

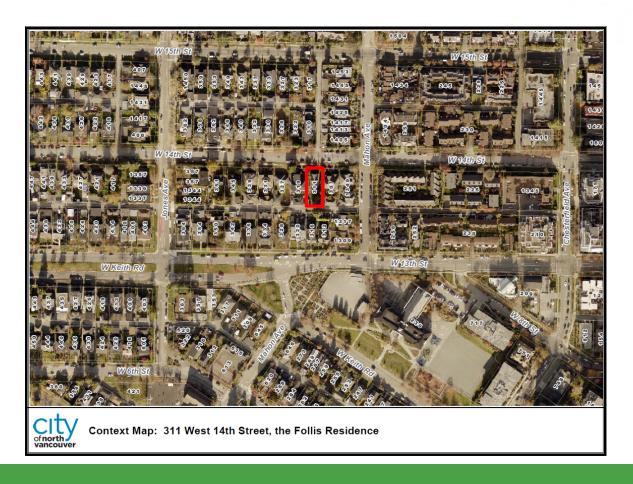
# **Public Hearing**

- Local Government Act <u>requires</u> a Public Hearing for the consideration of a Heritage Designation Bylaw
- Local Government Act <u>prohibits</u> 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 14th 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 14th 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)



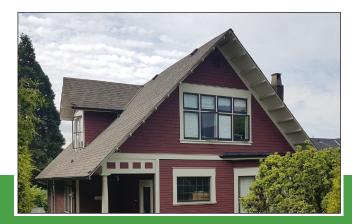


rear view

# 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







