noted that B2B has designed reusable shopping bags that can be purchased at select locations throughout the City. All proceeds go towards the victims of the fire, and are available for purchase with a minimum \$5 donation.

- **Queens' Park Neighbourhood Working Group** – The group plans to meet with City staff on December 11, 2013 to discuss the mandate, timeline and makeup of the group.

- Mr. McCullough reported that two historical photo albums were auctioned off online from London, England on December 4, 2013. One of the albums contains photographs owned by Colonel Moody, New Westminster, Royal Engineers, and the first documented aboriginal in British Columbia. The Heritage Preservation Society bid on the album, but lost to a bid of \$26,000. Commissioners suggested that it would be beneficial to figure out who won the collection, given the chance that the owner plans on breaking up the album and listing the photographs for sale, so that the Museum can possibly buy back the photographs related to New Westminster.

6.2 Demolition Permits Issued

1937 Dublin Street	West End
467 E Eighth Avenue	Sapperton

7.0 CORRESPONDENCE

MOVED and SECONDED

THAT the following items be received for information:

- 7.1 New Westminster Historical Society Newsletter, No. 401, October 2013
- 7.2 New Westminster Historical Society Newsletter, Special Issue #51, October 2013
- 7.3 New Westminster Historical Society Newsletter, No. 402, November 2013
- 7.4 Letter from BC Association of Heritage Professionals (BCAHP), November 25, 2013

CARRIED.

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

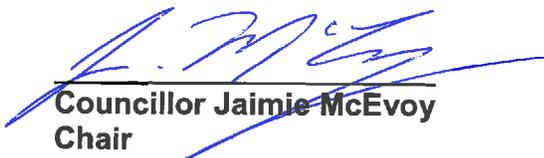
8.0 NEXT MEETING

- 8.1 Next Meeting Date: January 8, 2013 (in Committee Room No. 2) 6:00pm

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 8:10 p.m.

Certified Correct,


Councillor Jaimie McEvoy
Chair


Alison Worsfold
Committee Clerk