



COMMUNITY HERITAGE COMMISSION

May 29, 2018, 6:00p.m.
Committee Room #2, City Hall

MINUTES

VOTING MEMBERS PRESENT:

Councillor Jaimie McEvoy	- Chair
Maureen Arvanitidis	- Community Member
John Davies	- Vice-Chair, Community Member
Lauren Neufeld	- Community Member (left at 7:40 p.m.)
David Sarraf	- Community Member

REGRETS:

Lynn Radbourne	- Community Member
Deane Gurney	- Community Member
Rosanne Hood	- NWHPS Representative

GUESTS:

Lambert Chow	- Birmingham & Wood
Steve Norman	- Owner, 218 Queen's Avenue

STAFF:

Hardev Gill	- Planning Technician
Amber Knowles	- Heritage Planner
Rob McCullough	- Manager, Museums & Heritage Services
Britney Quail	- Heritage Planner
Heather Corbett	- 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 April 4, 2018

MOVED and SECONDED

THAT the minutes of the April 4, 2018 Community Heritage Commission meeting be adopted.

CARRIED.

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

3.0 PRESENTATIONS

Procedural Note: Item 3.1 was addressed after item 5.2

3.1 Heritage Orientation No. 3

Britney Quail, Heritage Planner, provided a PowerPoint presentation, which reviewed the previous two orientations (What is Heritage? and Heritage in the Municipal Context), and presented the third and final orientation presentation, regarding the Standards & Guidelines for the Conservation of Historic Places in Canada, Character Defining Elements, and Statements of Significance.

Ms. Quail led discussion and highlighted information relevant to the Commission in regards to:

- The definition and examples of heritage, referring the Commission to the Heritage Terms Glossary, previously provided;
- Heritage conservation jurisdictions;
- Heritage tools, such as protection areas, recognition types and interpretive methods, stressing that designation is the strongest and highest level of protection;
- The Community Heritage Commission's role in evaluating heritage applications, which includes:
 - Reviewing applications in context of policy;
 - Commenting and providing City staff with direction; and,
 - Making recommendations through democratic consensus;
- Questions to consider when evaluating heritage applications;
- Tools for evaluating Heritage and Character defining elements, including:
 - Standards & Guidelines (S&G) for the Conservation of Historic Places in Canada, as adopted by City of New Westminster Council in 2008;
 - Statements of Significance (SOS) or Condition Assessments, which include character defining elements, using building examples from the region;
- General Standards for Preservation, Rehabilitation and Restoration from the S&Gs, including standards relating to rehabilitation and restoration; and,

- Standard 11, which can be contentious, but highlights how heritage restoration is respectful of the existing building.

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

- The City has a heritage management strategy which lays out certain parameters for heritage, however it is an outdated policy that is on the Planning department's workplan to be updated in the next few years; and,
- The SOS could define what a heritage home should be restored back to, however in some cases, character defining elements may be added when further research is conducted or new building elements are discovered in the restoration.

4.0 UNFINISHED BUSINESS

There were no items.

5.0 NEW BUSINESS

Procedural note: Item 5.1 was addressed after item 2.1

5.1 647 Ewen Avenue – Heritage Revitalization Agreement Application

Hardev Gill, Planning Technician, summarized the report dated May 29, 2018, regarding an HRA for a five unit townhouse complex at 647 Ewen Avenue, and provided the following information:

- The history and significance of the Slovak Hall;
- Details of the HRA, which would include retention, restoration and designation of the existing 1939 Slovak Hall, along with the addition of three townhouses to the rear of the Slovak Hall;
- Location of the site on Ewen Ave, which is identified as a Great Street;
- Requirement for OCP and Zoning amendments to permit the requested variances; and,
- Request for CHC to review the SOS, heritage detail work and comment on the appropriateness of the proposed design of the infill housing.

Lambert Chow, Birmingham & Wood, provided a PowerPoint presentation covering the following information:

- Reviewed the history and present condition of the Slovak Hall, noting the historic false-front façade;
- Site context and neighbourhood;
- Proposed changes and initiatives to be made to the Slovak Hall in order to retain the heritage building and raise it to meet floodplain requirements;

- Dormers proposed on the heritage building to match the new townhouse units and to achieve the family friendly policy requirements; and,
- Details of units, outdoor spaces, bike storage, and parking.

In response to questions from the Commission, Mr. Chow provided the following information:

- In reference to the dormers, the intention is to delineate the heritage building by ensuring that any new part of the building is clearly visible and matches the contemporary look of the townhouses at the rear;
- The façade and rest of the building would be painted Comox Sage with dark blue trim, from the Benjamin Moore Historic Colour Palette for the Lower Mainland and,
- The existing façade of the Slovak Hall is stucco, which would be stripped and replaced with a new rain screen.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that City Council support the Heritage Revitalization Agreement application for 647 Ewen Avenue.

CARRIED.

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

Procedural Note: Lauren Neufeld recused herself because of a conflict of interest with Item 5.2

5.2 218 Queen’s Avenue – Heritage Revitalization Agreement Application

Britney Quail, Heritage Planner, summarized the report dated May 29, 2018, regarding an HRA application for 218 Queen’s Avenue which would subdivide a designated heritage property in the Queen’s Park Heritage Conservation Area and create three single-detached dwelling lots, and provided the following information:

- The two new properties would be located on Manitoba Street;
- To accommodate the lane and subdivided lots, and allow an increase in FSR on the primary house, the applicant is moving forward with an HRA;
- Two houses, which fit certain parameters, would be re-located on to the site to face on Manitoba Street, but which particular houses will be acquired is not yet known; and,
- Council has issued a Temporary Use Permit to re-locate houses onto the lot prior to the adoption of the HRA bylaw, and an Opportunity to be Heard will occur June 25, 2018.

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

- The newly created lots would be 43 feet across, which is wider than most lots in the City, and would comfortably fit one house per lot;

- The logistics of how to move the houses in will depend on the houses selected;
- The HRA would be for two lots and two houses – if the applicant requested a change to this arrangement, they would have to re-start the process;
- The applicant is aware of all the costs associated with moving heritage houses;
- The public consultation process is still in process on this project; and,
- If the City became aware of a heritage house to save, staff could approach the owner of the house and the applicant, but the City would have no authority to require the house to be used in the HRA.

Steve Norman, owner of 218 Queen’s Avenue, made the following comments:

- The limiting factor of the project is the width of Manitoba Street in terms of the ability to accommodate move-in of the house – the maximum supportable house would be 24 feet wide, and excavation may be necessary;
- The removal of a hedge may be necessary to give access;
- The truck proposed for moving of the houses has hydraulic lifts that would help with the turning radius required;
- It is possible that the houses may arrive at different times, therefore the first may not be permanently situated until the second house arrives;
- One heritage house has been identified already; and,
- This project has been developed out of care for heritage houses.

Upon discussion, the Commission commended the owner for the project and noted that his commitment to retaining and promoting heritage houses is admirable.

MOVED and SECONDED

THAT the Community Heritage Commission recommends that City Council support the Heritage Revitalization Agreement application for 218 Queen’s Avenue.

CARRIED.

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

Procedural Note: Lauren Neufeld returned to the meeting at 6:29 p.m.

6.0 REPORTS AND INFORMATION

Procedural Note: Item 6.1 was addressed after item 3.1

6.1 Irving House Restoration Update

Rob McCullough, Manager, Museums & Heritage Services, provided the Commission with an update on the restoration work completed on Irving House to date, noting the following:

- The history of Irving House, noting that it was the first property designated for heritage in the City;
- The character-defining elements of the house, including the barge board, gothic façade, palladium door, French doors, entrance with side lights, and, stature of building on the site;
- A conservation study was carried out in 2008/2009 by Pattison Architecture and a heritage consultant, which determined the elements within the house that required restoration, and how to preserve these elements for the long-term;
- The restoration period of 1897 to 1903 was identified by looking at the doorways and wallpapers, in order to define the history and features, and any additions that may have been added to the house;
- An overview of the works carried out thus far, including:
 - Electrical, fire and HVAC system upgrades;
 - Interior upgrades to the house and insulation added in the attic;
 - Exterior painting, which followed the S&Gs;
 - Significant conservation efforts to the original wallpaper in the two parlours, such as cleaning, painting touch-ups. One patch was left in the original state;
 - Work to the hallways, where it was not possible to conserve the wallpaper, therefore the papers were analyzed down to the bottom layer of 1865 plaster and were reproduced and digitally printed to exact standards, with a half-drop pattern;
 - Work to the cornices and rosettes, where samples were taken and identified, and the colours were replicated with paints at Benjamin Moore;
 - Works still to do, including carpeting both downstairs and upstairs;
- When the new wallpaper was installed, the old layers of paper were kept, so that the past layers, and the family's preferences, are preserved in order to allow future generations to go back in time;
- The next steps include restorations to the library, the Grandmother's room, and the outside of the house and yard; and,
- In terms of the outside, the fence is next and will be based on fence design from 1900, with the possibility of upcycling wood from the Arenex, which is old growth fir.

In response to a question from the Commission, Mr. McCullough noted that the walls of the house are not fire-rated, however new sprinklers have been installed.

6.2 General Inquiries from the Commission

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

- The process to apply for demolition in the advanced (protected) category of the Heritage Conservation Area includes the following steps:

- Submit application and discuss with City staff;
- Secure a heritage values assessment from a heritage professional, including photos where possible;
- City staff to look at the building condition and development potential compared to the zoning, fill in the heritage values checklist and provide a recommendation to the Director of Development to move forward for Council consideration.

Procedural Note: Item 6.3 was addressed after item 6.1

6.3 BC Penitentiary Cemetery Task Force Update

Rob McCullough, Manager, Museums & Heritage Services, provided the Commission with an update on the BC Penitentiary restoration work, noting the following:

- The history and improvements made to the site, including the installation of a sign on the fence;
- Plans to move forward with communicating with residents about the completed work and an open house;
- Plaques will be installed detailing the history of the Penitentiary and the inmates that rest in the cemetery, as well as interpretive panels will direct people to the City archives.

6.4 Demolition Permit Applications Issued as of May 22, 2018:

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
442 Garrett Street	1942	Sapperton
262 Hume Street	1945	Queensborough
220 Campbell Street	1975	Queensborough
1503 Eighth Avenue	1911	West End
332 Twelfth Street	1952	North Arm North
1106 Edinburgh Street	1910	Moody Park
354 Johnston Street	1954	Queensborough
311 Wood Street	1955	Queensborough
319 Nootka Street	1938	Sapperton
2303 Edinburgh Avenue	1948	Connaught Heights
227 Seventh Avenue	1911	Glenbrook North
372 Keary Street	1996	Sapperton
909 Kent Street	1912	Victory Heights
310 Stanley Street	1947	Queensborough
112 E. Durham Street	1974	Victory Heights

7.0 CORRESPONDENCE

7.1 New Westminster Historical Society Newsletter (April)

7.2 New Westminster Historical Society Newsletter (May)

These items were received for information.

8.0 NEXT MEETING

8.1 Next Meeting Date: Wednesday, July 4, 2018 at 6:00 p.m., in Committee Room #2, or at the call of the Chair.

9.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 7:47 p.m.

Certified correct,

ORIGINAL SIGNED

Councillor Jaimie McEvoy
Chair

ORIGINAL SIGNED

Heather Corbett
Committee Clerk