

**NOTICE OF MEETING  
VANCOUVER HERITAGE COMMISSION  
A G E N D A**

DATE: Monday, December 10, 2012  
TIME: 11:00 am  
PLACE: Strathcona Meeting Room  
Subground, City Hall (453 West 12<sup>th</sup> Avenue)

PLEASE NOTE: Agendas and Minutes are available on the City of Vancouver Civic Agencies' website at [www.vancouver.ca/ctyclerk/civicagencies/civicindex.htm](http://www.vancouver.ca/ctyclerk/civicagencies/civicindex.htm)

*If you are unable to attend the meeting please call Tina Hildebrandt at 604.873.7268 or e-mail at [tina.hildebrandt@vancouver.ca](mailto:tina.hildebrandt@vancouver.ca).*

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**Adoption of Minutes** **11:00-11:05 am**

Minutes of the November 19, 2012, meeting to be approved.

**1. Business Arising from the Minutes** **11:05-11:10 am**

**2. Conservation Review**

**(a) 3091 West 3<sup>rd</sup> Avenue, The Muller House** **11:10-11:50 am**  
**Proposed VHR B**  
**DE416162**

The house at 3091 West 3<sup>rd</sup> Avenue was built in 1926-1927 by the California Bungalow Company for R. Muller at a time of growing economic prosperity. The house is a good example of the Storybook Cottage style which became popular after the First World War. The overall design of the house in this case is meant to give the impression a quaint English cottage. Details include its jerkin headed roof structure, front-gabled, full-height bay, and its bell-cast, hipped-roof, front entryway, and small, bell-cast hipped dormers. Other features include the projecting hipped-roof entryway with exaggerated triangular bracket supports, bell-cast hipped-roof ground level bay window, and a full-height front-gabled bay. An arched gateway exists on the west side of the house.

The zoning applicable to the site is RT-8. The application proposed to construct an Infill One-Family Dwelling at the rear of the site, and to rehabilitate the existing building and convert it to two dwelling units. The main zoning items are listed below:

Site Area: 4,155 square feet

Item	Existing	Permitted	Proposed
Overall density for the lands	0.50 FSR (2,077 sq. ft.)	0.75 FSR maximum (3,116 sq. ft.)	0.90 FSR (3,740 sq. ft.)
Side Yard for Infill development	8 feet (not counting bay)	Infill development permitted on a heritage site where at least one existing side yard is 10 feet	8 feet (existing), not counting existing bay which is to be retained
Use	One-Family Dwelling	One- and Two-Family Dwellings, and infill development	Heritage Building: 2 dwelling units (MCD) Infill: Infill One-Family Dwelling
Number of Dwelling Units	1	3 maximum	3
Parking	2	3 minimum	3

The Statement of Significance Sub-committee recently reviewed the Statement of Significance for 1677 East 22<sup>nd</sup> Avenue and the Register Evaluation for the site in advance of the application on November 19<sup>th</sup>, 2012, and supported the Statement of Significance and the addition of the building to the B evaluation category on the Vancouver Heritage Register.

**Issues:**

- (i) Conservation Plan; and
- (ii) Overall proposal and compatibility of the new infill building.

**Applicant:** Hitesh Neb, Formwerks Architectural Inc.  
 R.J. McCulloch, Donald Luxton & Associates  
 Megan Faulkner, Donald Luxton & Associates

**Attachments:** Statement of Significance, Register Evaluation, Conservation Plan, and drawing package

**Staff:** James Boldt, Heritage Planner

**(b) 3182 West 3<sup>rd</sup> Avenue - Birnie House** **11:50-12:30 pm**  
**Proposed VHR C**  
**Inquiry**

The Birnie House at 3182 West 3<sup>rd</sup> Avenue in Kitsilano was built in 1924. It is a good example of Craftsman houses of this era. Together with the collection of houses along the south side of this block, most of which were built by Cook and Hawkins, it forms an important streetscape. The historical and architectural importance of this house is summarized in the attached Statement of Significance. Both the Statement of Significance and Heritage Register evaluation have been reviewed by the Statement of Significance / Vancouver Heritage Register Sub-committee which concluded that this is a candidate to be added to the Heritage Register as a C-listing.

The house has had some significant alterations, most noticeably the removal of the front porch. There is an accessory building at the rear, which records show was originally a garage modified without permit to provide dwelling space.

Although presently an inquiry, a development permit application is anticipated shortly. This will include rehabilitation of the front and sides of the house, replication of the front porch and new construction at the rear. As no archival material exists to assist with some aspects of this work, the approach will be to use neighbouring houses that had the same builders as examples from which to draw.

In exchange for rehabilitation, replication, and reconstruction, a modest amount of additional density is sought. The proposed form of development is to extend the rear of the house and replace the small dormer on the east side with larger dormers on both sides. The RT-8 zoning for Kitsilano prescribes a maximum FSR of 0.75, and this proposal exceeds permitted by 9.7%. The Director of Planning is seeking heritage designation in exchange for this relaxation, as summarized below:

**Zoning Summary**

**Zone: RT-8**

**Site Area: 3,951 sq.ft.**

Item	Existing	Permitted/Required	Proposed
Floor Area	House: 2,752 sq.ft. Modified accessory building: 720 sq.ft. Total: 3,472 sq.ft.	2,963 sq.ft.	3,250 sq.ft.
(Floor Space Ratio)	0.88 FSR	0.75 FSR	0.82 FSR

Much of the house, including overall form, existing cladding, window openings and entries, and certain windows will remain intact. The exceptions are at the rear, ground and main levels, where major changes are proposed with enlargement of living space, the new foundation to improve livable floorspace, and the replicated front porch. Some questions will require clarification as the project proceeds such as details of window divisions and certain porch elements.

Issues:

- (i) Conservation Plan - especially clarify degree of retention and approach to windows on side elevation and maintain consistency with drawings;
- (ii) Overall scheme and compatibility of the new portions with the heritage house - especially distinguishability at the rear;
- (iii) Proposed colour scheme

Applicant: Graham Barron, Graham Barron Design Inc.

Attachments: Statement of Significance, Conservation Plan with Drawings

Staff: Hugh McLean, Heritage Planning Analyst  
 Agatha Malczyk, Development Planner

**3. Sub-Committee Reports** **12:30-12:40 pm**

**(a) Statement of Significance / Vancouver Heritage Register Sub-committee**

On November 26, 2012, the Statement of Significance / Vancouver Heritage Register Sub-committee met to review two Statements of Significance and two Heritage Register evaluations, and draft Terms of Reference for the Sub-committee. The report is attached for the Commission's review and resolutions will be put forward.

**4. New Business**

**5. Next Meeting**

Monday, January 21, 2013, 11:00 am  
Strathcona Meeting Room  
Subground, City Hall (453 West 12<sup>th</sup> Avenue)

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