

## **COMMUNITY HERITAGE COMMISSION**

**November 6, 2013 6:00p.m.  
Committee Room No. 2**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Councillor Jaimie McEvoy	- Chair
Counillor Betty McIntosh	- Vice Chair
John Davies	- Community Member
Wayne Janzen	- Community Member
Gavin Hainsworth	- Community Member
Harry Buchholz	- Community Member
Robert Johnson	- Community Member

#### **REGRETS:**

Catherine Hutson	- Heritage Preservation
Keith Hutchinson	- Community Member

#### **GUESTS:**

Sandra Moore	- Birmingham & Wood Architects and Planners
Vikram Tiku	- Jordan Kutev Architects
Jordan Kutev	- Jordan Kutev Architects

#### **STAFF:**

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

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

#### **1.0 ADDITIONS TO AGENDA**

There were no additions.

## 2.0 ADOPTION OF MINUTES

### 2.1 Adoption of the Minutes of October 9, 2013

#### **MOVED and SECONDED**

*THAT the minutes of the Community Heritage Commission meeting held on October 9, 2013 be received and adopted.*

**CARRIED.**

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

**Procedural Note:** Items 4.1 & 4.3 were considered prior to Item 3.1.

## 3.0 PRESENTATIONS

### 3.1 400 Eighth Street – HRA Application Update (Formal recommendation required)

Julie Schueck, Heritage Planner, provided information regarding an application that has been received for a Heritage Revitalization Agreement (HRA) for 400 Eight Street, and noted the following:

- The application includes three heritage houses that retain a great deal of their original character-defining elements;
- All three houses have been added to the Heritage Register by City Council;
- The applicants propose retaining and restoring the three heritage homes and relocating the house at 809 Fourth Avenue to the empty lot at 402 Eight Street;
- The three houses would all be moved slightly forward on the site to face Eight Street and would receive exterior restoration; and,
- The proposal includes a six storey high, 64 unit multi-family building that would face Eighth Street and be located behind the Fourth Avenue houses included in the proposal.

Ms. Schueck welcomed the developers Vikram Tiku and Jordan Kutev, Jordan Kutev Architects, to the audience. Mr. Tiku and Mr. Kutev provided a slideshow outlining the details of their proposal and noted the following:

- The developer was initially trying to demolish buildings on the site, which will now all be retained;
- The lot is 30,000 square feet;
- The multi-family building would contain a mix of one bedroom plus den, two bedroom, and two bedroom plus den units with townhouses on the ground floor level;
- Each home would maintain its own patio and yard space;
- The homes and condominium would be accessed through underground parking from Fourth Avenue;

- Two of the houses would become duplexes and the third would remain a single-family dwelling;
- There would be a courtyard situated in the space between the houses and the condos, which could be accessed by all residents living on the lot;
- The next step is discussion with warranty providers and the building department in regards to what components can be 100% retained;
- All of the buildings on the lot would be stratified;
- The proposed condos would be wood framed and would also use a product called Hambro, which is material comprised of steel and concrete; and,
- The interior of the homes need to be stripped completely in order to move the houses.

Sandra Moore, Birmingham & Wood Architects and Planners, spoke to the heritage conservation plan for the application, noting that they would like to locate a plaque on the corner of the lot displaying the history of the houses and garnish the site with trees and gardens. Ms. Moore advised that the homes will be partaking in color examination before a final proposal is put forward. The color examination will show whether or not the colours would be compatible in a group of three, and if so, the colours will be incorporated into the condominium development as well.

Discussion ensued and the following comments were noted:

- Alternate color scheme options should be investigated in order to tie the project more together;
- Perhaps more detail or similar materials, such as wood, would make the project more unified;
- The houses are not elevated too high, which adds to the preservation of original elements;
- The entrance way into the common area creates a semi-private place;
- The common area in the middle of the lot builds a sense of community;
- Although there is major heritage retention of the houses, there does not seem to be any connection between the new building and the houses;
- It would be ideal to see more respect paid to the heritage buildings on the site;
- The flat roof makes the development appear bulky; and,
- It is wonderful that the exterior elements are being retained and that a development company is interested in saving the houses.

**MOVED and SECONDED**

*THAT the Community Heritage Commission support the Heritage Revitalization Agreement (HRA) application for 400 Eight Street.*

**CARRIED.**

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

## **4.0 UNFINISHED BUSINESS**

### **4.1 501-515 Twelfth Street –Update**

Julie Schueck, Heritage Planner, advised that Council passed the following resolution at the October 21, 2013 Regular Council meeting:

#### **h. 501 – 515 Twelfth Street Rezoning and Development Permit Applications for Proposed Five Storey Multiple Unit Residential Development – Preliminary Report**

*THAT Council direct staff to process this application as outlined in this report;*

*THAT Council support the October 9, 2013 motion from the Community Heritage Commission regarding the existing houses at 505 Twelfth Street.*

### **4.3 218 Fourth Street – Verbal Update (Julie Schueck)**

Julie Schueck, Heritage Planner, provided the following information regarding 218 Fourth Street:

- There was a Public Hearing held on October 28 2013 regarding a modification request for 218 Fourth Street;
- There were several members of the public in attendance who spoke to the proposal;
- Council and the community concluded that the revised plans deviated far from the initial 2007 plans; and,
- It was proposed that the applicant's pursue the following options:
  - Meet with the architect to discuss whether they will submit further revised drawings;
  - Go back to the 2007 drawings; or,
  - Construct a new proposal.

## **5.0 NEW BUSINESS**

### **5.1 Irving House HVAC Project – Verbal Update (Rob McCullough)**

Rob McCullough, Director of Museums and Archives, provided an oral report regarding the Irving House HVAC project and outlined the following:

- Built in 1865, Irving House is the oldest intact home in New Westminster;
- The City is currently working on a restoration plan for the inside of Irving house;
- A conservator has been hired to analyze each room inside the house in order to preserve as many elements as possible;
- A group of professionals have been hired to collaborate ideas for Irving House;

- The HVAC system will be the first for Irving House, which is currently being completed;
- The electrical and fire retardant systems have been updated;
- The seven existing heat pumps located throughout the house are now safely covered and invisible to the public;
- There are fourteen rooms in total to address throughout the house;
- The Museum and Archives will eventually seek input from the Community Heritage Commission in regards to how to go about updating the rooms; and,
- There will be consultation with the community before final plans are put into place.

Discussion ensued, and the following comments were noted:

- It was suggested that an open house be arranged for both the museum and Irving House in order to engage community involvement with the project;
- There seems to be a lot of community members who would be interested in learning more about Irving House;
- The initiative provides an opportunity to enhance the community's knowledge on Irving House and local history as a whole; and,
- It was suggested that the "story telling aspect" of the house be a focus, noting that the home's survival of the great fire may be of benefit to the project.

## **5.2 2014 'Wait for Me Daddy' Museum Exhibit – Verbal Update (Rob McCullough)**

Rob McCullough, Director of Museums and Archives, provided information regarding the 2014 'Wait for Me Daddy' Museum Exhibit, and noted the following:

- The Anvil Center will be located on the corner of 8<sup>th</sup> and Columbia, across the street from the 'Wait for Me Daddy' memorial art piece that will be installed in 2014;
- There are two vacant spaces in the museum that will be used to exhibit the 'Wait for me Daddy' initiative;
- There are many 'untold' stories that will be displayed throughout the exhibit; and,
- The City is in the process of contacting people who are pictured in the famous 'Wait for me Daddy' photograph to gather more information on the historical day.

The Commission suggested that it may be interesting to receive information regarding the other individuals captured in the photograph, and suggested that the City also incorporate the names of these people into the celebrations somehow.

### **5.3 Columbia Street Fire – Verbal Update (Julie Schueck)**

Julie Schueck, Heritage Planner, provided an update regarding the Columbia Street fire that took place on October 10, 2013. Ms. Schueck noted that she has been in communication with a teacher at Herbert Spencer School where the students have shown interest in completing a project related to comparing the fire that occurred in the late 1800's to the fire that happened in October 2013. Ms. Schueck indicated that she and Rob McCullough will attend their classroom to provide an information presentation on the two events.

### **5.4 Queen's Park Neighbourhood Heritage Working Group**

Julie Schueck, Heritage Planner, spoke to the report dated November 4, 2013 from Beverly Grieve, Director of Development Services regarding the Queen's Park Neighbourhood Heritage Working Group. Ms. Schueck brought attention to the following key points from the report:

- It is a working group for community members who reside in the Queen's Park neighbourhood;
- Membership is proposed to include the Chair of the Community Heritage Commission, two representatives from the Residents Association, a representative from the Preservation society, the Community Heritage Commission, a real estate agent, a representative from a local residential construction company and residents with general interest in Queen's Park heritage;
- The group maintains the interest of working with the City in regards to heritage retention throughout the Queen's Park neighbourhood; and,

## **6.0 REPORTS AND INFORMATION**

### **6.1 City Heritage Program – Verbal Update (Standing Item):**

Julie Schueck, Heritage Planner, advised that there was a report forwarded to Council regarding the intersection at McBride Street regarding the Woodlands Wall.

### **6.2 Demolition Permits Issued**

214 Howes Street	Queensborough
1625 Fifth Ave (2	North Arm North
bldgs)	(Kruger)

## 7.0 CORRESPONDENCE

### MOVED and SECONDED

*THAT the following items be received for information:*

7.1 **Bartel, M. 2013. Historic Rail Collection Threatened By Redevelopment. *New Westminster News Leader*, [online] 3 October.**  
<http://www.newwestnewsleader.com/news/226385461.html>

7.2 **Heritage BC Annual Report 2012**

7.3 **New West homeowner frustrated by heritage status redtape. CBC News, [online] 01 November.**

Julie Schueck, Heritage Planner, spoke to the CBC article "New West homeowner frustrated by heritage status redtape," noting that the article did not grasp all the facts properly, and noted that there is more to the story than what was reported.

<http://www.cbc.ca/news/canada/british-columbia/new-west-homeowner-frustrated-by-heritage-status-redtape-1.2289069>

**CARRIED.**

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

## 8.0 NEXT MEETING

8.1 **Next Meeting Date:**


December 4, 2013 (in Committee Room No. 2) 6:00pm

## 9.0 ADJOURNMENT

**ON MOTION**, the meeting was adjourned at 7:43 p.m.

Certified Correct,

  
Councillor Jaimie McEvoy  
Chair

  
Alison Worsfold  
Committee Clerk