

The Corporation of the City of North Vancouver
Regular Meeting of the Heritage Advisory Commission
City Hall, 141 West 14th Street, North Vancouver
Conference Room A
Tuesday, November 8, 2022 at 6:00 p.m.

MINUTES

PRESENT:

Chris Wilkinson, Chair
Michaela Balkova, Architect
Chris Carnovale
Ali Nayeri
Kate O'Donnell

REGRETS:

Christine Wilson

STAFF:

Huy Dang, Planner 1
Parinaz Askarian, Planning Assistant
Tanis Huckell, Committee Clerk

GUESTS:

Cody Marshall, Andersen Windows
Dustin Lindsey, Installation Manager, Andersen
Windows
Kris Lazaruk, Owner, 1-650 West Keith Road

Neil Allen, Owner, 254 East Keith Road

The meeting was called to order at 6:00pm.

1. ADOPTION OF MINUTES

The minutes of September 13, 2022 were adopted as circulated.

The Delegation for 1-650 West Keith Road joined the meeting at 6:05pm.

2. HERITAGE ALTERATION PERMIT WITH DELEGATION – 1-650 West Keith Road

The City has received a Heritage Alteration Permit (HAP) application from Cody Marshall, Andersen Windows, to replace four double-hung windows at the Baker Residence, located at 650 West Keith Road. Per the Heritage Covenant 1990 No. G070375, the façade and exterior of the existing building cannot be demolished or altered without the prior written consent of the City, which would be provided through this HAP.

C. Marshall introduced the application to the Commission for review, noting the following:

- The windows designated for replacement are on the south, west, and north faces of the building.
- A non-invasive installation technique is used.
- The current windows are single pane, causing excessive moisture and resulting in mold on the interior. The proposed new windows will also increase efficiency and alleviate safety concerns.
- Proposed plan is to keep the appearance as aesthetically pleasing and close to the original as possible. Paint scheme will match the current colours of the building.

Questions/Comments from the Commission:

- Given that the house was restored in the 1990s, was there a heritage conservation plan associated with the property? **A:** None could be found.
- Was any condition assessment done on the windows to be replaced, to establish their current condition? **A:** No. When the house was purchased it was summer and all the windows were open. Once the cooler weather hit the significant condensation became apparent.
- Has there been any recent maintenance / restoration work done on the windows? **A:** Not that we're aware of.
- Have you considered any other alternatives, to full scale replacement? **A:** Not recently. With the number of factors that need attention (mould growth, efficiency and cost of heating, safety of the operating mechanisms), felt the best option was to replace them in their entirety.
- Did you consider a wood frame? **A:** Did explore wood and vinyl. The vinyl was dismissed early because the flange opening the exterior would take away from the authenticity of the house. Wood was an option but would result in an aggressive maintenance schedule. Ultimately felt the wood composite (40% wood, 60% polymer) was the best compromise.
- Is a building permit required after this? **A:** Typically any alterations require a building permit. Nothing beyond this has been initiated.
- The glass profile on the new windows should match the existing; you won't introduce a new design? **A:** Correct. It will mirror it exactly.
- Understand the performance concerns and the desire to replace. Federal historic guidelines do suggest that repair is better than replacement, wherever possible, unless there is overwhelming and compelling evidence that rehabilitation is not possible. Given that this is a protected structure, think it makes sense to consider repair in this instance.
- There is a tendency to think that all wood frame windows have maintenance issues, but if they're well maintained it shouldn't be a concern. Given the importance of this asset, feel it would be better to explore wood.
- It is a challenge that we will continue to see in the world of heritage buildings (the desire to balance retention of all the character defining elements, with improving energy performance and providing a livable space).
- Could consider adding storm windows to a single pane window; those would perform just as well for the energy / condensation issues, and would be more sympathetic to the heritage fabric.

It was regularly moved and seconded

THAT the Heritage Advisory Commission, having reviewed the presentation from Cody Marshall, Andersen Windows, for the property located at 1-650 West Keith Road (the Baker Residence), supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- that the existing window paint and the new colour match;
- ensuring that the sash height and glazing pattern match the existing windows to achieve symmetry;
- protecting the existing casing and exterior and interior trim as much as possible, and that any damage to the existing casing be repaired to match;

Continued...

1-650 West Keith Road – Resolution – Continued

- retaining and repurposing any components from the existing window into the new installation where possible;
- documenting the removal of the existing windows and the steps involved in the new installation for future reference, as well as providing the documentation to the City for future reference with the manufacturer to provide guidance for future maintenance activities;
- that staff explore the use of the heritage reserve fund to work with the applicant/homeowner to complete a cost comparison between replacement as proposed vs with a true, custom woodframe window vs restoring the existing windows and implementing a maintenance schedule; and
- recommending that the existing windows on the south façade be painted at the same time so that all windows match;

AND THAT the Commission thanks the applicant for their presentation.

Carried

A. Nayeri and M. Balkova are recorded as voting in opposition to the motion.

The delegation for 1-650 West Keith Road left the meeting at 7:12pm.

It was regularly moved and seconded

THAT Item 4 be brought forward for consideration.

Carried Unanimously

4. HERITAGE ALTERATION PERMIT WITH DELEGATION – 254 East Keith Road

The City has received a Heritage Alteration Permit (HAP) application from Sukhpaul Parmer, Sales Manager at Ready Solar Company on behalf of Neil Allen, Owner, for a Heritage Alteration Permit to install a 5.07 kW Solar PV System on the roof of the building.

N. Allen, Owner, introduced the application to the Commission for review, noting the following:

- Not completing any renovations to the structure.
- Believe the panels should cover about half of the energy costs of the building. Believe they are an attractive addition.

Questions/Comments from the Commission:

- The panels will be on a public facing wall? **A:** Yes; believe it's a good showcase for solar panels.
- Concerned that the actual cedar roof is part of the statement of significance for the building, so any damage or alteration changes that. Would like to know how the panels would be fixed, from an interior perspective? **A:** Would have to sign an indemnity agreement with the strata.

- More concerned about the damage to the original structure, than liability. If you're screwing the panels in, there may be damage to the original woodwork rafters. **A:** Each panel has four secured points, but no report has been done regarding the structure.
- Are there any precedents for installing solar panels on heritage buildings? It's a great idea, but because it's a heritage house the aesthetics must be considered. Not as obvious if placed on the back. **A:** Agreed; what's being presented is what the consultant said he could do.
- Will a building permit be required? **A:** Typically any exterior alterations require a building permit.
- If the roof was replaced two years ago, will the expected life cycle of these panels match that of the relatively new roof? **A:** Yes, that is the expectation. The performance standard guarantee is for 25 years.
- Note that when heritage programs were originally developed, we weren't experiencing the climate emergency we are now; it's good to be mindful of technological innovations to help reduce our collective GHG emissions. How do these perform relative to others in the market? **A:** They are supposed to be the top of the line, to maximize power in a very small footprint.
- Are there other areas on the site you could place these? **A:** Had asked about a carport, but the strata doesn't want that.

It was regularly moved and seconded

THAT the Heritage Advisory Commission, having reviewed the presentation from Neil Allen, Owner, for the property located at 254 East Keith Road, supports the project in part, subject to the resolution of the following items to the satisfaction of City Staff:

- that the solar panels be approved for placement on the uppermost portion of the roof as proposed, and on the east face of the roof;
- that additional solar panels be approved for placement on the north and west faces of the main roof;
- that the solar panels match the colour of the existing roof as much as possible, as well as the roof angle, maintaining as low a profile as possible, maintaining setbacks from the eaves and ridges as indicated, and that the assembly details include the existing roof conditions and seek to minimize changes to the existing structure as much as possible; and
- that cabling be hidden;

BE IT FURTHER RESOLVED THAT the Heritage Advisory Commission does not support the placement of solar panels on the portion of the roof above the porch, or anywhere on the south side, including the dormer on the south face;

THAT the Heritage Advisory Commission further encourages the Strata to support new, accessory buildings / structure in the rear yard which could accommodate solar panels not visible from the street;

AND THAT the Commission thanks the applicant for their presentation and for their consideration of the innovative solution of adding solar panels to a heritage building.

Carried Unanimously

The delegation for 254 East Keith Road left the meeting at 8:10pm.

3. HERITAGE ALTERATION PERMIT – 346 East 11th Street

The City has received a Heritage Alteration Permit (HAP) application from Stephanie Battison, the Donaghy Development Company’s representative, to receive advice from the Commission regarding colour options for the exterior façade of the Plumbe residence located at 346 East 11th Street.

As there was no delegation for this item, P. Askarian, Planning Assistant, introduced the application to the Commission for review. Discussion ensued.

It was regularly moved and seconded

THAT the Heritage Advisory Commission, having reviewed the application from the Donaghy Development Company for the property located at 346 East 11th Street (the Plumbe Residence), appreciates the opportunity to provide feedback and offers the following suggestions;

THAT the following resources be provided to the applicant, in particular the Victoria Heritage Foundation for surface preparation:

- National Park Service, Technical Preservation Services, Preservation Briefs – Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
<https://www.nps.gov/orgs/1739/upload/preservation-brief-10-paint-problems-exterior-woodwork.pdf>
- Association of Preservation Technologists International (APTI) – APTI Practice Point 06: Architectural Finishes
<https://www.apti.org/assets/docs/06-Krotzer.pdf>
- Vancouver Heritage Foundation: VHF Historical True Colours for Western Canada
https://www.vancouverheritagefoundation.org/wp-content/uploads/2022/09/VHF001_Brochure_v9_Final.pdf
- Vancouver Heritage Foundation: VHF Your Old House – Paint
https://www.vancouverheritagefoundation.org/wp-content/uploads/2021/03/VHF_YourHouse_Paint_1.pdf
- Victoria Heritage Foundation: VHF Paint Requirements
<https://www.vancouverheritagefoundation.org/wp-content/uploads/2021/03/VHF-House-painting-requirements.pdf>

THAT the applicant be directed to the North Shore Heritage Preservation Society at <https://www.northshoreheritage.org/> to investigate their recommended trades list;

AND THAT the applicant consider reaching out to a heritage professional to provide not only colour recommendations, but an assessment of the façade and previous building paint layers.

5. DATE OF NEXT MEETING – December 2022

6. ADJOURN

There being no further business, the meeting was adjourned at 8:39pm.

“Chris Wilkinson”
Chair

“December 13, 2022”
Date