



# Heritage Designation Bylaw: 311 West 14<sup>th</sup> Street

Presented January 2025  
Planning & Development



city  
of north  
vancouver

# Public Hearing

- Local Government Act **requires** a Public Hearing for the consideration of a Heritage Designation Bylaw
- Local Government Act **prohibits** a Public Hearing for the consideration of a Rezoning Bylaw that is in compliance with the OCP and at least 50% residential
- This Public Hearing is strictly covering the proposed Heritage Designation Bylaw for 311 West 14<sup>th</sup> Street, not the rezoning bylaw

# Location

311 West 14<sup>th</sup> Street



# Neighbourhood Context

Subject site

Other heritage properties nearby:

- Queen Mary Elementary School
- 328 West 14<sup>th</sup> Street, the “Knowles Residence”



# Historical Context

- Constructed in 1907 for Margaret & William Follis
- One of the first houses built on the block
- Listed as Heritage “A” in the City’s Heritage Register



# Heritage Value

## Character defining elements:

- Early 1900s wood frame construction and finishes
  - Steep-pitched, front-gabled roof with deep eaves
  - Tongue-and-groove soffits
  - Exposed roof rafters
  - Two gabled dormers
  - Cedar shingles on front and rear gables
  - Lap wood siding
  - Inset porch with single turned column
  - End-wall chimney



front view

# Proposed Bylaw

“Heritage  
Designation Bylaw,  
2024, No. 9095”  
 (“Follis Residence”,  
311 West 14<sup>th</sup> Street)

- Designates the lands, buildings, and structures as a protected heritage property
- Protects the property by requiring that the heritage resource be substantially maintained at all times
- Authorizes the Director of Planning & Development and/or Chief Building Official to withhold permits that would alter the property, unless authorized through a Heritage Alteration Permit

# Heritage Conservation Strategy

## Conservation Objectives

- **Preservation** is the overall conservation objective for the building.
- **Rehabilitation** is the conservation objective for the basement level of the heritage house and the property.



The subject house at 311 West 14<sup>th</sup> Street in 2000. The house was painted into its current colours between 2009 and 2011. Source: MONOVA, Archives of North Vancouver, 140 [2000].



# Proposed Preservation & Rehabilitation

## Basement

- Height raised 2 ft to allow for a livable basement
- Rehabilitate foundation
- Remove non-heritage deck and repair/replace siding
- New windows, door, and wood siding for basement (note the original square cedar shingle siding)



rear view

# Proposed Preservation & Rehabilitation

## Main Level & Roof

- Preserve existing architectural elements on main floor, including windows, lapped wood siding, soffits, & shingles
- Preserve dormer and finishes
- Preserve asphalt shingles and dormer roof
- Rebuild front stairs
- Replace front door with new wood door replica
- Preserve end-wall chimneys and repoint to meet new height



# Advisory Body Review & Public Engagement

- Reviewed by the Heritage Advisory Commission (HAC) on December 13, 2022 and given endorsement
- Virtual Developer's Information Session hosted on Nov 17, 2022
  - Feedback included support for the retention of the heritage house
  - Suggestion to retain existing brick chimneys despite electrification of heating



# Conclusion

- The owner will retain and rehabilitate the existing 'A' Heritage building
- The bylaw will protect the property in perpetuity





Thank you.