

COMMUNITY HERITAGE COMMISSION

Minutes

February 3, 2016 6:00 p.m.
Committee Room No. 2

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaime McEvoy	- Chair
Councillor Lorrie Williams	- City Council Representative
John Davies	- Community Member
Catherine Hutson	- New Westminster Heritage Preservation Society
Wayne Janzen	- Community Member
Christa MacArthur	- Community Member
Roger Nottingham	- Community Member
Lynn Radbourne	- Community Member
David Sarraf	- Community Member

STAFF:

Julie Schueck	- Heritage Planner
Debbie Johnstone	- Committee Clerk

The meeting was called to order at 6:02 p.m.

1.0 ADDITIONS TO AGENDA

The following item was added to the agenda:

- Item 6.4 - Liaison between Community Heritage Commission and the Museum Advisory Council – Wayne Janzen

2.0 ADOPTION OF MINUTES

2.1 Adoption of the Minutes of January 6, 2016

MOVED and SECONDED

THAT the minutes of the January 6, 2016 Community Heritage Commission be adopted.

CARRIED.

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

3.0 PRESENTATIONS

Procedural Note: Item 3.1 was discussed prior to Items 1.1 and 2.1

3.1 Oath of Office and Committee Orientation – the role of the Community Heritage Commission

Debbie Johnstone, Committee Clerk, administered the Oath of Office to the Committee members.

Ms. Johnstone reviewed the following documents with the Committee members:

- Social Media Policy;
- Terms of Reference; and,
- Permission Forms.

Commission Members are to contact the Planning Department regarding attendance at each meeting. If a member is unable to fulfill their duties, they are asked to notify the Legislative Services Department so the position can be refilled.

Councillor McEvoy, Chair, provided a brief overview for the Commission and initiated a round table introduction for all members.

3.2 1935 Eighth Avenue – Heritage Revitalization Agreement

Julie Schueck, Heritage Planner, summarized a memorandum dated February 3, 2016, and a report dated January 18, 2016, with regard to a Heritage Revitalization Agreement (HRA) Application for 1935 Eighth Avenue.

James Burton, Birmingham & Wood, summarized the report dated December 1, 2015 with regard to the statement of significance, design rationale and conservation plan for the HRA application to subdivide the lot.

Following questions from the Commission, Mr. Burton provided the following information:

- The topography of the site has historical significance, and would not be altered;
- The heritage home would not be relocated in order to subdivide the lot;
- Only minor changes would be made to the heritage home;
- Door and window details typify building preferences from the late 20s, and the conservation plan is to keep these defining elements;
- The new house would use similar characteristics to the heritage home;

- Both homes would have the same square footage and would be on the same scale;
- The colour scheme for the new home would follow a similar colour palette to the heritage home;
- A driveway would be introduced between the two homes;
- Parking for both homes would meet all City requirements and guidelines; and,
- The Engineering Department has advised that access for the homes should be off 8th street, rather than 20th street.

MOVED and SECONDED

THAT the Community Heritage Commission recommend support to Council for the Heritage Revitalization Agreement at 1935 Eighth Avenue.

CARRIED.

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

3.3 313 Queen’s Avenue – Heritage Revitalization Agreement

Julie Schueck, Heritage Planner, summarized a memorandum dated February 3, 2016, and a report dated January 18, 2016, regarding a Heritage Revitalization Agreement and Heritage Designation for 313 Queens Avenue.

Alana Zysblat, Ance Heritage Consulting, provided a PowerPoint presentation. Following questions from the Commission, Ms. Zysblat provided the following information:

- A slanted roof would be implemented as opposed to a peak roof to provide better light for the addition;
- The roof on the addition would be slightly overextended to protect the glass doors;
- The garage would block most of the addition from the back lane and therefore would not alter the streetscape; and,
- Neighbours in the area have been notified and seem to be supportive of the addition.

MOVED and SECONDED

THAT the Community Heritage Commission recommend support to Council for the Heritage Revitalization Agreement at 313 Queen’s Avenue.

CARRIED.

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

4.0 UNFINISHED BUSINESS

4.1 Heritage Week – Update

Julie Schueck, Heritage Planner, reported that Heritage week would take place from February 15-21st, and that the theme would pay tribute to the oldest homes in New Westminster. The artist is including three homes in the design for the colouring contest, and the designs would be sent out to schools for the start of heritage week. Judging for the contest is to take place at the next Community Heritage Commission meeting, with prizes being awarded at the April 4th Council meeting.

4.2 Agendas – Mail or Pick up

Julie Schueck, Heritage Planner, enquired on Commission members preferences regarding the delivery method for their agenda packages.

5.0 NEW BUSINESS

5.1 336 Agnes Street – Heritage Alteration Permit/Sign Permit

Procedural Note: Councillor McEvoy, Chair, and Christa MacArthur, Community Member, excused themselves from this item due to a conflict of interest.

Julie Schueck, Heritage Planner, summarized the report dated February 3, 2016 regarding a Sign Permit Application and a Heritage Alteration Permit for 336 Agnes Street. Ms. Schueck advised that while the sign would follow the necessary guidelines, it would need to be approved by the Community Heritage Commission as it is to be implemented on a heritage building.

Discussion ensued, and the Commission noted that using a wood sign could trap excess water and cause the boards to rot. The Commission suggested that the applicant implement individual letters rather than a single large sign.

MOVED and SECONDED

THAT the Community Heritage Commission recommend support for the Sign Permit and Heritage Alteration Permit at 336 Agnes Street as presented.

CARRIED.

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

5.2 1031 Sixth Avenue – Demolition Application

Julie Schueck, Heritage Planner, summarized a memorandum dated February 3, 2016 with regard to a Demolition Application that had been received for 1031 Sixth Avenue.

Following questions from the Commission, Ms. Schueck provided the following information:

- The home was added to the Heritage Register a few years ago due to its age, character, and significance;
- The home is currently vacant;
- Decisions regarding the demolition of the home cannot be made by the Community Heritage Commission (CHC);
- From the City's perspective, once a home owner meets all the requirements for demolition, the City is obligated to provide the home owner with a permit; and,
- The demolition of a heritage home does not automatically remove it from the Heritage Register. A recommendation to remove the home from the Heritage Register would need to be provided to Council.

Discussion ensued, and the Commission provided the following comments:

- Elements of the home could be preserved or donated, rather than discarded;
- Concerns were raised regarding the HRA process. If the process becomes too difficult or uncertain it could increase the demolition of heritage homes in New Westminster;
- Providing heritage home owners with more predictability in the HRA process could lead to a larger success rate for the program;
- Questions were raised regarding the impact that the Commission could have on the prevention of the demolition of this property;
- Recommending that the home be removed from the Heritage Register should not be viewed as support from the CHC for the demolition of the home;
- It was suggested that the City investigate creating a policy regarding coach houses for HRAs to see if that could reduce the amount of demolition permits being issued;
- It was enquired if there was professional verification of the bedrock issues that prevented the homeowners from completed the renovations and cancelling the HRA; and,
- Maintaining heritage buildings and homes can be a large financial undertaking.

The Commission did not express support for the demolition of the home; however, once a heritage home is demolished, the Commission suggested that it be removed from the register.

MOVED and SECONDED

THAT 1031 6th Avenue be removed from the Heritage Register following its demolition.
CARRIED.

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

5.3 Liaison between Community Heritage Commission and the Museum Advisory Council

Wayne Janzen, Community Member, reported the following information:

- Mr. Janzen had been appointment as the Community Heritage Commission representative to the Museum Advisory Committee on October 7, 2015;
- The Museum Advisory Committee had recently had their first meeting in which they began brainstorming the 2017 work plan for the museum; and,
- Mr. Janzen would continue to provide the Community Heritage Commission with updates on these meetings in order to ensure that there is proper communication between the two groups.

6.0 REPORTS AND INFORMATION

6.1 City Heritage Program – Verbal Update (Standing Item)

Julie Schueck, Heritage Planner, reported the following information:

- A Heritage Revitalization Agreement application had been received for 632 Second Street;
- Ms. Schueck would be providing a talk at the Anvil Center on February 11 entitled “Interesting Places and Developments in New Westminster”;
- The next Community Heritage meeting would be held in Committee Room 2 and would have members judging the Heritage Week colouring contests; and,
- The Community Heritage Commission meeting in April, 2016, would be held at Irving House.

6.2 Historic Timeline – Handout

This item was submitted to the Community Heritage Commission for information.

6.3 Demolition Permits Issued (from December 30, 2015 – January 22, 2016)

Julie Schueck, Heritage Planner, advised that the following demolition permits were issued between December 30, 2015 and January 22, 2016:

ADDRESS	YEAR BUILT	NEIGHBOURHOOD	DATE ISSUED
914 Hill St	1948	West End	December 7, 2015
336 Fenton St	1958	Queensborough	January 8, 2016
220 Durham St	1929	Glenbrooke North	January 8, 2016
202 Phillips St	1950	Queensborough	December 29, 2015
204 Phillips St	1928	Queensborough	December 29, 2015

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter, No. 428, January 2016

This item was circulated for information.

8.0 NEXT MEETING

8.1 Next Meeting Date:

March 2, 2016 (in Committee Room 2 at City Hall) 6:00pm or at the call of the Chair

9.0 ADJOURNMENT

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

Certified correct,

Councillor McEvoy
Chair

Debbie Johnstone
Committee Clerk