



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 28, 2014
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Lori Isfeld at 604.871.6355 or e.mail lori.isfeld@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>.
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Roll Call 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held July 7, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) 2024 West 15th Avenue 11:10 - 11:55 am
VHC 'B'
DE417169

The Ludgate residence is located in the Talton Place subdivision originally developed by Thomas Talton Langlois and his Prudential Builders Ltd. in 1910. Talton Place, comprising six blocks between West 13th and 16th Avenues, and Cypress and Arbutus Streets, was intended to create a community of exclusive homes marketed to those who couldn't quite make it into First Shaughnessy.

The house at 2024 West 15th Avenue was constructed by Samuel Bacon and Enoch Mugford, who built a number of the Talton Place houses. It is an excellent example of the robust and rich craftsman detailing which was a feature of the Talton Place houses. The house was occupied at one time by W.J. Bingham, hired by the City as Police Chief to clean up corruption in the City.

The proposal is to rehabilitate the house, convert it to two units, and to construct and infill building at the rear of the property. A zoning summary is provided in Table 1. The SOS for the site was reviewed by the Statement of Significance Sub-Committee on July 7, 2014, and revisions were requested. A proforma review has not been completed yet.

Table 1

Item	Item	Permitted or Required	Proposed
FSR	4,473 sq. ft. 0.71 FSR	4,688 sq. ft. 0.75 FSR maximum	5,750 sq. ft. total* 0.92 FSR (23% over permitted)
Number of Dwelling units	1	4 maximum	3

Issues:

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

Attendees:

- John Atkin, heritage consultant
- Alexandre Ravkov, architect

Staff:

- James Boldt, heritage planner

Attachments:

- Drawings
- Conservation Plan and SOS

(b) **3143 Crown Street**
VHR 'C'
Municipally Designated

11:55 - 12:25 pm

The one storey bungalow at 3143 Crown Street was voluntarily designated as protected heritage property in the 1990s by the owners at that time. The new owners wish to seek advice from the Commission regarding possible changes to the house to increase the floor area to get three bedrooms. As the house is designated, staff preference and direction to date, is that any alterations/additions should be limited to the main floor and basement at the rear of the house, whereas the owner wants to explore the option of expanding a partially developed attic which now exists. The existing house, despite its low scale, is close to the maximum permitted FSR currently (as the site is shallow). A Statement of Significance has not yet been prepared but the applicant will bring photographs and associated materials.

Issues:

- Advice on possible areas to expand the floor.

Applicant:

- Nicole Howell, heritage consultant

Staff:

- James Boldt, heritage planner

3. **Statement of Significance Subcommittee Report** 12:25- 12:45 pm

Report from the Statement of Significance Subcommittee Meeting of July 14, 2014 will be presented.

4. **New Business**

Next Meeting:

DATE: September 8, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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