MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE

MARCH 20, 2013

A Regular Meeting of the Gastown Historic Area Planning Committee was held on Wednesday, March 20, 2013 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Carol Sill, Community Resident Owner, Chair
          Alan Davies, Community Architect
          Chris Fair, Community Business Representative, Vice Chair
          Jim Lehto, Community Heritage Representative
          Ashley Pope, Community Architect

ABSENT: Glenda Bartosh, Local Property Owner
        Will Beale, Community Resident Tenant
        Nic Meyer, Community Hospitality
        Glade Schoenfeld, Community Engineer
        Tony Tang, Councillor, Liaison to GHAPC

ALSO PRESENT: Zlatan Jankovic, Heritage Planner
                Christin Doeinghaus, Heritage Consultant, Donald Luxton & Associates Inc.
                Michael Liu, Ted Murray Architect Inc.

RECORDING SECRETARY: Karen Miller, Raincoast Ventures Ltd.

Chair Sill noted that a quorum was not present and called the information meeting to order at 4:08 p.m. in order to hear the scheduled presentation by the applicant.

Potential conflict of interest relative to an application considered at the previous meeting was commented on regarding the SRO project: 54 E. Cordova St. - Cordova Residences - DE 416524 - C (VHR); and Alan Davies disclosed that his firm one of the firms involved in submitting a competing RFP for the SRO project, which was not selected.

Adoption of Agenda

The agenda for the regular meeting scheduled March 20, 2013, was varied to consider item 2) prior to item 1) in anticipation of achieving quorum later in the meeting.

2) 320 Abbott Street
    C(VHR), M

Applicant: Ted Murray Architect Inc., Ted Murray
           Heritage Consultant: Donald Luxton Associates Inc.

Staff: Zlatan Jankovic, Heritage Planner

Attachments: Conservation plan in electronic form

Staff and the applicant provided an overview and responded to questions regarding:
i. Details of new wood door replacements based on 1930s entries;
ii. Signage: illuminated signage will not be replaced;
iii. Paint to be removed from plinth;
iv. Paint to be removed from hard surface brick work on main floor and upper levels, and efforts to reinstate the historic appearance;
v. Restoration of weathered sandstone, including restoration of chunks missing on the south side if possible after reviewing detailed analysis when it becomes available;
vi. Preservation of existing metalwork on corners with consideration to some seismic upgrades;
vii. Options available for use in place of bird spikes;
viii. Replacement of rubber roof;
ix. Fenestration on upper floors involving retention and preservation of wood sash awning windows and potential future replacement with double-hung wood sash windows;
x. Plaster on east and north elevations;
xi. Fire escape doors being preserved and repaired or replaced;
xii. Black paint for consistent color scheme on doors, windows and façade;
xiii. Wood sashes and mullions;
xiv. Potential for encapsulation of lead-based paint on brick versus full abatement; and
xv. Overall approach to restore the original character with minimal intervention.

Committee members commented on:
i. Appreciation for applicant’s detailed consideration with discreet intervention;
ii. Support for use of wood sash and wood doors with single laminated glazing;
iii. Staff recommendation on restoration of brick work and stability of the top cornice;
iv. Clarification needed on flashing for sandstone stringers and sills;
v. Conservation plan should include restoration procedure for rebuilding missing pieces appropriately;
vi. Recommendation that the cornice be stabilized as part of the conservation and restoration of the façade;

Suggested motion to be considered at the next duly constituted meeting:

MOVED by Jim Lehto
SECONDED by Alan Davies

THAT the Gastown Heritage Area Planning Committee strongly supports the application for 320 Abbott Street - C(VHR), M and the efforts shown to preserve, restore and renovate the façade of the building.

SUBJECT TO RATIFICATION
1) **Adoption of Minutes (February 20)**

It was suggested that the minutes of the February 20, 2013 meeting of the Gastown Heritage Area Planning Committee be amended as follows:
- Page 5, b) bullet i., correct to read “...vertical elements (Ref section 4.5.2. “Upper Street Façade” and...”.

Zlatan Jankovic, Heritage Planner, indicated that the City of Vancouver was doing some work on the sign bylaw, which would be presented to GHAPC for consideration at a future meeting.

**Next Meeting:**
DATE: April 17, 2013
TIME: 4:00 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver, BC.

The meeting adjourned at 4:50 p.m.

* * * * *