Adoption of Minutes

The Minutes of the regular meetings of November 16, 2011 and June 20, 2012 to be adopted.  

1) New Membership and the Election of Chair and Vice Chair for 2012

On February 29, 2012 City Council approved re-appointments and new appointments to GHAPC adopting the motion:

“THAT the following individuals, as members of the organizations and categories indicated, be appointed to the Gastown Historic Area Planning Committee, terms to commence immediately and end December 2, 2012:

- Ariella Stoeber, Community Hospitality Representative
- Chris Fair, Community Business Representative

FURTHER THAT the following individuals, as members of the organizations and categories indicated, be appointed to the Gastown Historic Area Planning Committee, terms to commence immediately and end December 1, 2013:

- Seann Farell, Community Business Representative
- Will Beale, Community Resident Tenant
- Jim Lehto, Community Heritage Representative
- Caroll Sill, Community Resident Owner
- Glenda Bartosh, Local Property Owner

There are seven appointed GHAPC members at this time who will nominate and elect the Chair and Vice Chair to serve the Committee for one-year term, until the end of 2012.

Staff: Zlatan Jankovic, Heritage Planner

2) 52 Powell St.
DB 440091
VHR C (M)

The proposal was received to rehabilitate the storefront of this Vancouver Heritage Register “C” listed, municipally designated building in Gastown. The original storefront was removed in the past and its current version was constructed in 1994. The conservation plan prepared
by Dewhirst Lessard Consulting presents the conservation procedures to reclaim the historic character of the storefront and to make it more in keeping with the context of Gastown. Proposed scope of work is limited to the lower building façade, the area below the intermediate cornice, and it is part of the broader scope to rehabilitate the interior.

The applicant and staff will present the conservation plan. The proposal is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and HA-2 Design Guidelines.

Issues: compatibility with HA-2 Design Guidelines

Applicant: Kelly Fast (Scout Modern Design Inc.)
Dewhirst Lessard Consulting, Andre Lessard, Heritage Consultant

Attachments: conservation plan

Staff: Zlatan Jankovic, Heritage Planner

3) 21 Water St.
VHR C (M)

21 Water Street is located on Maple Tree Square on the north side of Water Street at the convergence of Alexander, Powell, Carrall and Water Streets. In 2007, the main floor was rehabilitated. Earlier this year the new tenants decided to undertake further interior renovations resulting in minor changes to the two storefront windows. In the meantime, the owner has made a decision to continue the rehabilitation of the existing windows and to improve livability of the building by introducing new window openings to the east façade.

The conservation plan identified the following conservation procedures: to rehabilitate windows on the 2nd, 5th and 6th floors of the principle façade, introduce a new glass entry, introduce nine new window openings to the east façade, provide access (egress) to the roof top, re-clad the roof structure with a new membrane, enclose existing mechanical equipment with space timber screens and install a leveled roof deck surface. With the newly leveled deck surface, a 42” high guard rail will be installed too. The guard rail, enhanced with planter boxes, will be held back 6 feet from the parapet edge and will not be visible from the street.

The proposal is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and HA-2 Design Guidelines.

Issues: compatibility with HA-2 Design Guidelines

Applicant: Soren Rasmussen Architects Inc., Malcolm Candler, Architect

Attachments: reduced conservation plan and architectural drawings

Staff: Zlatan Jankovic, Heritage Planner
The proposal was received to rehabilitate by adaptive re-use this “B” Vancouver Heritage Register listed and municipally designated building in Gastown. It is proposed that the existing warehouse use on 3rd to 6th floors be changed to general office use. In addition to a number of interior improvements (structural, accessibility, fire/life safety), the proposal is to construct a new rear exterior stairs. The new external fire escape is proposed to satisfy life safety and exiting Building Code requirements.

The conservation plan identified the following conservation procedures: cleaning, repair and re-pointing of sandstone and brickwork; preservation of the sheet metal work; preservation and rehabilitation of the historic windows; preservation of the storefront and entry doors; and preservation of the exposed heavy timber structure.

The applicant and staff will present the scope of work and conservation plan. The proposal is generally consistent with HA-2 Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada.

Issues:  
- proposed conservation plan  
- new exterior stairs, compatibility with HA-2 Design Guidelines

Applicant:  
Doug Massie Architect Inc., Merrick Hunter, Architect
Donald Luxton and Associates Inc., Don Luxton, Heritage Consultant

Attachments:  
reduced conservation plan

Staff:  
Zlatan Jankovic, Heritage Planner

Next meeting:

DATE:   September 19, 2012
TIME:   4.00 p.m.
PLACE:   Water Street Café, 300 Water Street, Vancouver, BC