



COMMUNITY HERITAGE COMMISSION

October 9, 2013 6:00p.m.
Committee Room No. 2

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jamie McEvoy	- Chair (arrived at 6:28 p.m.)
John Davies	- Community Member
Robert Johnson	- Community Member
Gavin Hainsworth	- Community Member, Interim Chair
Catherine Hutson	- Heritage Preservation
Wayne Janzen	- Community member

VOTING MEMBERS REGRETS:

Councillor Betty McIntosh	- Vice Chair
Keith Hutchinson	- Community Member
Harry Buchholz	- Community Member

GUESTS:

Sue Dorey	- 218 4 th Street
Frank Williams	- 218 4 th Street

STAFF PRESENT:

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

The meeting was called to order at 6:07 p.m.

Procedural Note: Gavin Hainsworth assumed Chair.

1.0 ADDITIONS TO AGENDA

MOVED and SECONDED

THAT the agenda be amended by adding the following Items:

- 7.5 - Heritage BC Update, October 2013

AND THAT the agenda be approved as amended.

CARRIED.

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

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of July 10, 2013 and Notes of September 4, 2013

MOVED and SECONDED

THAT the minutes of the Community Heritage Commission meeting held on July 10, 2013 be received and adopted.

AND THAT the notes of the Community Heritage Commission meeting held on September 4, 2013 be received and adopted.

CARRIED.

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

3.0 PRESENTATIONS

3.1 218 Fourth Street – Modification of Section 219 Covenant: Change of Design (Formal recommendation required)

Julie Schueck, Heritage Planner, provided information regarding a modification of Section 219 Covenant for 218 Fourth Street. Ms. Schueck noted that in 2007 the owners of the property approached the City about a rezoning of the property from RS1 to RS6 in order to encourage the preservation of heritage increase square footage of the property. At the time, the owners opted to join into a restrictive covenant on title for the building design instead of designating the property as a municipal heritage site.

Ms. Schueck reported that since 2007, the owners have been renovating in increments as finances permitted. On August 21, 2013 a Stop Work Order was put in place at the site, as the City's Building Inspector noted that the construction did not conform to the Building Permit plans or to the plans attached to the covenant. The owners contacted the City Planning Division, and were advised to either remove all of the work completed without a permit and build according to the plans in the covenant, or ask City Council to modify the covenant.

In response, the owners have hired Robert Johnson, Architect, to propose the modification of the existing covenant. Mr. Johnson, who is also a Community Heritage Commission member, provided the following information regarding the modification of Section 219 Covenant at 218 Fourth Street:

- The bay windows on the front of the house have been altered;
- The owners started with a three door garage, that has since been turned into a suite;
- The owners have built an upper floor on the existing structure;

- The owners changed certain aspects of the development plans without the approval of the Building Inspector in the initial construction phase;
- There was rotting discovered in the side gable;
- The rafters located in the interior of the house were bent;
- The owners tore up the roof and raised the height;
- The original house had very shallow pitched dormers, of which the carpenter altered; and,
- The owners were not initially looking at changing the upper floor in the structure; however, they have recently gutted the area to allow for more room.

Mr. Johnson noted that the owners are now trying to establish some of the original components of house, upon realization that the original sketch maintained proportions that were not adhered to. The owners have been advised to speak with the Queens Park Resident Association, and the matter will appear at a Public hearing on October 28, 2013.

Procedural Note: Councillor McEvoy arrived at 6:28 p.m.

Procedural Note: Councillor McEvoy assumed Chair.

Sue Dorey and Frank Williams, 218 4th Street owners, advised that 'Phase II' of the construction did not commence until July 2013, and that they never intended to reject the Heritage Designation in 2007. They asked the Commission to also take into consideration that they amalgamated the two lots during the initial phase of construction, rather than tearing down the structure completely.

Discussion ensued, and the following comments were noted:

- As the City became more experienced with the use of Heritage Revitalization Agreements, the use of RS6 rezoning has been phased out;
- The existing covenant is virtually the same as the Heritage Revitalization Agreement, however, a covenant can have plans attached to it;
- Dealing with multiyear projects tend to get confusing;
- The drawings show that it is going to be a very large house; and,
- The current design of place does not match up with the original drawings, despite the owners' best efforts to make the project more cohesive.

There was a general consensus that there are challenges with the property, of which the Commission can sympathize with. Further, that there are too many aspects to the modification of Section 219 Covenant to proceed with a formal recommendation to Council, and that the owners should seek neighbourhood support for the upcoming Public Hearing.

4.0 UNFINISHED BUSINESS

4.1 728, 734 and 746 Ewen Avenue - Update

Julie Schueck, Heritage and Community Planner, provided the following update regarding the properties at 728, 734 and 746 Ewen Avenue:

- Heritage Assessments were completed by Mark Wittig, President of Basil Restoration, for each property;
- The assessments completed at 728 and 734 Ewen Avenue show the interior of the homes to be in poor condition with serious structural issues that would be very costly to restore; and,
- The property at 746 Ewen Avenue is restorable, but at a high monetary cost.

MOVED and SECONDED

THAT Council require rehabilitation of the property located at 746 Ewen Avenue;

AND THAT historical research from a professional be conducted, that as-found drawings be created, and that good quality photographs be taken of 728, 734 and 746 Ewen Avenue. All of the above information and any found historic artefacts could be offered to the New Westminster Museum and Archives.

CARRIED.

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

4.2 1012 Third Avenue – Heritage Alteration Permit # 054

Julie Schueck, Heritage Planner, provided details regarding the Heritage Alteration Permit for 1012 Third Avenue. Ms. Schueck advised that the applicant would like to extend the rear deck by 21 inches.

MOVED and SECONDED

THAT the Community Heritage Commission support the Heritage Alteration Permit for 1012 Third Avenue (Permit #054).

CARRIED.

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

4.3 Royal City Builders Awards – Update (Councillor McEvoy)

Councillor McEvoy, Chair, reported that he had attended the Royal City Builders Awards, and noted how important the awards are to the City as a whole.

5.0 NEW BUSINESS

5.1 505 Twelfth Street – Demolition

Julie Schueck, Heritage and Community Planner, provided the following update regarding the possible demolition at 505 Twelfth Street:

- An application has been received to consolidate and rezone the properties at 501 and 505 Twelfth Street to allow a multi-family market condominium development;
- There has *not* been a demolition permit issued yet;
- A condition assessment was required before demolition of the houses would be considered;
- On September 25, 2013 the Heritage Planner and the Building Inspector visited the site and noted that both houses are in extremely poor condition; and,
- Given the condition of the two houses, retention and rehabilitation of either would be impractical.

MOVED AND SECONDED

THAT when the rezoning application that includes the two houses at 505 Twelfth Street comes forward, a condition of rezoning be that historical research from a professional be conducted, that as-found drawings be created, that good quality photographs of the four elevations be taken, and that the stone step marked with "River View" be incorporated in the landscape. All of the above information and any found historic artefacts, including the stone step if it cannot be incorporated in the landscape, could be offered to the New Westminster Museum and Archives.

CARRIED.

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

6.0 REPORTS AND INFORMATION

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

Woodlands Wall

Julie Schueck, Heritage and Community Planner, provided the following information regarding the Woodlands Wall:

- A community member has expressed concerns with the section of the Woodlands Wall that extends onto the corner of Columbia and McBride, and has asked city engineers to remove the corner of the wall;
- The Woodlands Wall is a historical wall;

- The engineering department sent out a Request for Proposal (RFP), with each consultant including the removal of the section of the wall in their proposal; and,
- A report will be going forward to council that investigates the values and different options that would not impact the historic wall.

Update to Heritage Register

Julie Schueck, Heritage and Community Planner, noted that Hyack Square has been added to the Heritage Register and the 'Mac and Mac' statement of significance has been updated.

Meeting with QPRA and NWHPS

Julie Schueck, Heritage and Community Planner, advised that in July 2013, there was a delegation to City Council from the two societies expressing their concerns over the loss of historic houses in the Queen's Park neighbourhood. In response, City Staff and the two groups have developed ideas and a work plan, which will be presented to Council in the near future.

800 Columbia Street (The Keg)

Julie Schueck, Heritage and Community Planner, reported that the owners at 800 Columbia Street are currently renovating the building. The structure, which was previously 'The Keg' restaurant, has acquired a brand new kitchen, roof and cocking.

New Public Art Funding Policy

Julie Schueck, Heritage and Community Planner, distributed copies of the City of New Westminister's Public Arts Policy, which was adopted by City Council in November 5, 2012. Ms. Schueck noted the following:

- The Policy provides the City with a mechanism for acquiring art in public places that celebrates and honours our culture, history, people, events and locations, while enhancing our social and economic vibrancy; and,
- As per the Policy, the City contributes \$2/citizen towards a public art fund, as well as 1% of all city capital projects that are over \$1 million.

6.2 'Heritage Conservation Districts – More Stories of Success'. University of Waterloo,

<http://uwaterloo.ca/heritage-resources-centre/news/heritage-conservation-districts-more-stories-success>

6.3 'Vanishing Vancouver: Original houses being demolished at unrelenting rate'. Cheryl Chan, The Province, September 9, 2013

6.4 Demolition Permits Issued:

1737 London Street	West End
1801 Eighth Avenue	West End

7.0 CORRESPONDENCE

MOVED AND SECONDED

THAT the following items be received for information:

7.1 New Westminster Historical Society Newsletter, No. 400, September 2013

7.2 Heritage BC Update, September 2013

7.3 Vancouver Heritage Foundation Newsletter, September 2013

7.4 Heritage Canada Foundation Annual Report 2012-2013

7.5 Heritage BC Update, October 2013 (On table)

CARRIED.

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

8.0 NEXT MEETING

8.1 Next Meeting is November 6, 2013 (in Committee Room No. 2) 6:00 p.m.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:30 p.m.

Certified Correct,


Councillor Jamie McEvoy
Chair


Alison Worsfold
Committee Clerk