

Heritage Advisory Committee

Minutes

Date: Thursday, September 21, 2017
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Committee Members Present: Abigail Riley (Chair), Lorri Dauncey (Vice Chair), Stoke Tonne and Brian Anderson

Amanda Snyder, Ryan Esbjerg (Alternate) and Bob Haynes (Alternate)

Staff Present: Long Range Policy and Planning Manager, James Moore*; Planner, Lydia Korolchuk; and Planner, Emily Williamson

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 12:09 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Heritage Registry Process Overview

Staff:

- Displayed a PowerPoint presentation summarizing the overall Heritage Registry Process.
- 200+ properties on the current Registry.
- Advised that Staff will work with the Province to create a 'Statement of Significance' should Council support the additions to the Registry.
- Noted that there are existing incentives to encourage conservation to homeowners.
- Noted this is a voluntary program and does not grant long-term protection.
- Buildings can still be altered or demolished.

3. Applications for Consideration

3.1 815 Lawrence Ave, Heritage Register Request Addition - Margaret Calder

Staff:

- Displayed a PowerPoint presentation to review the subject property under consideration.
- Reviewed the features of the Mid-War Vernacular Cottage.
- Seeking a recommendation from the Committee regarding if the structure should be added to the Heritage Register.
- Responded to questions from the Committee.
- Showed current streetscape via Google street view.

HAC Discussion:

- The Chair let the Committee through the Evaluation Criteria and they discussed amongst themselves to score the dwelling in the various categories.
- The property scored 55/100/
- Committee noted there was a lack of information provided regarding the property as there was only one photo taken from the street was provided.

Moved by Lorri Dauncey/Seconded by Abigail Riley

THAT the Heritage Advisory Committee recommends that Council support the addition of 815 Lawrence Avenue to the Kelowna Heritage Register.

Carried

3.2 924 Laurier Ave, Heritage Register Request Addition - Margot Pridham & Michael Morrow

Staff:

- Displayed a PowerPoint presentation to review the subject property under consideration.
- The house was constructed in 1908 and is constructed out of 'Old Kelowna brick'.
- When the Registry was created, the house was reviewed in 1988 and classified as a Class B site.
- Association with the Kincaid family is not firmly established.
- Seeking a recommendation from the Committee regarding if the structure should be added to the Heritage Register.
- Responded to questions from the Committee.
- Showed current streetscape via Google street view.

HAC Discussion:

- The Chair lead the Committee through the Evaluation Criteria and they discussed amongst themselves to score the dwelling in the various categories.
- The property scored 77/100.

Moved by Stoke Tonne/Seconded by Brian Anderson

THAT the Heritage Advisory Committee recommends that Council support the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

Carried

3.3 188 Beach Avenue, HAP17-0013 - Michael & Maria Verdurmen

Staff:

- On behalf of the Applicant, Staff asked for an addendum letter to be accepted by the Committee.

Committee Chair:

- Accepted the addendum letter and advised staff to proceed with the application presentation.

Staff:

- Displayed a PowerPoint presentation to summarize the Heritage Alteration Permit application for the form and character of the proposed construction of a new single family dwelling and detached accessory building on the subject property.
- Noted the existing house would be demolished to allow the rebuild of the proposed dwelling. Five existing trees to be removed, 7 new snow goose berry trees to be added.
- Noted that no work is proposed along the riparian area/ lake front.
- Noted the dominant building style and dominant block style is late Vernacular Cottage
- Showed site photos of the property, the cedar trees along Beach Ave had been set on fire and destroyed.
- Home is currently vacant, rationale letter noted deterioration and required upgrades to the house as the main reasons for demolishing.
- Letter from the building noted that the foundation has shifted and there was recent flooding in the crawlspace.
- Seeking a recommendation from the Committee regarding the form and character of the proposed dwelling.
- Responded to questions from the Committee.

HAC Discussion:

- Noted that the house should not be demolished, but would prefer to see an addition to the existing structure or even a carriage house added at the rear of the property instead of the detached garage which is proposed to be connected to the main dwelling via a breezeway.
- Noted the house should be added to the register and protected.
- Noted that foundation settlement along the Lake and due to recent flooding is common for structures of this age and due to the location.
- Noted that asbestos and lead paint are common in houses of this age and not valid reasons for demolition.
- Noted the house style is Georgian Revival and not late Vernacular Cottage.
- General agreement that the house does not add to the character of the area. The existing house is a striking example of a Heritage house on the Lake.
- Proposed house is too generic and needs to be a more striking design to replace the current dwelling.
- Proposed dwelling does not have Heritage attributes and the interpretation of the guidelines not applied well, materials of great concern including the use of vertical board and batten.
- Windows too contemporary and large – proportions don't correspond to the guidelines.
- House design too symmetrical (guidelines state asymmetrical design).

Moved by Brian Anderson/Seconded by Stoke Tonne

THAT the Heritage Advisory Committee recommends that Council NOT support Heritage Alteration Permit Application No. HAP17-0013 for the property located at 188 Beach Avenue, Kelowna, BC in order to develop a new single family detached house on the subject property within the Abbott Street Heritage Conservation Area.

Carried

4. Minutes

The Committee members requested changes to the draft Heritage Advisory Committee Minutes of June 15, 2017 and therefore did not approve the Minutes as presented.

5. Update - Council Decisions

Staff:

- Provided an update regarding 1985 Knox Cr – The staff-initiated Heritage Alteration Permit has been issued; however, no Building Permit has been applied for to date.
- Provided an update regarding 1833 Abbott Street - Both the Heritage Alteration Permit and the Building Permit have been issued. The building demolition has been completed and new foundations are being constructed.
- Provided an update regarding 2210 Abbott Street - Council agreed with Staff's recommendation to not support the Heritage Alteration Permit application as proposed. The application has been closed and the applicants are to wait 6 months prior to re-applying for a new Heritage Alteration Permit. The Applicant is working with Staff in regards to changes. The height is remaining at 9.5 m but the floor has been removed to create an extra high 2nd floor atrium portion. Plans for the accessory building are the same (height and setbacks). Discussions are still going on.
- Provided an update regarding 1847 Maple Street – Construction without permits has continued. City Staff has issued 2 stop work orders to the contractor, who has proceeded to complete the construction. To date, the house is not in compliance with City regulations.

6. Next Meeting

The next Committee meeting has been scheduled for October 19, 2017.

7. Termination of Meeting

The Chair declared the meeting terminated at 1:27 p.m.

Abigail Riley, Chair