



Corporation of the City of  
**NEW WESTMINSTER**

**COMMUNITY HERITAGE COMMISSION**

**Wednesday, February 3, 2010 6:06 p.m.  
Committee Room No. 2**

**MINUTES**

**VOTING MEMBERS PRESENT:**

Councillor Jaimie McEvoy	- Chair
Councillor Betty McIntosh	
Garnet Hardy	- Community Member
Gavin Hainsworth	- Community Member
Karen Hasselfelt	- Community Member
Jim Hutson	- Community Member
Kathleen Langstroth	- Heritage Preservation Society
Jeanette LaPointe	- Community Member
Laura Moodie	- Community Member

**GUESTS:**

Kenna Hoskins  
Gary Rhode  
Laura Arpiainen

**STAFF:**

Julie Schueck	- Heritage Planner
Kathleen Stevens	- Planning Assistant
Donna Martin	- Committee Clerk

**1.0 ADDITIONS TO AGENDA**

**MOVED AND SECONDED**

*THAT the following items be added to the agenda:*

- *Item 5.1a- Update on 411 and 413 Twelfth Street;*
- *Item 4.2a - 502 St. George Street; and*
- *Item 5.1b - Heritage Week Events.*

**2.0 ADOPTION OF MINUTES**

**2.1 Adoption of the Minutes of January 6, 2010**

**MOVED and SECONDED**

*THAT the minutes of the Community Heritage Commission meeting held on January 6, 2010 be received and adopted.*

**CARRIED.**

All members of Commission voted in favour of the motion.

### 3.0 PRESENTATIONS

#### 3.1 217 Fourth Avenue – Heritage Alteration Permit for Rear Addition to Designated Heritage Building (Owner: Gary Rhode; Architect: Laura Arpiainen)

The applicants propose adding 1,050 sq ft to the rear of the house, in a style and with materials/colours that are compatible with the heritage. The applicants also propose moving the house forward 17.5 feet, to the east 3.0 ft and raising the house 1.0 ft. Moving the house forward will bring it in line with the new house to the east. Moving the house to the side will create a private back yard. Raising the house will allow for a basement. Original landscape elements that are healthy will be retained and incorporated into a new English Cottage style landscape.

Gary Rhode, Kenna Hoskins, and Architect Laura Arpiainen gave an overview of the history of the residence noting the elements defining the heritage character are residential form, scale and massing. The goals for the project are to preserve the home's distinguishing features, make it viable for the family and to incorporate green features while preserving and rehabilitating front exterior and restoring and preserving defining elements of the interior.

#### Questions from the Commission: *(Response in italics)*

- Is there a flat roof on the tower? *Yes.*
- Where is the outside deterioration? *The timbers are deteriorated.*
- Will the new garage go in the same area as the existing garage? *Yes.*
- Where will more light be incorporated? *The stairwell and through the back, the patio will also allow more light into the living room area.*
- Are you using solar panels? *Solar panels will be used on the back roof. The panels will not be seen from the front of the building.*
- Are you aware of available grants for heritage? *There is information on the City's website. The owners are exploring all grant options.*
- Did the building inspection indicate rot? *At the time of inspection, the rotting timbers were pointed out. Otherwise, the house is structurally in good shape.*
- What is the reason for moving the house forward 17.5 feet? *Circumstances have changed since the house was built as there is a large dominant house next to this property and this house no longer has a presence. From a design perspective, moving the house will allow revitalizing the front garden and permit a more spacious residential backyard.*
- Does the west side have a dormer style roof? *The roof is more of a Cotswold Cottage design.*
- What does the heritage designation cover? *Heritage designation encompasses the land, building and structures.*
- Is the back deck supported? *Yes.*
- What is the current square footage? *1,600 sq. ft above ground and 600 sq. ft below ground.*

**Comments from the Commission:**

- Back of house does not look like an arts and craft house, losing integrity of house;
- A true Cotswold Cottage has the feel of meandering into the world of the cottage set back away from the world, this design does not do that;
- CHC Commission on Oct 2, 2003 did an evaluation and the then owner was adamant about this home remaining as it was originally;
- This is a very important house not only from a historical point but from a cultural point of view;
- Moving the house forward is a deal breaker;
- Placing the stairs in back destroys the integrity of the house;
- Not comfortable with 50% increase in square footage;
- Take issue with moving the house forward.
- Could have supported a kitchen and bathroom change on first floor but this is well beyond that.

**MOVED and SECONDED**

*THAT in the spirit of why this house was designated and in recognition of this history of this home and its well-known owners and given that this property is a designated heritage building, the CHC does not support a Heritage Alteration Permit for the changes as proposed.*

**CARRIED.**

Opposed: Jeannette LaPointe and Councillor McIntosh.

The meeting was recessed at 7:25 p.m. and reconvened at 7:31 p.m.

**3.2 303 Third Avenue – Review Heritage Resource Inventory  
(Owner: Jennifer Crews; Architect: Nancy Dheilly)**

As per Council policy, all properties listed on the Heritage Resource Inventory must be referred to the CHC for comment. The applicant proposes to reduce the upper deck on the northeast side of the house, to replace the old deck at ground level, and to renovate some of the interior. The intention is to use wooden windows where new and to restore the original siding and original windows. The roofs will remain as they are at present, which is asphalt on the main roof and metal over the kitchen extension.

**MOVED and SECONDED**

*THAT the proposal for 303 Third Avenue be supported.*

**CARRIED.**

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

<b>4.0 UNFINISHED BUSINESS</b>
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**4.1 Update: 218 St Patrick Street – Heritage Revitalization Agreement**

This project has received recommendation from the Advisory Planning Commission and is scheduled to go before Council on February 8, 2010 for First

and Second Reading of the HRA Bylaw. As the CHC reviewed this project very early in the process, it is appropriate to bring the project back for an update.

**Questions from the Commission:** *(Response in italics)*

- Are there any variances for this property? *There is a side yard setback of one foot.*

**MOVED and SECONDED**

*THAT the proposal for 218 St. Patrick Street be supported.*

**CARRIED.**

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

**4.2 Demolition Permits – review by Subcommittee Chair of the following:**

- **213 Howes Street – Built 1939, not listed on Heritage Resource Inventory or Heritage Register, not protected.**

**MOVED and SECONDED**

*THAT the Community Heritage Commission found no outstanding heritage merit to the home that would prevent demolition.*

**CARRIED.**

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

- **305 Fifth Avenue – Built 1893, not listed on Heritage Resource Inventory or Heritage Register, not protected.  
(Owner: Mark Schiebler)**

The Demolition Subcommittee visited the property and noted there is nothing much left of the original home but would like to see the house relocated.

Julie Schueck, Heritage Planner, indicated the home is in fair condition. The foundation is in poor condition. The owner is not interested in restoring the home. However he has agreed to a 60day window to try and relocate the house. He has put up a notice for relocation and advertised the house for relocation.

**MOVED and SECONDED**

*THAT if after 60 days, the owner is unable to relocate the house, the Demolition Subcommittee has considered the referral of 305 Fifth Avenue and does not wish to make a recommendation.*

**CARRIED.**

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

**4.2a 502 St. George Street**

Mr. Hutson advised that even though the owner sees no heritage value of the home, he feels this home is a possibility for an HRA.

**4.3 Discussion: Policy for the Use of Heritage Revitalization Agreements**

**MOVED and SECONDED**

*THAT this item be tabled until March 17, 2010 after the workshop on "How to be an effective CHC."*

**CARRIED.**

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

**4.4 Update: "How to be an effective CHC" Workshop – Rick Goodacre**

Rick Goodacre will make a presentation at the March 17, 2010 meeting.

<b>5.0 NEW BUSINESS</b>
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**5.1 Additions to Heritage Register – 809 Fourth Avenue, 406 and 408 Eighth Street, 1603 Hamilton Street**

**MOVED and SECONDED**

*THAT the addition of 809 Fourth Avenue, 406 and 408 Eighth Street to the Heritage Register be supported.*

**CARRIED.**

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

**MOVED and SECONDED**

*THAT the addition of 1603 Hamilton Street to the Heritage Register be supported.*

**CARRIED.**

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

**5.1a 411 and 413 Twelfth Street**

The Heritage Planner had nothing new to report regarding the properties at 411 and 413 Twelfth Street.

**5.1b Heritage Week**

Gavin Hainsworth announced there will be an art show in the library during Heritage Week. Archie Miller and Mr. Hainsworth will be doing heritage presentations on February 7<sup>th</sup> and March 17<sup>th</sup> at the Library at 7:30 p.m.

<b>6.0 REPORTS AND INFORMATION</b>
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**6.1 Memo to CHC: Heritage Week 2010 – Contest and Awards**

Heritage Week 2010 is February 15<sup>th</sup> through 21<sup>st</sup> with a theme of "Heritage Sport and Recreation." The submission deadline for the contest is February 24, 2010 with judging to take place a few days later. Awards will be presented at a Regular Council Meeting in March.

**6.2 Memo to CHC: Negative Motions**

Heritage Planner Julie Schueck provided the City Solicitor's legal opinion on the issue of negative motions.

**6.3 CHC 2010 Membership Contact List**

The membership contact list was provided to Commission members.

**6.4 CHC 2010 Meeting Schedule**

The 2010 schedule of meeting dates was provided to Commission members. Staff will reschedule the June and September meetings. The July and August meetings will be at the call of the Chair.

**6.5 City of New Westminster – Rules of Conduct: Advisory Committees & Bodies of Council**

The City of New Westminster Rules of Conduct: Advisory Committees & Bodies of Council were provided for Commission members.

**6.6 New Westminster Historical Society Newsletter – No. 355, December 2009**

The Historical Society Newsletter was provided to Commission members.

**6.7 New Westminster Historical Society Newsletter – Special Issue # 36, December 2009**

The Historical Society Newsletter was provided to Commission members.

**6.8 New Westminster Historical Society Newsletter – No. 356, January 2009**

The Historical Society Newsletter was provided to Commission members.

**6.9 The Vancouver Heritage Foundation “Old School: Courses for Heritage Building Conservation”**

A pamphlet outlining the curriculum for a course about rehabilitating older buildings for new uses and modern living is being provided by the Vancouver Heritage Foundation. Visit the Old School website for current schedules and detailed course outlines.

<b>7.0 CORRESPONDENCE</b>
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There was no correspondence to be distributed.

<b>8.0 NEXT MEETING</b>
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**March 17, 2010 at 6:00pm in Committee Room No. 2**

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 8:17 p.m.

  
Councillor Jaimie McEvoy  
Chair

  
Donna Martin  
Committee Clerk