



VANCOUVER HERITAGE COMMISSION

MINUTES

FEBRUARY 28, 2022

A meeting of the Vancouver Heritage Commission was held on Monday, February 28, 2022, at 11:03 am by electronic means via Webex.

PRESENT: Mollie Massie (Chair)
Crystal Hung (Vice-Chair)
James Evans
Paul Giles
Michael Gordon
Leslie Kowarsky
Hilary Macdonald
Joel Massey
Jenni Pace
Shawn Preus

ABSENT: Mohammad Kashif Khan (Leave of Absence)

ALSO PRESENT: Councillor Colleen Hardwick, Council Liaison
Zlatan Jankovic, Senior Heritage Planner
Elijah Sabadlan, Heritage Planner
Maxine Schleger, Heritage Planner Analyst

CITY CLERK'S OFFICE: Ana Denissenko, Committee Clerk

WELCOME

The Chair acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tseil-Waututh Nations.

Leave of Absence Requests

MOVED by Commissioner Gordon
SECONDED by Commissioner Preus

THAT the Vancouver Heritage Commission approve a Leave of Absence for Commissioner Kashif Khan.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Gordon

SECONDED by Commissioner Pace

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, January 31, 2022, as amended.

CARRIED UNANIMOUSLY

1. 2014 West 15th Avenue - Morrison Residence – Heritage Designation (VHR-B) - DP-2021-00970

Staff:

Elijah Sabadlan, Heritage Planner
Shadi Sajjad, Development Planner

Applicant:

Ahmad Mahlooji, Pavilion Ventures
Sheridan MacRae, Metric Architecture
Brandon Todd, Metric Architecture
Julie Schueck, Schueck Heritage Consulting

Elijah Sabadlan provided a presentation and subsequently responded to questions and comments.

Julie Schueck provided the historic context, description, current photos of the Morrison Residence, and the proposed restoration plan. Following the presentation, Julie Schueck, Sheridan MacRae, and Brandon Todd responded to Commissioners' questions and comments.

Following discussion, it was

MOVED by Commissioner Massey
SECONDED by Commissioner Evans

WHEREAS The Morrison Residence is an historic 1912 two-storey Craftsman Style house listed on the Vancouver Heritage Register in "B" evaluation category, and is located at 2014 West 15th Avenue in the historic "Talton Place" neighborhood of Kitsilano; and

WHEREAS Its owners wish to alter, add, and convert this existing heritage building (VHR-B) from one-family dwelling to a multiple conversion dwelling (three-dwelling units) with infill, with zoning applicable as RT-8 as contemplated in the Development Permit application; and

WHEREAS the owners are proposing the restoration and the designation of the exterior and structure of the Morrison Residence;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the Heritage Conservation Plan, in particular:

- Proposed alterations to the heritage buildings (relocation, selective demolition, and proposed additions);

- Compatibility of the proposed addition to the heritage buildings, as well as the compatibility of the proposed infill at the rear of the site;
- Proposed level of structural retention, authenticity, and integrity of character-defining elements; and

FURTHER THAT the Vancouver Heritage Commission supports the Heritage designation of the exterior and structure of the Morrison Residence, in exchange for bonus density of up to 10%; and

FURTHER THAT the Vancouver Heritage Commission requests further design development on the following matters:

- Consider potential reuse of the existing materials on the front wall of the house under the front deck, only if the materials are salvageable;
- Clear labelling of the retained and refurbished posts, brackets, timbering, facia, bargeboards, wood detailing, and soffits;
- Further design development of the main level façade, the French doors in particular;
- Ensure that the stone-retaining wall shared with its west neighbour (2024 West 15th Avenue) is refurbished, and that this stone-retaining wall and photographs of its current state be added to the list of character-defining elements (CDEs) listed in the Statement of Significance report.

CARRIED UNANIMOUSLY

**2. 2048 Pandora St. - Cooper Cottage, (VHR-B)
2054 Pandora St - Mah House, (VHR-C potential)
Rehabilitation of two residential heritage buildings
DP-2020-00902**

Staff:

Elijah Sabadlan, Heritage Planner
Ji-Taek Park, Development Planner

Applicant:

Rick Michaels
Zubin Billimoria, DF Architecture
John Atkin, John Atkin History & Research

Elijah Sabadlan provided a presentation and introduced the applicant team.

Zubin Billimoria, John Atkin, and Rick Michaels provided the retention plan of both houses and subsequently responded to questions and comments.

Following discussion, it was

MOVED by Commissioner Gordon
SECONDED by Commissioner Giles

WHEREAS the Cooper Cottage is an historic 1906 building listed on the Vancouver Heritage Register as a “B”, and is located at 2048 Pandora Street in the RM-3A zone of the Grandview - Woodland neighborhood of Vancouver; and

WHEREAS the Mah House is an historic 1908 building with “C” potential for the Vancouver Heritage Register, and is located at 2054 Pandora Street in the RM-3A zone of the Grandview - Woodland neighborhood of Vancouver; and

WHEREAS despite numerous alterations over the years, both residential buildings retain the integrity of their original form, scale and massing; and

WHEREAS the applicant is seeking heritage provisions in exchange for the addition of Mah House to the Vancouver Heritage Register, and for the conservation and protection of the two heritage buildings through a Restoration Covenant that will be registered on title.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission **supports** the Heritage Conservation Plan, in particular:

- Proposed alterations to the heritage buildings (relocation, selective demolition, and proposed additions);

FURTHER THAT the Vancouver Heritage Commission **supports** the Heritage Conservation Plan, in particular:

- Compatibility of the proposed addition to the heritage buildings, as well as the compatibility of the proposed infill at the rear of the site;

FURTHER THAT the Vancouver Heritage Commission **supports** the Heritage Conservation Plan, in particular:

- Proposed level of structural retention, authenticity, and integrity of character-defining elements

FURTHER THAT the Vancouver Heritage Commission **supports** the relaxations sought by the applicant through appropriate conservation scope of work (consistent with Standard and Guidelines), and secured by a restoration covenant to be registered on title to the property.

FURTHER THAT the Vancouver Heritage Commission requests further design development on the following matters:

- Pursue only selected demolition and thereby retain the Cooper Cottage’s three principal facades.
- The entry stairs to the Mah House be historically appropriate and compatible.
- Further develop the architectural language and relationship of the Mah House addition and new infill structures relate to the heritage house in terms of architectural language, the materials, proportions and character

CARRIED UNANIMOUSLY

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report

Maxine Schleger presented the report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of February 7, 2022, and summarized the SoS Subcommittee feedback on the two Statements of Significance reviewed at that meeting.

MOVED by Commissioner Pace
SECONDED by Commissioner Hung

THAT the Commission request that the Statements of Significance for

- 2403 W 37th Avenue – Frank E. Buck House
- 2014 W 15th Avenue – Morrison Residence

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

4. New Business

Commissioner Massey provided the report from the First Shaughnessy Advisory Design Panel meeting of February 17, 2022. Updates included:

- 1363 The Crescent motion passed unanimously;
- New Tudor revival replacing 1970s house motion did not pass.

No updates from the Development Permit Board Advisory Panel, Vancouver Heritage Register Subcommittee, or Awards Planning Subcommittee were received.

Zlatan Jankovic outlined the preliminary agenda for the Vancouver Heritage Commission meeting of March 28, 2022.

ADJOURNMENT

MOVED by Commissioner Hung
SECONDED by Commissioner Preus

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, March 28, 2022
TIME: 11:00 am
PLACE: TBA

The Committee adjourned at 1:31 pm

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