

The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
Via Webex
Tuesday, April 12, 2022 at 6:00 p.m.

MINUTES

PRESENT:

Chris Wilkinson, Chair
Michaela Balkova, Architect
Chris Carnovale
Ali Nayeri
Christine Wilson

REGRETS:

Councillor Tony Valente
Kate O'Donnell

STAFF:

Emma Chow, Planner 2
Huy Dang, Planner 1
Tanis Huckell, Committee Clerk

GUESTS:

Jennifer Clay, Vice President, North Shore
Heritage Preservation Society

Scott Mitchell, Architect, Metric Architects
Brandon Todd, Architectural Technologist, Metric
Architects
Katie Cummer, Heritage Consultant, CHC
Kevin Leskiw, Property Owner, Upward
Construction

The meeting was called to order at 6:03pm.

1. ADOPTION OF MINUTES

- a) The minutes of March 8, 2022 were adopted as circulated.

2. DELEGATIONS

- a) North Shore Heritage Preservation Society

J. Clay, Vice President, North Shore Heritage Preservation Society, provided a presentation and responded to questions from the Commission. Topics of discussion included:

- Who is North Shore Heritage?
- What do we do?
- District of North Vancouver and District of West Vancouver heritage activities
- Recent positive projects from the City of North Vancouver
- City of North Vancouver heritage assets of concern
- Suggestions for the City of North Vancouver
- How can North Shore Heritage help?

The Commission thanked J. Clay for her presentation.

J. Clay left the meeting at 6:45pm.

2. DELEGATIONS – Continued

b) 328 West 14th Street (Knowles Residence)

H. Dang, Planner 1, presented on the proposed Heritage Revitalization Agreement for 328 West 14th Street. This application was first referred to the Heritage Advisory Commission on January 11, 2022. The Commission expressed general support for the project but requested that it be referred once again to address the Commission's remaining comments. Staff would appreciate the Commission's input regarding the following:

- The proposed alterations to the existing heritage structure;
- What revitalization elements should be undertaken to ensure the existing heritage structure is properly renovated and preserved for future generations;
- The proposed design of the infill building and its responsiveness and respect of the existing heritage asset;
- The siting of the proposed infill buildings; and
- Recommendations for landscape elements, specifically to the front of the infill building to support the original character of the site.

Scott Mitchell, Metric Architecture, reviewed the project for the Commission:

- Have kept the infill as minimal as possible.
- Essentially building a new addition out the back. Intention is to preserve and reuse as many windows as possible.

Questions from the Commission:

- Can you speak a little more about the materiality of the roof and windows? **A:** In terms of the existing house, there is a 4-5 inch clapboard siding at the lower level. The top two floors are cedar shingle (have probably been painted several times). The windows for the most part are single-paned. Keeping a simple palette; an off-white and charcoal is what we've suggested in our renderings. Intend to have the infill house be a different colour, for distinguishability, but also ensuring it is fairly muted so as not to distract from the front piece.
- What is the distance between the house and the infill? **A:** At the basement level, there's about 26 feet between the two. At the main level, there's about 33 feet.
- Is the proposal to protect the tree as part of the Heritage Revitalization Agreement? **A:** There are several mechanisms for securing these; typically the HRA is in association with what is currently protected under the heritage registry. The tree would be protected either through the HRA or a covenant securing landscaping on the lot.
- Could you speak about the choice of windows? **A:** In terms of the detailing, in consideration of newer energy rules and comfort, we do need to upgrade the windows to some degree. We are not elaborating with a lot of trim; would keep new windows minimal to match the original windows while also being distinguishable as not part of the original heritage structure. In other words, the new windows would not be historic but would subtly fit the look.

Questions from the Commission:

- Pleased that you are leaving the bigger tree.
- Appreciate the efforts you've made to clarify the Commission's earlier questions from January.
- Think the amount of work that has gone into the project is commendable. Appreciate the thorough details regarding the maintenance and preservation work of the existing structure.
- Do find the addition in the back makes the structure longer; takes away a bit from massing. Would prefer a little more connection with the landfill and heritage aspects. Recognize that's a personal aesthetic choice.
- Concern that the windows, particularly on the west elevation, will be a highly visible mix of old and new. Feel like there is a missed opportunity to place something similar.
- Would be great if the fencing on the back deck could be tied into the heritage aspect.

It was regularly moved and seconded

THAT the Heritage Advisory Commission, having reviewed the presentation from Metric Architecture for the property located at 328 West 14th Street, supports the project and encourages the applicant to further explore the following with the input of City Staff:

- Exploration for new deck and landscaping detailing to support cohesion and compatibility of the overall design of the project; and
- Exploration of the proportions and materiality of the new windows on the west façade to reflect the proportions of the existing heritage windows and their design;

AND THAT the Heritage Advisory Commission thanks the applicant for their presentation.

Carried Unanimously

The delegation for 328 West 14th Street left the meeting at 7:49pm.

3. UPDATES

None.

4. DATE OF NEXT MEETING – May 10, 2022

5. ADJOURN

There being no further business, the meeting was adjourned at 7:53pm.

"Chris Wilkinson"

Chair

"May 10, 2022"

Date