



VANCOUVER HERITAGE COMMISSION

MINUTES

JULY 18, 2016

A meeting of the Vancouver Heritage Commission was held on Monday, July 18, 2016, at 11 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

PRESENT: Richard Keate, Chair
Jan Fialkowski
Lori Kozub Hodgkinson
Michael Kluckner
Mollie Massie
Anthony Norfolk
Cassandra Sclauzero

ABSENT: Julia Hulbert (Sick Leave)
Joel Massey (Leave of Absence)
Kim Maust, Vice-Chair (Leave of Absence)
Jenny Sandy (Leave of Absence)

ALSO PRESENT: Marco D'Agostini, Senior Heritage Planner, Staff Liaison

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

Leave of Absence Requests

MOVED by Commissioner Mollie Massie
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Joel Massey and Kim Maust for this meeting.

CARRIED UNANIMOUSLY

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Cassandra Sclauzero for the meeting on September 12, 2016.

CARRIED UNANIMOUSLY

Approval of Minutes - June 27, 2016

MOVED by Commissioner Michael Kluckner
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission approve the minutes from the meeting held June 27, 2016, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None

VARY AGENDA

MOVED by Commissioner Mollie Massie

SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission vary the agenda to consider Item 3 as the first order of business.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Note: For ease of reference, the minutes are recorded in numerical order.

2. Conservation Review

- (a) **2655 Maple Street - F. Haynes & Co. Building**
VHC 'C' (proposed)
DE419817 (Designation Only)

Issues: Conservation of the heritage building

Applicant: Tim Ankenman, Ankenman Marchand Architect
Liam Murray, Co-Owner

Staff: James Boldt, Heritage Planner

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

MOVED by Commissioner Michael Kluckner

SECONDED by Commissioner Richard Keate

THAT the Vancouver Heritage Commission supports the proposal to conserve 2655 Maple Street - the F. Haynes & Co. Building, as part of the redevelopment of the southern part of the lot, noting the following:

- the creation of a new “heritage façade” on the south elevation is acceptable;
- the new building provides adequate separation from the heritage building; and
- the Commission hopes that the storefront units can retain uses that will animate the street.

CARRIED UNANIMOUSLY

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The Commission recessed at 11:37 am and reconvened at 11:45 am.

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- (b) **1819 West 15th Avenue - Hatch House**
VHR 'C'
DE419411 (Designation only)

Issues: Overall proposal and rehabilitation
Compatibility of new development

Applicant: Dee Spencer, Terra Firma Design
Andre Lessard, Architect, Dewhirst Lessard

Staff: James Boldt, Heritage Planner

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

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission supports the application to renovate 1819 West 15th Avenue - Hatch House, and to construct an infill building behind it, noting the following:

- maximum amounts of original fabric should be maintained and restored;
- the main floor windows on the front porch should have a continuous transom extending across all three window elements;
- the Commission urges the Chief Building Official to respect the integrity of the heritage house by not requiring the applicant to change the consistent finish to non-combustible hardy plank;
- the applicant should restore the front façade, leaving only a single front door on the porch; and
- the infill building is compatible with the main house.

CARRIED UNANIMOUSLY

(c) **305 West 16th Avenue - Jackson Residence**
VHR 'C' (proposed)
DE420041 (Designation only)

Issues: Revised SOS and final conclusion on eligibility for the Register
Rehabilitation and compatibility of the infill

Applicant: Sandra Moore, Architect

Staff: James Boldt, Heritage Planner

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

MOVED by Commissioner Mollie Massie
SECONDED by Commissioner Lori Kozub Hodgkinson

THAT the Vancouver Heritage Commission supports the application to retain and infill 305 West 16th Avenue - Jackson Residence, noting the following:

- all siding should be wood and the siding on the heritage building should reuse or replicate the original;
- the front door assembly should be redesigned and the front windows re-proportioned to reflect the original design if that becomes evident once the stucco is removed; and
- the infill is an acceptable complementary addition to the site.

CARRIED UNANIMOUSLY

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report

Staff reviewed the Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held July 11, 2016, and responded to questions.

Staff: Hugh McLean, Heritage Planning Analyst

MOVED by Commissioner Anthony Norfolk

SECONDED by Commissioner Lori Kozub Hodgkinson

- A. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as an A-listing:
 - 1550 West 29th Avenue - Electric House.

- B. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:
 - 2029 Collingwood Street - Macfarlane Residence; and
 - 2655 Maple Street - F. Haynes & Co. Building.

- C. THAT the Vancouver Heritage Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations.

CARRIED UNANIMOUSLY

4. New Business

None

ADJOURNMENT

MOVED by Commissioner Mollie

SECONDED by Commissioner Cassandra

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, September 12, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Commission adjourned at 12:53 pm.

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