

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, February 9, 2016 at 5:30 p.m.

MINUTES

PRESENT:

Kevin Healy, Vice Chair
Harvinder Johal
Allan Molyneaux
Ali Shakarchi, Architect
Marian Wilkins

GUESTS:

Derek Porter
Timothy Ankenman, Architect

STAFF:

Christopher Wilkinson, Planner
Edytha Barker, Committee Clerk

ABSENT:

Larissa Grierson, Chair
Linda Buchanan, Councillor

Quorum = 4

The meeting was called to order at 5:30 p.m. by C. Wilkinson.

A motion to add "Election of Chair & Vice Chair" to the beginning of the agenda was made. This was carried unanimously.

K. Healy, Vice Chair then took over the meeting as Chair.

1. ELECTION OF CHAIR AND VICE CHAIR

A motion to postpone the elections for Chair and Vice Chair to the March meeting was made. This motion was carried unanimously.

2. INTRODUCTION OF NEW MEMBER

Architects are appointed to the Heritage Advisory Commission by the AIBC (Architectural Institute of British Columbia) every two years. The January meeting was J. Levine's last meeting. A. Shakarchi has now been appointed to HAC.

A. Shakarchi introduced himself and explained his background.

3. ADOPTION OF MINUTES

The meeting minutes of January 12, 2016 were adopted as circulated.

4. GUEST SPEAKER

Heritage Retention and Restoration from a Builders Perspective – Derek Porter

D. Porter explained that he is a contractor and developer with a keen interest in heritage properties/assets. He has restored Hamersley House at 350 East 2nd Street, Emery

House at 256 East 1st Street and is currently working on 1753 Grand Boulevard. He has received City Heritage Awards for Hamersley House and Emery House.

Highlights included:

- Hamersley House was built in 1904 on what used to be shoreline. It was originally on a 44 acre parcel. Everything below grade is stacked rock foundation. It remains in the original position on the lot. An extensive amount of interior restoration had to be done as it had previously been several different restaurants.
- Emery House was in extremely dilapidated shape. It was originally built in 1912 on a stump foundation. As part of the restoration, the house was picked up, stabilized and 4,000 square feet of commercial and industrial space was added.
- 1753 Grand Boulevard was built in 1927. There were only two previous owners. Preservation and restoration has commenced on the inside and outside. The lot line for the property has been reoriented to allow for a single family residence to be built in the back.
- At the beginning of a project, a builder must determine if the house or building has any existing legal protection in place.
- If a building is protected, a Heritage Alteration Permit is required from the City and no work can be done until that is approved.
- For the homeowner, there will always be roadblocks when moving towards the end goal.
- As part of rezoning, the City now requires developers to make a Sustainability Statement. In Hamersley House, the knee-braces were built from timbers using the timbers from the basement. The doors and windows were re-used and repurposed. Siding was re-applied. As an interesting side note, the City of Vancouver now requires deconstruction and reuse of materials to divert recyclable waste away from landfills.

5. DELEGATION

910 Grand Boulevard – Haswell Residence, Timothy Ankenman

C. Wilkinson introduced the project. The Development Application is to rezone the two existing lots at 910 Grand Boulevard to permit a subdivision of three lots. The 'A' ranked Haswell Residence would be moved from the rear of the site and located on the new lot fronting Grand Boulevard. The home would be legally protected through this approval process. The two remaining lots would front East 9th Street. The centre lot includes a single family home plus coach house and the easternmost (lane flanking) lot includes a single family house with a secondary suite. The site is designated Level-1 Residential in the Official Community Plan and is zoned One-Unit residential. The lots surrounding the site share the same land use and zoning regulations. The applicants have received a letter of support from the North Shore Heritage Preservation Society.

T. Ankenman, Architect, presented.

Key points:

- The house has been well maintained.
- The character defining elements have been retained.
- The main change the applicant is making to the heritage house is to add a family room on the main floor, adjacent to the kitchen.

- The existing house sits a long way back on the site and is surrounded by trees. By moving it forward, it will be more prominent and interesting. The 2 lots in the back will be smaller. They have been designed to be subordinate yet respectful.
- The North Shore Heritage Preservation Society has been supportive and has given some good feedback. They suggested adding green space between the original house and the garage.

Questions from the Commission included:

- What will the treatment of the windows be on the original house?
 - The strategy is to restore the windows which are in good shape; double glazing would be done inside, maintaining the appearance from the exterior.
- Why was the coach house incorporated into the second lot rather than the third?
 - We needed to create a right-of-way and the third lot is quite small.
- In some photos the foundation on the heritage house looks like it is in poor repair. What is the status of it?
 - The only portion that is exposed is what we have had to dig out to do some testing. Typically it won't be seen, but it will be cladded if necessary.
- What is the setback for the heritage home from Grand Boulevard?
 - 24-25 feet.
- Are you keeping the existing roofing on the heritage house?
 - The existing roofing is asphalt and we are proposing to replace with a more three-dimensional asphalt.
- **Staff:** Can you please clarify the roofing material on each house?
 - Referred to material boards.
- The original heritage colours of the house seem to be dark on light (rather than light on dark). Do you plan to restore to the original Arts and Crafts colour scheme?
 - Sometimes we discover things as we go along and find the original paint colours. We will do what was original.
- Has there been a structural evaluation done on the heritage house for the move?
 - Yes, Nickel Brothers has done one.
- Will the chimney be maintained?
 - Yes. If we end up doing a gas fireplace, we would use an 'A' vent.
- Were the colour choices of the two new houses made to mimic the heritage house?
 - The idea was to make them subordinate to the large heritage house and more benign. Will look at if original colours turn out to be different than existing on the heritage house.
- Regarding the side entrance, have you considered using the other side?
 - We want to keep the vertical elevation as it exists today; we have to create a sunken patio for the suite. If moved, the main house resident would have to go through the suite's private area to get to other side of their own house. He noted that the landscaping will make the sunken portions more subdued than shown in 3D rendering
- How was the setback decided?
 - We created small lots; it was a matter of creating some rear yard space behind each main house.
 - **Staff:** 25 feet is the minimum front yard setback, although setbacks for homes on the Boulevard range. It is a matter of trying to balance the bylaw with context and come up with a solution.
- Will the designation be for just the building or for the building and the site?

- **Staff:** We will need to discuss further; currently the designation is for the site.
- **Applicant:** Some of the character defining elements are the trees but we want to make the house more prominent; have to find the right balance.
- It feels like the site is too dense and the heritage house will be losing prominence. It is beyond the comfortable threshold.
 - We had to do it this way to make it financially sustainable.
- What about the trees in the front?
 - **Staff:** As a team, we look at what trees are healthy and can be retained, etc.
 - **Applicant:** We will get an arborist's report as part of this process.
 - **Committee:** Assessment should be done prior to removing any trees and landscaping adjusted if assessment determines that a tree designated to remain needs major work or removal.
- What kind of window treatments are being used in the new buildings?
 - Vinyl with true divided light and balanced sashes.
- **Staff:** Are you proposing to add sprinklers to one or more of the homes?
 - We're not there yet. Insurance goes up if we do not sprinkle.
- Regarding the streetscape on Grand Boulevard, are there any issues with the City in terms of planting and right of way?
 - **Staff:** Most of the planting is on private property and pathways; this is customary. What we will review is any retaining walls and hard vertical structures. Engineering staff would want that moved back onto private property.
- The conservation report is quite impressive. How binding are these strategies?
 - **Staff:** It gets linked in with the HRA or designation bylaw. Don Luxton is a leader in this area and has structured the wording in the report to be flexible. Any details can be worked out early in the process as part of the architectural plan.
 - **Applicant:** We hire a company that uses laser cameras to take photos and measurements and this gets converted into AutoCAD so there are no surprises when we get to construction. The three-dimensional aspect is documented.

IT WAS MOVED AND SECONDED:

THAT the Heritage Advisory Commission having reviewed the presentation from Timothy Ankenman on 910 Grand Boulevard, supports the project subject to the resolution of the following items to the satisfaction of City staff:

1. The window on the south front of the Haswell Residence be mirrored to replicate the front window on the north.
2. Further investigate to determine the historical arts and crafts colours on the heritage house and maintain the original heritage colours; further that the colours of the new structures be changed accordingly.
3. Review the existing landscaping prior to the removal of any trees and to update the landscape plan accordingly.
4. The chimney be restored to its original finish.
5. Review the colour and design of the windows on the new structures so that it is complementary to the Haswell Residence, particularly on the East 9th Street façade.

6. Further work with City staff to create an appropriate interface between public and private realm while ensuring the grandeur of the entry sequence on Grand Boulevard.

Further, the Committee supports the Conservation Plan and recommends that it be considered integral to the project moving forward.

CARRIED UNANIMOUSLY

6. **UPDATES**

a) **COUNCILLOR**

b) **STAFF**

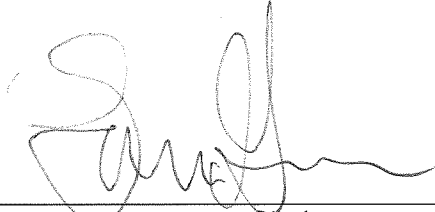
- 1753 Grand Boulevard – Has received approval from the Ministry of Transportation (due to its proximity to the highway). Will be on the consent agenda for Final Adoption on February 15th.
- Pipe Shop – The North Vancouver Museum and Archives will not be going into this space. There is interest in helping the NVMA find a new home. The current lease on the Pipe Shop with Quay Properties has been extended to the end of this year. The Waterfront plan and an RFP for the commercial space has gone out. The disassembled Machine Shop will have to be considered as part of this process.
- Moodyville Design Guidelines – Council has recommended that staff process an application which includes the Moodyville Park Master Plan.

7. **OTHER BUSINESS**

- a) Heritage Week in BC – February 15th – 19th.
- b) Heritage Awards and Plaques – Will be presented at Council on February 15. The plaques will be presented first, then the two heritage awards. Members are encouraged to attend and be part of the photos.
- c) Joint Meeting with District of North Vancouver Heritage Commission – May 25 is a date that has been suggested. Does this work for members? Please look at your calendars and let us know (Committee Clerk will follow up).

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:50 p.m.



Chair

APRIL 12 / 2016

Date

