

REPORT TO COMMITTEE



Date: June 15, 2017

RIM No. 0940-60

To: Heritage Advisory Committee

From: Community Planning Department (TB)

Application: HAP17-0007 **Owner:** David Anton Erikson
Susan Eveline Ames

Address: 1833 Abbott Street **Applicant:** Peter Chataway

Subject: Heritage Alteration Permit

Existing OCP Designation: S2RES – Single/Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Heritage Conservation Area: Abbott Street

Heritage Register: Not Included

1.0 Purpose

To consider a Heritage Alteration Permit for the construction of a Single Family Dwelling.

2.0 Proposal

2.1 Background

The subject property had a single storey bungalow that was destroyed by fire in October 2016. The existing garage and carport were not damaged, and several mature trees were preserved. The property was previously identified as Early Suburban and the dominant style for this block of Abbott Street is Early Vernacular Cottage.

2.2 Project Description

The proposed new Single Family Dwelling will utilize some of the existing foundation from the previous bungalow with an expansion to the east and a second storey. The intent of the application is to meet the design guidelines for Early Vernacular Cottage which is the dominant block style.

The siting of the proposed Single Family Dwelling does not require any variances and is consistent with the established streetscape setbacks. Parking is located in the rear of the property in a garage and carport,

which are secondary and smaller than the principal dwelling. The proposed dwelling is a two-storey design, and it falls under the maximum height regulated by the zoning bylaw.

Some of the specific design characteristics of the Early Vernacular Cottage that are met include a rock-dash stucco exterior, balanced asymmetrical façade, gable roof forms, multi-sash windows, and feature windows in the roof peaks. The entrance is framed by an arched Portico which connects to a front porch. The applicant proposes to retain the mature landscaping and to provide a low decorative wrought iron fence across the front property line.

2.3 Site Context

The subject property is located on Abbott Street on a block that features Early Vernacular Cottage as the dominant style. There are several different styles on the block currently, including Early Suburban, Moderne, Late Vernacular Cottage and Dutch Revival. Two properties of note that are on the same block and are recognized as Early Vernacular Cottage Style are 1853 Abbott Street and The Capozzi House at 1842 Abbott Street (please see attached photographs).

The Capozzi House has significant historical value and is recognized on the Heritage Register. It is noted for the stucco finishing, gabled roof forms, feature windows in the peaks, and a well-defined front entrance.

Subject Property Map: 1833 Abbott Street



2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU ₁ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	2.5 storeys / 9.0 m	2 storeys / 7.56 m
Minimum Front Yard	4.5 m	6.7 m
Minimum Side Yard (south)	2.3 m	2.92 m
Minimum Side Yard (north)	2.3 m	2.44 m
Minimum Rear Yard	7.5 m	15.24 m

3.0 **Heritage Advisory Committee**

Planning staff are looking for specific feedback and discussion from the Heritage Advisory Committee regarding the proposed design and its fit along the street and within the greater neighbourhood.

Report prepared by: Trisa Brandt, Planner I

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Schedule A – Heritage Guidelines

Applicant Rationale

Plans & Drawings

Photos of Surrounding Neighbourhood

SCHEDULE A – Heritage Guidelines



Subject: 1833 Abbott Street, HAP17-0007

1.0 Heritage Conservation Area Guidelines (Kelowna Official Community Plan Chapter 16)

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

Consideration has been given to the following guidelines as identified in Chapter 16 of the City of Kelowna Official Community Plan relating to Heritage Conservation Areas:

HERITAGE CONSERVATION AREA	YES	NO	N/A
Site Layout and Parking			
Are established front yard setbacks maintained within 10% of neighbouring building setbacks?	✓		
Are parking spaces and garages located in the rear yard?	✓		
Are established building spacing patterns maintained?	✓		
Does the carriage house complement the character of the principal dwelling?			✓
Are accessory buildings smaller than the principal building?	✓		
Building Massing			
Is the established streetscape massing maintained?	✓		
Is the massing of larger buildings reduced?			✓
Roof Forms, Dormers and Chimneys			
Is the roof pattern in keeping with neighbouring buildings?	✓		
Are skylights hidden from public view?	✓		
Are high quality, low maintenance roofing materials being used?	✓		

HERITAGE CONSERVATION AREA	YES	NO	N/A
Are the roofing materials similar to traditional materials?	✓		
Are the soffit, overhang and rain water drainage features in keeping with the building's architectural style?	✓		
Do secondary roof elements have a similar pitch as the principal roof?	✓		
Are chimneys in keeping with the building's architectural style?			✓
Cladding Materials			
Are low maintenance building materials being used?	✓		
Are the building materials similar to traditional materials?	✓		
Are exterior colours in keeping with the traditional colours for the building's architectural style?	✓		
Doors and Windows			
Are established window placement, style and window-to-wall area ratios maintained?	✓		
Are established door placement, style and door-to-wall area ratios maintained?	✓		
Is the main entrance a dominant feature visible from the street?	✓		
Is the main entrance in keeping with the building's architectural style?	✓		
Are the door and window design details consistent with the building's architectural style?	✓		
Landscaping, Walks and Fences			
Are existing healthy mature trees being retained?	✓		
Is the front yard landscaping consistent with neighbouring properties?	✓		
Is street facing fencing or screening landscaping no more than 1 m in height?	✓		
Privacy and Shadowing Guidelines			
Are there clear sightlines from the street to the front yard and dwelling?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		

2.0 Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines

2.1 Second Civic Phase Architectural Styles (approx. 1918-1932)

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Crafts and Early Vernacular Cottage architectural styles characterize the period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

Early Vernacular Cottage Characteristics

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical façade
- Porch or portico at front entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking