

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, August 14, 2018 at 6:00 p.m.

MINUTES

PRESENT:

Christopher Wilkinson, Chair
Kevin Healy, Vice Chair
Lori Boyd
Allan Molyneaux
Marian Wilkins

GUESTS:

Cara Lozinsky, Sense Engineering Ltd.
Michael Chapman, Asst. Director of Facilities &
Planning, School District No. 44
Mary Waring, President, Streamline Strata

ABSENT:

Kevin Hanvey, Architect
Linda Buchanan, Councillor

STAFF:

Annie Dempster, Planning Technician
Edytha Barker, Committee Clerk

Quorum = 4

The meeting was called to order at 6:02 p.m. by the Chair.

1. ADOPTION OF MINUTES

The meeting minutes of July 10, 2018 were adopted as circulated.

2. DELEGATIONS

(a) 557 Lonsdale Avenue – The Steacy Residence

Heritage Alteration Permit -Sense Engineering Ltd.

C. Lozinsky of Sense Engineering presented. The owners of Strata Plan LMS 1025 wish to make a building repair to the Steacy Residence, an 'A' ranked heritage building in the City's 2013 Heritage Register. The proposed scope of work includes replacement of the existing face sealed exterior cladding on the north elevation wall with a new vented rain screen wall assembly and the replacement of the existing wood-framed windows with new wood-framed windows that will architecturally match the existing.

The proposed work was developed to address performance and durability concerns identified during a building envelope condition assessment completed in March 2018. The repairs are intended to improve the durability of the building envelope, improve occupant comfort and energy efficiency, while still respecting the heritage status of the property by matching the existing appearance.

C. Lozinsky went over the building description, scope of work and design rationale, and the conservation of heritage features.

Questions and Comments from HAC:

- What is the present use of the building?
 - C. Lozinsky: It is a residence, part of the main strata and occupied by one owner.
- Have all four walls been tested for water penetration?
 - C. Lozinsky: The north elevation has had chronic problems with moisture accumulation and bubbled paint. We want to fix the problem and make a more robust wall facility that would facilitate drying.
- Is there any mold?
 - C. Lozinsky: No, not at this time. That's why we would like to do this sooner than later.
- When the 1992 restoration was done, was there any asbestos found?
 - C. Lozinsky: We have already done hazards and materials testing. There is no lead in the paint; there is some asbestos in some of the interior drywall. Any hazardous materials found would be taken care of during construction.
- In 1992 was all new cladding installed?
 - C. Lozinsky: Yes.
- Were you able to see some of the original submissions on that?
 - C. Lozinsky: Just from 1992, not original heritage drawings. The building has undergone small, local repairs here and there over the years.
- Regarding the colour, are you going to match the existing blend?
 - C. Lozinsky: The house was recently painted and we will match that. We will have mock ups but if we find it does not work, we will fix it.
- The way the stained glass windows are placed in the windows is weird; it's like they are more of a decoration like a curtain. I would like to see the stained glass windows dealt with properly rather just placed inside other windows if that were possible.
- What is the next step in the acquisition and fabrication of the windows?
 - C. Lozinsky: The next step is to finalize the design package; this will include the drawings submitted to HAC as well as other detailed specifications. We will then issue the package to several contractors to provide pricing; the winning contractor and window manufacturer pair would then proceed. We will make it very clear in the drawings and specifications that this is a heritage building and we will work with window manufacturer to ensure that the heritage element is correct.
- I appreciate the level of detail. Given the scope of work, the extent the applicant has gone to should be commended. We should expect this standard for all Heritage Alteration Permits. In 1992 they were working with fewer provincial tools. I encourage you to work with staff to fine tune the details and resolve to satisfaction of the Planning department and the building code.

It was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from Cora Lozinsky of Sense Engineering Ltd. regarding 557 Lonsdale Avenue (The Steacy Residence), supports the project. The Commission commends the applicant for a thorough presentation.

CARRIED UNANIMOUSLY

(b) 230 West Keith Road - Queen Mary Elementary School

Heritage Alteration Permit - GA Studio Inc.

M. Chapman of School District No. 44 presented. Grant Architectural Studio (GA Studio Inc.), on behalf of School District No 44, has applied for a Heritage Alteration Permit (HAP) for Queen Mary Elementary School. Queen Mary Elementary School is a legally protected 'A' ranked heritage site. This HAP is to allow them to replace a refurbished portable on the west playfield to accommodate their growing enrollment. The portable as a use is permitted on this site.

The existing colours of the school will be used for the portable, leaving the school as the primary focus of the site. The new portable will have metal cladding, for durability, in a cream colour which matches the colour of the existing school's roof trim and cupola. The window and door frames of the portable will be white to match the existing school's. The new doors on the portable will be painted a brick colour.

M. Chapman showed a PowerPoint presentation highlighting the proposed location of the portable noting that a location was chosen that serves the school population and community best for access and views.

Questions and Comments from HAC:

- I'm wondering about the location; was the northeastern section behind the school considered?
 - M. Chapman: It is not a wet portable, as it contains no washrooms so the chosen location is closer to an entry to the school for washroom use. As well, the apartments behind would have a view of it at all times. The daycare operates out of the school used that area for hopscotch, etc. As well, it would be challenging to get electrical conduit across to that location.
- Regarding future forecasting, is there a timeline for how affordable the portable is?
 - M. Chapman: The school district is not keen to keep portables; the long-range capital plan is to look at the Cloverley site to deal with pressures on Ridgeway and Queen Mary. There are also opportunities with catchment changes to manage enrolment longer term.
- Have you considered other scenarios colour palette wise?
 - M. Chapman: We left that to the architect; we are trying to make it disappear on the site, we relied on her expertise. There are not a lot of façade changes on the structure, very little overhang and not a lot of elements to work with.
- I would suggest reversing the colour scheme; red with cream doors. I don't think you need to make it disappear, it needs to have a sense of place on its own merits.
 - M. Chapman: A lighter colour is better for the solar load; the darker the colour, the hotter the structure. There is no air conditioning in portables.
- Are the front and side setbacks being complied with?
 - A. Dempster: Yes, the first proposed location would have required a variance and a request to Council. As there is no time to allow this to happen before school starts, they have proposed to meet the setback requirements.
- I'm wondering if the portable could be moved northwards on the site so the southern face of the portable aligns with the southern face of the school.

- M. Chapman: We considered that and it would make servicing easier, but the administration team at school requested that it not go there. There is a dry creek bed in that area and the school has spent money and time putting rocks and logs there for outdoor play. In this area, it would also reduce site lines for staff watching kids at lunch and recess.
- With respect to a ramp and its accessibility to doors; you mentioned that you will be using an existing owned portable, how valuable are those ramps?
 - M. Chapman: The ramp has to be site built, so is optional in terms of layout.
- Is there an opportunity to add windows for cross ventilation, or are you looking at saving money?
 - M. Chapman: The functional design of portables is that there is one window wall and three teaching walls so there would be no opportunity to add windows.
- Regarding the colours shown, were the colours pulled from a library of colours on the existing school or is it a rough approximation?
 - M. Chapman: We asked the architect to approximate; her firm did some of the design work back in 2011. She did her best based on that. There are not a lot of colours to choose from for a corrugated metal product.

It was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from Michael Chapman of the Board of Education, School District No. 44 regarding 230 West Keith Road (Queen Mary Elementary School), supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) The colour "Cajun Red" also be used on the facia and the corner caps of the portable; and
- b) The skirting of the portable and the exposed ramp details be painted grey to match stonework.

CARRIED UNANIMOUSLY

(c) 508 – 510 St. Georges Avenue – The Logan Residence
Heritage Alteration Permit - Strata LMS 3770

Strata Plan LMS 3770 has applied for a Heritage Alteration Permit (HAP) to change the colour of the Logan Residence. The Logan Residence is a legally protected Municipal Heritage Site located at 508 St. Georges Avenue and 510 St. Georges Avenue and the adjacent strata units. The Strata Council want to repaint this building and the surrounding units as the original paint shows wear and tear. There will be no changes to the building structure of the historic building.

M. Waring, President of Streamline Strata, gave a verbal presentation. The Streamline Strata is a 10-unit townhouse development which includes the Logan Residence. In consultation with a paint consultant, the strata has chosen a platinum gray colour for the Logan Residence and charcoal slate for the window trim colour. The plan is to highlight the heritage building in the lighter gray colour to make it stand out.

Questions and Comments from HAC:

- Does the City have any information on file from 1998/99 when the renovation was done? Do we know what the heritage colour of the building was originally?
 - A. Dempster: We are currently researching our files and will be in touch with Donald Luxton (heritage consultant) as well.
- I love this building, love this era. However, I am a little disappointed in the colours chosen. The Streamline Modern/Art Deco era included many brighter colours, especially in sunnier climates. I would still like to see some reflection of deco colours which I don't think these grey colours capture. The original heritage building should have some nod to the era it was built. This is an opportunity to give this building more personality.
- I also love this building and love the current colour. I feel that the heritage building should be lighter to stand out.
- Heritage colour palettes were designed for Edwardian, Craftsman and other older eras. This building is much different. I am inclined to recommend that the strata work with staff to find a more appropriate colour. Using a colour palette from a different era and different architectural form is the wrong application of the heritage palette.
- M. Waring: Is there something in the heritage designation bylaw that requires it to be or stay a certain colour?
 - No, but it requires the approval of the Heritage Commission and the Director of Planning.
- We recognize the fact that the City's records do not include the historic colours of the building and that the Register and the information readily available does not present colour options. I would recommend that further research be done to justify or rationalize the colour palette explored.

It was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from Mary Waring, President of Streamline Strata, regarding 508-510 St. Georges Avenue (The Logan Residence), supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) Demonstration by the applicant of research into identifying the original heritage colours of this building;
- b) In the absence of such detailed information, providing documentation of similar architectural styles in the same period that support the colour choices for the heritage building;
- c) Further research into making the heritage building distinct and justification for any level of common colour throughout the strata development.

CARRIED UNANIMOUSLY

3. UPDATES

- a) **COUNCILLOR**
- b) **STAFF**
 - 910 Grand Boulevard – The subdivision application is still outstanding.

- 242 West 6th Street – The building permit is in process; the demolition permit for the garage is in process.
- 736 East 3rd Street - Building permit still in process.
- Shipyards Lot 5 – Coming along well

4. **DISCUSSION ITEMS**

a) Joint Meeting with DNV and DWV Heritage Committees

The District of North Vancouver's Heritage Committee is very interested in meeting with HAC and including the District of West Vancouver's Heritage Committee. The DNV would like to hear some suggestions from us on discussion topics or speakers.


Some ideas from Commission members included:

- Heritage paint colours from different eras
- The importance of heritage colours.
- The importance of partnerships.
- What worked and what didn't from both perspectives; applicant and staff.

Annie Dempster will follow up with DNV and report back to HAC.

5. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:13 p.m.



Chair

September 10, 2019

Date