



VANCOUVER HERITAGE COMMISSION

MINUTES

June 16, 2014

A meeting of the Vancouver Heritage Commission was held on Monday, June 16, 2014, at 11:02 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

PRESENT: Richard Keate, Chair
Terry Brunette
Lihua Livia Huang
Michael Kluckner
Joel Massey
Mollie Massie*
Kim Maust, Vice-Chair*
Anthony Norfolk
Jenny Sandy

ABSENT: David Cuan, Leave of Absence
Jon Stovell

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Marco D'Agostini, Senior Heritage Planner, Staff Liaison

CITY CLERK'S OFFICE: Bonnie Kennett, Meeting Coordinator

*Denotes absence for a portion of the meeting.

Leave of Absence Requests

MOVED by Commissioner Norfolk
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Cuan for this meeting.

CARRIED UNANIMOUSLY
(Commissioners Massie and Maust absent for the vote)

Approval of Minutes

MOVED by Commissioner Norfolk
SECONDED by Commissioner Sandy

THAT the Vancouver Heritage Commission approve the minutes from the meeting held May 26, 2014, as circulated.

CARRIED UNANIMOUSLY
(Commissioners Massie and Maust absent for the vote)

1. Business Arising from the Minutes

None.

2. Conservation Review

(a) 690 Burrard Street (Christ Church Cathedral)

Applicant: Ron Clay, Proscenium Architecture and Interiors Inc.

Staff: James Boldt, Heritage Group
Ann McLean, Urban Planning

The Applicant reviewed the application and responded to questions.

MOVED by Commissioner Brunette
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the roof replacement including, lighting and colour, for 690 Burrard Street, Christ Church Cathedral, as presented at its meeting on June 16, 2014.

FURTHER THAT the Commission supports the proposed glass bell tower and recommends that further design consideration be given to make it more compatible with the Cathedral and that consideration be given to adding a spire and solid elements to make it taller.

CARRIED UNANIMOUSLY

(b) 2546 West 3rd Avenue (Harrington House)

Issues:

- (i) Support for addition to Register if not brought forward beforehand;
- (ii) Conservation Plan; and
- (iii) Overall scheme and compatibility of new development.

Applicant: Alexandre Ravkov
Nicole Howell, Donald Luxton & Associates

Staff: James Boldt, Heritage Group

Staff reviewed the application and, along with the Applicant, responded to questions.

Staff noted the following correction to the agenda for the project at 2546 West 3rd Avenue:

- The number of dwelling units proposed is four, and not three.

MOVED by Commissioner Brunette
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the application to rehabilitate 2546 West 3rd Avenue, the Harrington House, as presented at its meeting on June 16, 2014, including the application to construct an infill dwelling at the rear of the site, noting the following:

- that the Commission requests that consideration be given to restoration of the original windows instead of replication;
- that consideration be given to using cedar shingles for the roof of the heritage house; and
- that design consideration be given to making adjustments to alleviate the tight space between the heritage house and the infill dwelling, including looking at a reduction in the size of the infill building.

LOST

(Commissioners Huang, Keate, Kluckner, Massey, Massie, and Sandy opposed)

MOVED by Commissioner Sandy
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission reserves its support for the application to rehabilitate 2546 West 3rd Avenue, the Harrington House, as presented at its meeting on June 16, 2014, including the application to construct an infill dwelling at the rear of the site, noting the following:

- that the Commission requests that consideration be given to restoration of the original windows instead of replication;
- that consideration be given to using cedar shingles for the roof of the heritage house; and
- that design consideration be given to making adjustments to alleviate the tight space between the heritage house and the infill dwelling, including looking at a reduction in the size of the infill building.

CARRIED

(Commissioner Brunette opposed)

(c) 1836 West 12th Avenue (Fox House)

Issues:

- (i) Statement of Significance;
- (ii) Conservation Plan; and
- (iii) Overall scheme and compatibility of new development.

Applicant: Alexandre Ravkov
Nicole Howell, Donald Luxton & Associates

Staff: James Boldt, Heritage Group

Staff reviewed the application and, along with the Applicant, responded to questions.

Staff noted the following corrections to the agenda for the project at 1836 West 12th Avenue:

- The number of dwelling units proposed is four, and not three.
- The proposed floor space ratio is 0.89 FSR, and not 0.96 FSR. The floor area as noted, 5,523 sq. ft. is correct.

MOVED by Commissioner Norfolk
SECONDED by Commissioner Brunette

THAT the Vancouver Heritage Commission supports the application to rehabilitate 1836 West 12th Avenue, the Fox House, as presented at its meeting on June 16, 2014, noting the following:

- that the Commission requests that cedar shingles be used on the roof of the heritage house;
- that further consideration be given to the retention of interior heritage features where possible and that consideration be given to preserving and donating any interior elements that cannot be retained in the rehabilitated house;
- that further design consideration be given to reducing the size and scale of the infill building; and
- that staff, if possible, facilitate the approval to rehabilitate the original windows instead of replication.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:35 pm reconvened at 12:48 pm.

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(d) 1090 West Pender Street

Applicant: Mark Thompson, MCM Architects
Donald Luxton, Donald Luxton and Associates

Staff: Marco D'Agostini, Heritage Group

Staff and the Applicant reviewed the application and responded to questions.

MOVED by Commissioner Maust
SECONDED by Commissioner Brunette

THAT, while regretting the significant loss of 1090 West Pender Street, a mid-century formalist gem, the Vancouver Heritage Commission supports the effort of the applicant to commemorate the heritage building's precast elements in the proposed redevelopment of the site, as presented at its meeting on June 16, 2014.

CARRIED UNANIMOUSLY

3. Statement of Significance Subcommittee Report

Staff provided an overview of the May 29, 2014, report from the Statement of Significance and Vancouver Heritage Register Subcommittee, and responded to questions.

MOVED by Commissioner Kluckner
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports adding 617-619 West Hastings Street, Leland Hotel Annex, to the Vancouver Heritage Register as a B-listing.

THAT the Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:

- 2546 West 3rd Avenue, Harrington House
- 1014 West 11th Avenue, Muir House
- 850 East 13th Avenue, Vernon House
- 1837 West 19th Avenue, Rev. J.C. Stewart House

FURTHER THAT the Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions:

- 617-619 West Hastings Street, Leland Hotel Annex
- 2546 West 3rd Avenue, Harrington House
- 1014 West 11th Avenue, Muir House
- 850 East 13th Avenue, Vernon House
- 1837 West 19th Avenue, Rev. J.C. Stewart House.

CARRIED UNANIMOUSLY

4. New Business

The Staff Liaison provided an update on the three Heritage Action Plan reports approved by Council following its Standing Committee on City Finance and Services meeting on June 11, 2014.

ADJOURNMENT

MOVED by Commissioner Norfolk
SECONDED by Commissioner Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: July 7, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Commission adjourned at 1:46 pm.

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