



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 18, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Tina Hildebrandt at 604.873.7268, tina.hildebrandt@vancouver.ca
- Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>

Roll Call 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes - June 27, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 2655 Maple Street - F. Haynes & Co. Building 11:10 - 11:50 am
VHC 'C' (proposed)
DE419817 (Designation Only)

The F. Haynes & Co. Building was built in 1929 by Frank Haynes for his construction company. He and his wife lived in the upstairs apartment until the late 1940s. It was designed in the Mission Style, one of a number of historic referential styles popular in the 1920s to 1940s. While the building is modest, its architectural style is apparent and the building is well known in the area for its distinctive appearance (crenellated parapet, bays, and wood storefronts). The balance of the site and the rear of the building have seen a number of additions over the years.

The proposal is to retain the original block of the heritage building and construct a new mid-rise residential building as permitted under the C-7 zoning which allows a height variance for heritage retention (but not additional density). A summary is provided below:

Zoning Summary

| Item | Permitted | Proposed |
|--------|---------------------------------------|---------------------------------------|
| Height | Up to 80 feet with heritage retention | 80 feet |
| FSR | 2.25 maximum | 2.48 FSR (10% over maximum permitted) |

The SoS is being reviewed by the SoS Subcommittee on July 11, 2016. The recommendations of the Subcommittee will be reported at the July 18th meeting.

Issues: Conservation of the heritage building

Applicant: Tim Ankenman, Ankenman Marchand Architect

Staff: James Boldt

Attachments: Drawings
SoS

(b) 1819 West 15th Avenue - Hatch House **11:50 am - 12:30 pm**
VHR 'C'
DE419411 (Designation only)

Constructed for William C. Hatch House in 1912-13, the existing heritage building, which is listed on the Vancouver Heritage Register in the 'C' category, is a two and a half storey wood frame, shingle clad side-gabled craftsman style house located in the Kitsilano / Fairview neighbourhood. It was built a block away from the Talton Place subdivision which included the blocks from West 16th Avenue to West 13th Avenue, and extending from Arbutus Street to Cypress Street. Talton Place was the first development in Vancouver to provide planned streetscapes, landscaped lots, and partially prefabricated components. The land was chosen for its proximity to the Shaughnessy Heights area and the houses in the subdivision were intended to be upscale. Many of the houses around Talton Place, such as the Hatch House, were likely designed to reflect the presumed prestige of buildings in Talton Place.

The application proposes to retain and rehabilitate and protect the house and construct a new infill building at the rear of the property in exchange for a 10% increase in permitted density. The current zoning is RT-8 which allows up to 0.75 FSR, and the proposal is for 0.83 FSR. An HRA is not required but heritage designation (protection) is being sought as a condition of approval.

In October, 2015, the sub-committee reviewed the SOS and register evaluation and on October 26th the Commission resolved that the SOS be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluation.

Issues: Overall proposal and rehabilitation
Compatibility of new development

Applicant: Dee Spencer, Terra Firma Design

Staff: James Boldt, Heritage Planner

Attachments: Drawings
SoS and Conservation Plan

- (c) **305 West 16th Avenue - Jackson Residence** **12:30 - 1:10 pm**
VHR 'C' (proposed)
DE420041 (Designation only)

The Jackson Residence was built for James Jackson, a local builder, in 1918 on what was at the time the southern end of developed land in Vancouver (i.e. west 16th Avenue). The area to the north of West 16th Avenue from Cambie Street to Main Street was developed mostly in the Edwardian period (1910-1913) while the area south of West 16th features houses built predominantly in the 1920 and 1930s (although a number of Edwardian houses were also built earlier near Main Street). Much of this reflects how the CPR and other land owners developed their properties.

While at first glance the house would appear to be very modest, and despite the overgrowth on the property, a number of original features and details are extant, including windows, dentils, brackets, and other trims.

The SOS for the site was reviewed in February, 2016, and while the sub-committee supported in principle the addition of the site to the Register in the 'C' category, a number of omissions were identified as well as points of clarification, and as such the sub-committee did not support bringing forward a final motion until such time as the SOS was modified to address some of the concerns raised.

The proposal is to rehabilitate the heritage buildings and construct a new infill building at the rear of the property. A 10% increase in bonus density is proposed which does not require an HRA.

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

Applicant: Sandra Moore, Architect

Staff: James Boldt

Attachments: Drawings
SoS

- 3. Statement of Significance and Vancouver Heritage Register Subcommittee Report** **1:10 - 1:20 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of July 11, 2016, will be presented. Please note that the Subcommittee report will be distributed at the Commission meeting.

Staff: Hugh McLean, Heritage Planning Analyst

4. New Business

Next Meeting:

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

* * * * *