

The Corporation of the **City of North Vancouver**
Regular meeting of the **Heritage Advisory Commission**
Conference Room 'A', City Hall, 141 West 14th Street, North Vancouver, B.C.
Tuesday, June 12, 2012 at 5:30 p.m.

MINUTES

PRESENT:

Kerry Kukucha, Chair
Dave Shirlaw, Vice-Chair
Dave Gosse
Larissa Grierson
Brad McTavish

Pam Bookham, Councillor

ABSENT:

Margaret Herman

GUESTS:

D. Siegrest, Integra Architecture Inc.
M. Rahbar, Vernacular Design Inc.
N. Curran
S. & H. Rubzow

STAFF:

J. Piercey, Planner
E. Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 5:32 pm by the Chair.

1. ADOPTION OF MINUTES

The minutes of April 10, 2012 were adopted as circulated.

The Chair turned the meeting over to the Vice-Chair as he is in conflict of interest for the next item. D. Shirlaw took over as Chair.

2. DELEGATION

- a) Duane Siegrest, Integra Architecture Inc.
320 Tempe Crescent

The Bow Residence was designed and built in the 1920's. The house includes a prominent bell cast roof with a distinctive curved ridge. The intention is to retain the heritage house except for the 1966 addition and the deck while sensitively incorporating modern updates to the interior. This is intended to create an affordable secondary suite and update the functional space on the main and second floors. As the house is designated "Primary Heritage", the intention is also to maintain all of the original exterior finishes.

J. Piercey introduced the project, advising that the applicant is applying for a Development Variance Permit in order to vary the rear set-back as well as the location of the garage. The applicant does not wish to apply for a heritage designation at this time.

D. Siegrist went through a Powerpoint presentation of the proposed updates and changes. They are planning to turn the house on the lot so that it faces south and 29th

Street – this will give it more street presence. Of note is the roof form, which the designer, William Bow, used on several houses during the same time period.

HAC Comments/Questions:

- HAC confirmed what is going and what is staying in the interior of the house. Most is being reconfigured.
- Will the address of the house change? The Planner advised that it likely will.
- HAC confirmed that parking for the residences will consist of 2 stalls in the garage, one of which will be for the tenant of the secondary suite.
- HAC asked if consideration was given to the street noise as buses coming up 29th Street can be very noisy. The owner advised that most of the interior walls will likely be replaced as the electrical wiring is old knob and tube style and insulation will be dealt with at that time.
- HAC noted that the roof is a defining heritage element and when a dormer is added, even when respectfully; it takes away from the heritage value.
- It was also noted that asphalt shingles will detract from the heritage value. HAC recommends cedar shakes for sustainability as well as appearance.
- Use of cultured stone, rather than granite on the new southern façade, is recommended by the Commission.

Comments from Applicant:

- Will be happy to look at the option of cultured stone.
- Will consider cedar shingles for sustainability.
- Owner and architect will discuss the northern dormer further.
- Applicant/architect and City staff will work together to incorporate HAC's requests.

IT WAS MOVED AND SECONDED:

THAT the Heritage Advisory Commission, having reviewed the well-prepared and thoroughly researched presentation from D. Siegrist of Integra Architecture Inc. and Nathan Curran (owner), for 320 Tempe Crescent, and, although supporting the site development concept, feels that the following have not been adequately resolved:

- 1) The new northern façade – recommends elimination of the new front dormer on the northern façade;
- 2) The dormer on the new southern façade could be expanded to compensate in part for the loss of space due to recommended elimination of dormer on new northern façade;
- 3) Cedar roofing materials be used in place of asphalt roofing materials;
- 4) Granite be used on the new southern façade rather than cultured stone.

CARRIED UNANIMOUSLY

K. Kukucha took over Chairing the meeting at this point.

- b) Merdad Rahbar, Vernacular Design Inc.
266 West 6th Street

The Drysdale Residence is a one and one-half storey Edwardian era-house, notable for its full-width front veranda and secondary balcony with a multi-gabled roofline. It forms

part of a group of mixed architectural style, single-family heritage homes in a historic, planned garden subdivision that borders a wide boulevard in the 200 block of West 6th Street between Mahon and Chesterfield Avenues facing Ottawa Gardens. The house sits on a 50 feet by 120 feet lot and is zoned RT1. The proposal seeks to obtain a Building Permit to refurbish the existing house and construct a new small dwelling (1,077 sq. ft.) all under the RT1 zoning. The primary objective and focus of the design is to keep the heritage integrity of the original Drysdale Residence intact.

M. Rabar presented a Powerpoint presentation. He noted that the property was purchased by the applicants in 2012 for their prime residence. Their intention has always been to refurbish and restore the house as well as add a stratified unit. The owners have a keen interest in restoring houses and thoroughly researched the heritage aspect.

HAC Comments/Questions:

- Some Commission members feel the duplex approach detracts from the general look of Ottawa Gardens. A secondary suite would be a better option.
- HAC questioned if a coachhouse was considered? The owner advised that they had first considered building a coachhouse but decided against it as it would have been too small due to the setback and the house cannot be moved forward. They also did not want to lose the garage.
- HAC feels the windows to be installed on the front lower portion of the new section are disproportionate to the existing windows. Also the proposed French doors do not seem to line up with existing windows.
- Generally the Commission was pleased with the proposal and how the applicant is willing to stay within the rhythm and proportion of the neighbourhood.
- The Commission cautioned that the size of the new duplex unit may be too small and suggested the applicant look more closely at the interior dimensions and perhaps consult with a realtor to consider who their market will be.

IT WAS MOVED AND SECONDED:

THAT the Heritage Advisory Commission, having reviewed the presentation from M. Rahbar of Vernacular Design Inc. and Shelley & Herm Rubzow (owners), supports the project. The Commission commends the applicant for a quality and thorough presentation. Further, HAC requests that the applicant give consideration to the south elevation window proportions and height of French doors in relation to adjacent windows and the front door of the other dwelling unit.

**CARRIED
4 For / 1 Against**

3. UPDATES

a) Councillor's Update –

Council recently voted to add 6 meetings to their schedule for the rest of this year. It is going to continue to be very busy with the Low Level Road, Harbourside, Onni and other big projects. There has been some discussion within the community of potential re-uses of City property.

b) **Staff Update –**

i. **244 East 5th–**

The King Residence – moving forward to Council – 1st reading June 25, public hearing in July.

ii. **243 East 18th–**

Heritage house in inventory – likely be coming to HAC soon with rezoning and infill proposal.

iii. **2010 Draft Heritage Register –**

Will be working on it over the summer, hoping to bring to Council for public hearing in the fall, converted categories from old inventory to new inventory. A new completed register should be ready in October or November.

iv. **BC Culture Days – Event Ideas –**

Please email J. Piercey before the next meeting with any ideas for events. Could be a workshop or a talk of some sort. We would coordinate and plan and other would advertise.

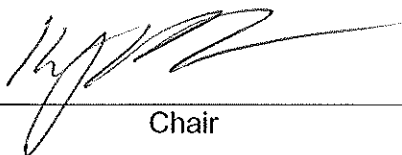
4. **ANY OTHER BUSINESS**

a) L. Grierson will be attending the Cemetery Advisory Committee meeting as the HAC representative. She will report back to HAC.

b) Event at Ridgeway School – June 21st – sign up soon as it is filling up fast.

5. **ADJOURNMENT** – 7:30 p.m.

6. **DATE OF NEXT MEETING** – July 10, 2012



Chair

9-11-12

Date