

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, October 8, 2019 at 6:00 p.m.

MINUTES

PRESENT:

Christopher Wilkinson, Chair
Lori Boyd
Kevin Hanvey, Architect
Kevin Healy, Vice Chair
Allan Molyneaux

ABSENT:

Marian Wilkins

Quorum = 4

GUESTS:

Mary Tasi, Sky Spirit Studios
Sierra Baker, Sky Spirit Studios
Paul Slipper, Sky Spirit Studios
Ian Young, Home Owner – 346 E. 8th
Chad Mooney, KC Mooney Architects
Andreas Juen, Owner's Representative

STAFF:

Sean Galloway, Manager, Planning
Adam Vasilevich, Parks and Greenways Planner
Coreen Alexander, Planning Technician 2
Edytha Barker, Committee Clerk

The meeting was called to order at 6:04 p.m. by the Chair.

1. ADOPTION OF MINUTES

The meeting minutes of September 10, 2019 were adopted as circulated.

2. DELEGATIONS

a) Moodyville Park Interpretive Materials

A. Vasilevich introduced the project. As part of the City's Park Master Plan, Moodyville Park is being redeveloped. An important part of this redevelopment is updating the existing 15 interpretive historical panels in the park that also act as wayfinding. Sky Spirit Studios have been engaged to work on the updates to the panels which now include the City's First Nations' history.

The consultant team was introduced. They gave a PowerPoint presentation on the research and showed drafts of the updated panels.

K. Heatly arrived at 6:25 pm.

Questions/Comments from HAC:

- Clearly an impressive amount of thought, time and effort has gone into this work. The Commission agreed they are looking forward to seeing the finished product.

- It would be a good idea to have this information also live on a website or be made into a different form of media. There is a lot more story to tell than there is room on the panels.
- The Commission clarified that the format of the panels will be as shown.
- The consultant team were commended and thanked for the presentation.

It was moved and seconded:

THAT, the Heritage Advisory Commission, having reviewed the presentation from Sky Spirit Studios on the Moodyville Park Interpretive Panels, supports the project. The Commission commends the consulting team for the vision, creativity and detail in illustrating the history of Moodyville.

Further, the Commission recommends that the City of North Vancouver consider publishing the panels, along with background research, online or in another digital media form.

CARRIED UNANIMOUSLY

6:50 p.m. - The consultant team and A. Vasilevich left the meeting.

b) McEwen Residence, 346 East 8th Street – Heritage Alteration Permit

An application for a Heritage Alteration Permit has been made. The applicant is seeking a permanent solution to the Northern Flickers (a medium sized bird in the woodpecker family) drumming into the gable ends of the house and causing damage. The scope of work includes replacing the cedar siding for the gable ends on the south side of the property with HardieShingle Straight Edge Siding. This will also include changing the original starburst pattern to a clapboard / cedar shake pattern.

The subject property is listed as a Heritage “A” Building in the City’s 2013 Heritage Register and is a legally protected Municipal Heritage Site, known as the McEwen Residence.

C. Alexander introduced the application. I. Young, homeowner, gave a PowerPoint presentation.

Questions/Comments from HAC:

- Concern was expressed about the scale of the material (cement shingles) relative to the valance of the house. Might the homeowner consider a panel product rather than a shingle product?
- The use of a panel rather than a shingle panel may allow you to paint or score a sunburst pattern to replicate what you would be losing.
- The Commission agreed that they would not want the house to lose the character defining element of the sunburst pattern on the gables.

It was moved and seconded:

THAT, the Heritage Advisory Commission, having reviewed the presentation from Ian Young, home owner of 346 East 8th Street, supports the issuance of a Heritage

Alteration Permit subject to the resolution of the following items to the satisfaction of the Director of Planning:

- Investigation of alternative cementitious applications to replicate the sunburst pattern, that may include using scoring or etching on a panel.
- The refined details and proportions of the architrave are maintained.
- The original paint colour is used.

CARRIED UNANIMOUSLY

7:20 pm – I. Young left the meeting.

- c) Mount Crown Block, 109 – 115 East 1st Street – Heritage Revitalization Agreement
The City has received a Heritage Revitalization Agreement (HRA) application for 109-115 1st Street. The HRA is requested in order to permit the development of two new commercial units within the existing building fronting the lane. In addition, the development will include revitalization of the front façade to return it to a heritage standard.

The subject property is located on the 100 block of East Esplanade, east of Lonsdale Avenue. It was built in 1911 and is listed as Heritage “A” in the City’s 2013 Heritage Register. It is a three-storey plus basement mixed use building. There are 18 residential apartment units and the main floor consists of two commercial units and two residential units with two floors of apartments above.

The building pre-dates the Zoning Bylaw and, as such, there are a number of existing non-conformities. The HRA aims to address these non-conformities, permit the addition of two new commercial units and provide for heritage revitalization and protection of the building.

C. Alexander introduced the project. C. Mooney gave a PowerPoint presentation.

Questions/Comments from HAC:

- Clarification was requested on the intent for the ground floor.
- Clarification requested on material above bay windows.
- Awnings were discussed. The applicant is planning to keep the awning framework and replace the existing blue awnings with black or charcoal ones.
- Colours were discussed. The applicant is planning to keep the colours the same other than changing blue grey to charcoal.
- The entryway door to the apartments could be given a more heritage look.
- The awning is very utilitarian looking; could it be curved to replicate what is above it?
- Applaud the sensitive proposal and that thought was given to the lane façade.
- HAC requests that staff look into having the applicant prepare a Statement of Significance for this building.

It was moved and seconded:

THAT, the Heritage Advisory Commission, having reviewed the presentation from Chad Mooney, KC Mooney Architects, on the Mount Crown Block, 109-115 East 1st Street,

supports the issuance of a Heritage Revitalization Agreement, subject to the resolution of the following items to the satisfaction of the Director of Planning:

- Further consideration of the materials for the front residential entrance that better reflects the architectural composition of the heritage resource.
- Further development of separate awning designs for the commercial and residential entry ways to better articulate the different uses.
- That a consistent heritage colour palette be applied to the building.
- The lighting of the front façade reflects the heritage character of the building.

Further, the Commission commends the applicant for the care and maintenance of the heritage building to date.

CARRIED UNANIMOUSLY


8:00 p.m. – C. Mooney and A. Juen left the meeting.

3. UPDATES

- The latest round of Heritage Plaques has arrived. Owners will be contacted to arrange pick up.
- 910 Grand Boulevard – Work ongoing. Heritage elements remain intact.

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:21 p.m.



Chair



Date