The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
Via WebEx
Tuesday, January 11, 2022 at 6:00 p.m.

MINUTES

PRESENT:
Chris Wilkinson, Chair
Kevin Healy, Vice Chair
Allan Molyneaux
Ali Nayeri
Kameliya Hristova, Architect
Councillor Tony Valente

REGRETS:
Kate O'Donnell

STAFF:
Emma Chow, Planner 2
Leah Karlberg, Planner 1
Tanis Huckell, Committee Clerk

GUESTS:
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 6:02 p.m. by the Chair.

1. ADOPTION OF MINUTES

a) The meeting minutes of October 21, 2021 were adopted as circulated.

2. DELEGATION

a) 328 West 14th Street – Heritage Revitalization Agreement

L. Karlberg, Planner 1, provided background on the project.

The City has received an application from Metric Architects seeking to enter into a Heritage Revitalization Agreement (HRA) in order to permit the development of a detached duplex on the same lot as the existing A ranked building at 328 West 14th Street (the Knowles Residence).

The development proposal is to retain the existing heritage home and to develop a new duplex infill development that is sympathetic to the character of the Arts and Crafts style. The proposal for the heritage home includes renovations and additions to the building, not limited to shifting the residence forward on the site, restoring its exterior, expanding the rear of the building, and renovating the interior in order to stratify as a duplex. These changes aim to retain the Knowles Residence's prominent character on the block. The proposed duplex is situated to the rear of the property, in what is currently the back yard.

The project proposes 4 parking spaces and a total of 6 units (four principal, two accessory). A bicycle room and a garbage and recycling storage room are also proposed. A significant walnut tree and a smaller deciduous tree, both fronting West 14th Street, will both be preserved.

Councillor T. Valente joined the meeting at 6:09pm.

Staff are requesting the Commission's input on 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.

S. Mitchell, Metric Architecture, introduced his team who proceeded to present the project.

Key points included:

- The Knowles Residence was completed in 1909. It currently has a very pronounced and interesting front elevation that hasn't been wholly maintained. Moving the house forward on the lot will allow for the infill development at the rear.
- Plan to reinstate the upper level front porch (currently infilled).
- Will recreate period correct entry stairs.
- Change to maintain the one ridge along the length of the building. Interior modifications will support housing options of four suites (two adaptable lock-off suites will be designed at the lower level).
- House will be moved forward approximately 15 feet, to gain prominent street presence. Intentionally creating a community feeling to the four back units, given the solidness of the front of the house.
- Units will have entrance from the main front porch. Maintaining the dormer and the turret essentially as is. Retaining the heritage feel of the house.
- Hope to retain a taller fir tree at the back.

A. Nayeri joined the meeting at 6:37pm.

Questions/Comments from the Commission:

- What was there prior to the current configuration of the front stairs? **A:** We could not locate any original photos or plans. Unsure how long the current stairs have existed but we assume they are not original. The stairs we will be rebuilding are our best guess as to what this kind of manor house would have originally had.
- The walnut tree seems close to the house. Are you concerned about its proximity after moving the house forward? **A:** We have accurate measured the distance and the tree will definitely be saved. The full arborist report supports that.
- Predict a lot of development on that street. Will each unit have a parking stall? **A:** Four stalls are proposed, one for each unit. Not inclusive of the lock-off suites.
- Seems like a lot of change for an A level heritage property. Would you be able to hone in on the elements of the home that are to be retained? **A:** We intend to maintain and restore as much as we can of the front and sides. Main element of change at the front is the enclosed front window; we will reinstate the recessed balcony (believe it was enclosed in the past ten years). New stairs will be built at the front. Intend to refurbish the existing windows. Will maintain if possible, replicate if they are in poor condition, but we don't believe they are. Will be putting on a similar clapboard base. Hope to maintain the form in situ as much as possible. If you consider the list of character defining elements, our intention is to reuse all, restore if appropriate. If things have deteriorated, we will replace in kind. From the front, we

are retaining the massive scale form. Viewed from the street, that won't be changing dramatically. The front gable roof will be maintained. Hard to predict, but typically chimneys don't survive the kind of house move that we are planning. Will rebuild with the bricks. The arch entryway will be preserved and the inset balcony above will be restored. Cladding will be maintained. Hope to preserve all the windows and repurpose in an appropriate place in the new structure.

- Looking at the proposed layout of the interior, it appears that there have been significant changes and it doesn't have much heritage value. Is there documentation to support that? Were there no elements that were salvageable? **A:** There was a lack of availability in regards to this. Our purview is typically kept to the exterior and streetscape impact.
- Is the square footage of the addition to the main building available? A: It is approximately 900 square feet.
- Regarding the status of the application, curious about the timeline remaining in the process; will it be going to any other advisory bodies? **A:** The pre-application was finalized in Spring 2021. The HRA application was submitted August 2021 and staff are working with the applicant to review the project and to confirm one remaining submission item that has not yet been provided. The project will be going to ADP.
- Basements in heritage homes are commonly excluded. Are any other exclusions being proposed, or identified during the preliminary staff review? **A:** Nothing extraordinary that staff have identified. There will be a bike storage room, green room, other shared storage spaces. The exact square footage of those will be confirmed.
- To consider not just the heritage conservation efforts but also compatibility with the new building, can you share any additional information regarding the massing and compatibility of the infill units with the project? **A:** There is considerable space between the infill buildings and the heritage project. The back addition is at grade and sits below the patios. Tightest proximity is about 20 feet. With the back additions, we strongly considered standard of living. Have attempted to make the new buildings work physically and be visually compatible with the heritage project, but also distinguishable from it. Deliberate that they are streamlined and a little minimalist.
- What are the proposed materials on the infill buildings? **A:** Clapboard will be similar to the existing house, with real wood siding. Intend to use clean, low profile window frames.
- The conservation plan provides a lot of good information regarding strategies for retention, rehabilitation, the introduction of the new stairs, reusing existing windows; will the HRA spell out these conditions, and/or append the conservation plan to it? **A:** Yes, the HRA will outline conditions.
- If the heritage component is being separated into two units, will it eventually be two different owners? If the heritage building is stratified what would be the obligations of future owners? **A:** There will be different owners of each individual home. There will be an ongoing commitment and requirement for all owners to maintain the heritage elements.
- Is the garbage area intended for the entire complex? **A:** Yes.
- The new infill buildings appear so incompatible/distinguishable from the style of the heritage house. Was that considered during the design process? **A:** The intention was to keep to a simple design, so that the heritage building could be more prominent. During the design process we did explore gabled roofs, a more typical duplex, different types of massing, etc.; ultimately made the conscious decision to create two contemporary buildings. Allowed us to capitalize on the views and the outside space while leaving the heritage house as the "show stopper". This design also allows us to provide multiple housing opportunities in as many forms as possible.

- What strategies are being taken during construction to allow reversibility, should there be a desire in the future to return the structure to its original form? **A:** That hasn't been discussed. As we are extending out from the existing structure, in theory that new build could be removed. The rear is already an area that has experienced a fair amount of change.
- Have some reservations about the additions to the back of the original residence. The path at the southwest of the building will be different from the original in distinct ways; feel that will take away from the building.
- Were there any applications for the changes made to the back of the building? **A:** Could not find any. We consulted with the archives; not a lot of information was available for this property.
- Don't quite feel we have the level of detail needed to fully support the project just yet.
- With respect to siting, feel you've placed the building well. Appreciate that moving forward allows you to retain the tree.
- Would appreciate hearing more about the landscaping elements after review by the ADP.

After discussion the following was regularly moved and seconded:

THAT the Heritage Advisory Commission thanks Metric Architecture for working towards the preservation of the Knowles Residence at 328 West 14th Street in North Vancouver;

THAT the Heritage Advisory Commission, having reviewed the presentation from Metric Architecture, generally supports the project, but feels that the following concerns have not been adequately resolved or explained:

- Confirmation via the arborist's report that the building siting is consistent with their recommendations, specifically for the preservation of the walnut tree;
- Confirmation that the recommendations and conditions of the Housing Revitalization Agreement will be followed through the permitting and construction process and duly documented in the covenant;
- Further clarity on the visual impact of the addition to the rear of the house (applicant to provide photos and renderings for comparison, as well as additional details required to better understand the relationship between the three buildings);
- Further clarity on how proposed landscaping will be integrated with the site plan;
- Further clarity on the total additional square footage (Gross Floor Area and any Gross Floor Area exclusions to be confirmed), acknowledging that the proposal, in the form presented, omits detailed information on the overall density of the site which is needed to allow the Commission to understand how the conservation efforts proposed will be afforded; and
- Requests that the presentation back to the Commission follows any design revisions required in response to ADP's comments;

AND THAT the Heritage Advisory Commission looks forward to reviewing the applicant's response at a future meeting.

CARRIED UNANIMOUSLY

The Delegation for 328 West 14th Street and L. Karlberg left the meeting at 7:44pm.

3. UPDATES

Emma Chow introduced herself as a Planner 2 with the City who will be assuming the staff liaison position for the Commission.

a) Past Projects

- 402-433 East 3rd Street and 341-343 St. David's Avenue – Heritage ranked B buildings; rezoning was adopted in April 2021. The two heritage properties have been successfully relocated:
  - The Cook Residence, currently located at 424 East 3rd Street, will be moved intact to 5625 Fisherman Bay Road, Lopez Island, in Washington, USA.
  - The Schiplo Residence, currently located at 428 East 3rd Street, will be moved intact to 1455 Tunstall Road, Bowen Island, BC.

Councillor Valente noted that the City continues to shape its Mobility Strategy and has just released a draft. Staff are welcoming feedback and public input until February 6.

4. DATE OF NEXT MEETING – TBD

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:51 p.m.

"Chris Wilkinson"
Chair

"March 8, 2022"
Date