



# COMMUNITY HERITAGE COMMISSION

**Wednesday, November 4, 2020**  
**Council Chamber, City Hall**  
**and held electronically under Ministerial Order No. M192**

## MINUTES

### VOTING MEMBERS PRESENT:

- Councillor Jaimie McEvoy - Chair
- Maureen Arvanitidis - Community Member
- Samuel Boisvert - Community Member
- John Davies\* - Community Member
- Rosanne Hood - NWHPS Representative
- David Sarraf - Community Member

### REGRETS:

- Jenelle Davies - Community Member
- Robert Petrusa - Community Member

### GUESTS:

- Christa MacArthur - Design Consultant, Lodgecraft
- Elana Zysblat - Heritage Consultant
- Mattia Nichele - Owner, 221 Townsend Place
- Monica Trento - Owner, 221 Townsend Place

### STAFF:

- Britney Dack\* - Heritage Planner
- Rob McCullough - Manager, Museums & Heritage Services
- Kathleen Stevens - Heritage Planning Analyst
- Nicole Ludwig\* - Assistant City Clerk

\*Denotes attendance in person in the Council Chamber.

The meeting was called to order at 6:01 p.m.

## 1.0 ADDITIONS TO AGENDA

### MOVED and SECONDED

*THAT the agenda of the November 4, 2020 Community Heritage Commission meeting be adopted with the addition of 5.3 515 Fourth Street – Heritage Revitalization Agreement Application*

**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 September 2, 2020**

#### **MOVED and SECONDED**

*THAT the minutes of the September 2, 2020 Community Heritage Commission meeting be adopted as circulated.*

**CARRIED.**

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

## **3.0 PRESENTATIONS**

### **3.1 221 Townsend Place (Davey House): Heritage Revitalization Agreement**

Kathleen Stevens, Heritage Planning Analyst, presented the report dated November 4, 2020, entitled "221 Townsend Street – Heritage Revitalization Agreement Application" and requested the Commission review the application and provide feedback on:

- The heritage value of the 1907 House;
- The prepared Statement of Significance;
- The appropriateness and level of the planned heritage conservation work; and
- Any heritage implications related to the design of the site or infill house.

Ms. Stevens also requested the Commission provide a recommendation to Council on the application, based on its heritage merits.

Christa MacArthur, Lodgecraft, introduced the owners, Mattia Nichele and Monica Trento, and Elana Zysblat, Heritage Consultant.

Mr. Nichele and Ms. Trento noted they purchased the house because they wanted to move back to New Westminster and look forward to staying here for a long time.

Elana Zysblat, Heritage Consultant, provided a presentation on the history of the house and its provenance, and spoke to its heritage value.

In response to Commission questions, Ms. Zysblat and Ms. MacArthur provided the following information:

- The proposed infill house will be slightly smaller in size than the heritage house, with the peak being slightly, but not significantly higher;
- There was a desire to propose a simpler design for the infill building to make it sure it is subordinate to the modest heritage house;
- The proposed design follows the Queens' Park Heritage Conservation Area design guidelines and is consistent with the history of the house;

In discussion, Commission members noted the following:

- Concerns that the infill house is large for such a small lot and that it might take away from the green space;
- It is likely that the internal chimney was not in the original construction of the house; and,
- BC Mills prefab houses became quite popular after major fires, such as the one in New Westminster's downtown.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 221 Townsend Place and its inclusion on the City's Heritage Register.*

**CARRIED.**

All members present voted in favour of the motion.

**4.0 UNFINISHED BUSINESS**

None.

**5.0 NEW BUSINESS**

**5.1 209 Fifth Avenue: Demolition**

Kathleen Stevens, Heritage Planning Analyst, provided an overview of the upcoming demolition of the 112 year old building at 209 Fifth Avenue, for information to the Commission. As Council removed heritage protection due to its low heritage value during the Queen's Park Heritage Conservation Area Special Limited Study, staff did not recommend further review of the demolition by the Committee or Council.

In response to a question from the Commission, Ms. Stevens noted that the owner has not yet submitted any plans for a replacement house, though a new house's design would be guided by the Queen's Park Heritage Conservation Area's design guidelines.

**5.2 307 Seventh Avenue: Demolition**

Kathleen Stevens, Heritage Planning Analyst, reviewed the November 4, 2020, report entitled "307 Seventh Avenue: Review of 1912 Building to be Demolished", noting that due to the building's age, the Commission is being asked to review the demolition request. As the building has not been found to have heritage significance and is in poor condition, staff supports the issuance of a demolition permit.

In discussion, Commission members noted the following:

- The wood should be retained and reused as much as possible; and,

- The owner or developer should consider the age and style of the houses in the neighbourhood in their design plans for the new house.

In response to comments from the Committee, Ms. Stevens advised that Council has not directed staff to develop a deconstruction or salvage program.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommend that Council direct staff to establish a salvage and deconstruction policy when dealing with the demolition of houses.*

**CARRIED.**

All members present voted in favour of the motion.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommend that that the Director of Development Services issue the Demolition Permit for 307 Seventh Avenue; and*

*THAT, in developing the replacement, the owner/developer take into consideration similarities in design with the existing houses in the neighbourhood.*

**CARRIED.**

All members present voted in favour of the motion.

**Procedural note:** The Commission agreed to deal with section 6 on the agenda as the next items of business. The minutes are recorded in chronological order.

## **6.0 REPORTS AND INFORMATION**

### **6.1 General Inquiries from the Commission**

Mr. Boisvert noted that the re-paving of the downtown end of Fourth Street had been completed while retaining some of the historic brickwork. He commended the approach and design aesthetic, which had previously been endorsed by the Commission.

In response to a question from the Commission, Rob McCullough, Manager of Museums and Heritage Services, noted that the New Westminster Museum and Archives can assist the owners of the property at 404 Second Street with photographs to make the inside of it look more authentic.

## 6.2 Demolition Permit Applications Issued August 26, 2020 to October 22, 2020

In response to Commission questions, Councillor McEvoy noted that the fire-damaged Westminster Pier is not salvageable.

ADDRESS	YEAR BUILT	NEIGHBOURHOOD
1805 EIGHTH AVE	1928	WEST END
1 SIXTH ST (fire damaged pier)	--	DOWNTOWN
819 MILTON ST (CHC review July 2020)	1890	BROW OF THE HILL
1008 TENTH AVE (carport only)	1961	KELVIN
200 FRONT ST (fire damaged pier)	--	DOWNTOWN
401 THIRD AVE (garage only)	unknown	QUEEN'S PARK

**Procedural note:** The Commission agreed to deal with item 5.3 as the next item of business. The minutes are recorded in chronological order.

## 5.0 NEW BUSINESS (continued)

### 5.3 515 Fourth Street – Heritage Revitalization Agreement Application

**Procedural Note:** At 6:53 p.m. Rosanne Hood declared conflict of interest on this matter because she lives across the street from the property under consideration. She left the meeting and did not return.

Britney Dack, Heritage Planner, provided a verbal overview of the November 4, 2020, report entitled "515 Fourth Street – Heritage Revitalization Agreement Application", including a summary of the main changes to the application since the Commission last considered it, and requested the Commission review the application and provide feedback on:

- The heritage value of the 1940 House;
- The Prepared Statement of Significance;
- The appropriateness and level of the planned heritage conservation work;
- Any heritage implications related to the proposed intervention in the heritage building; and
- Any heritage implications related to the design of the site or infill house.

The Commission was also asked to a recommendation to Council on the application, based on its heritage merits.

In discussion, Commission members noted the following:

- The renderings and elevations show different siding on the addition and the horizontal siding is preferable over shingle;
- The reason for the considerable discontent in the neighbourhood is due to the proposed size of the house on a small lot, and the concern that approval of this application might set a precedent for other properties; and,

- The house does not meet the Standards and Guidelines for the Conservation of Historic Places in Canada as the intense interventions (such as moving the house or adding an infill) are not needed to conserve the property: it is already protected through the Heritage Conservation Area (HCA).

In response to questions, Ms. Dack provided the following information:

- The roof proposed on the addition on the south side is a shed-roof, not an extension of the full gable;
- If the house is moved, it would be closer to both Regina and Fourth Streets;
- The enlargement of the stairs makes for an entrance design more consistent with the historical style of the rest of the house; and,
- The larger landing at the top of the entryway stair would allow the door to fully open.

**MOVED and SECONDED**

*THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 515 Fourth Street as presented in the November 4, 2020 report entitled "515 Fourth Street – Heritage Revitalization Agreement Application" and its inclusion on the City's Heritage Register.*

**CARRIED.**

Maureen Arvanitidis opposed.

**7.0 CORRESPONDENCE**

None.

**8.0 NEXT MEETING**

**8.1 Next Meeting Date: Wednesday, December 02, 2020 (held electronically under Ministerial Order No. M192) or at call of the Chair**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 7:19 p.m.

Certified correct,

**ORIGINAL SIGNED**  
 \_\_\_\_\_  
**Councillor Jaimie McEvoy**  
**Chair**

**ORIGINAL SIGNED**  
 \_\_\_\_\_  
**Nicole Ludwig**  
**Assistant City Clerk**