

REPORT TO COMMITTEE



Date: August 17, 2017
RIM No. 1240-20
To: Heritage Advisory Committee
From: Policy & Planning Department (LS)
Address: 924 Laurier Avenue
Owners: Margot Pridham and Michael Morrow
Subject: Heritage Register Request - Addition
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU6 - Two Dwelling Housing
Heritage Conservation Area: None
Heritage Register: Not Included

1.0 Purpose

To consider the addition of 924 Laurier Avenue to the Kelowna Heritage Register.

2.0 Proposal

2.1 Background

The Kelowna Heritage Register is an official listing of properties within the community that are identified as having heritage value. Over 200 buildings are currently listed on the Heritage Register and each listing includes a Statement of Significance describing the building's historical, architectural and contextual characteristics.

Properties listed on the Heritage Register may be eligible for the following incentives:

- A Heritage Revitalization Agreement to vary provisions of the City's Zoning and Subdivision, Development and Servicing Bylaws.
- Special treatment under the BC Building Code, which permits equivalencies to current Building Code provisions. Equivalencies allow property owners to upgrade older buildings without requiring strict code compliance, while not compromising strict safety standards.
- Grants for exterior restoration and conservation work under Kelowna's Heritage Grants Program. Grants may cover up to 50% of the cost of the work, to a maximum of \$5,000 every three years.

Inclusion of a property on the Heritage Register does not constitute Heritage Designation or any other form of long-term heritage protection. The existing development potential of a property is not restricted and the owner is entitled to develop the property in accordance with the permitted uses, density and other regulations of the property's existing zoning. Buildings can be altered and may even be demolished, though there are withholding provisions that enable Council and staff to explore other development options with the property owner.

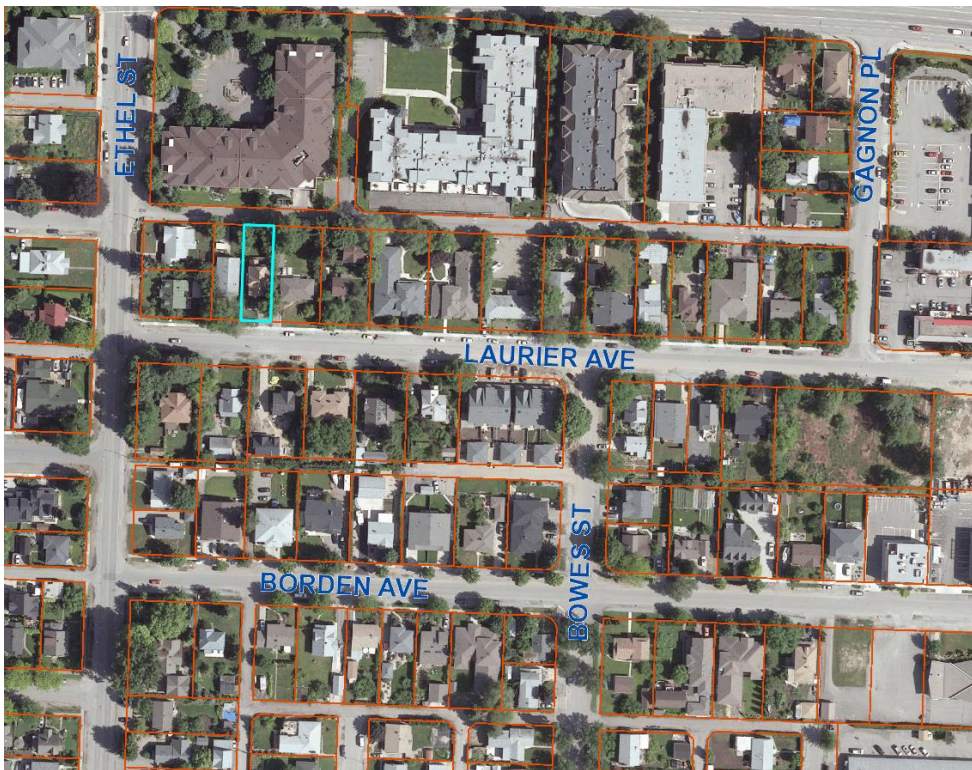
Requests from property owners to add buildings to or remove them from the Heritage Register are reviewed by City staff and forwarded to the Heritage Advisory Committee (HAC) for consideration. The HAC reviews the request and evaluates the building's architectural, cultural and contextual qualities to determine a recommendation. Following the HAC's evaluation, staff considers the file in detail and then forwards a recommendation to Council for a final decision.

2.2 Subject Property

The house at 924 Laurier Avenue is a front-gable house that was built in 1908 by James Kincaid. The property is within the residential South Central neighbourhood and is located between Ethel Street to the west and and Gordon Drive to the east. Harvey Avenue is found to the north.

The Heritage Register includes many buildings in the South Central area, though three homes in the vicinity are listed on the Register - one at 1730 Ethel Street, one at 1788 Ethel Street and other at 911 Borden Avenue.

The subject property and surrounding neighbourhood is shown below.



Built in 1908, 924 Laurier Avenue, listed as the “Kincaid Residence”, was assessed as part of the evaluation that was conducted for the 1983 Kelowna Heritage Inventory. The building was listed

as a Class B Building on Page 2 of Table 2 (Evaluation of Class B and C Buildings). The documented alterations include a 1938 alteration to upstairs to make six room for rent as well as a 1990 alteration in which the building was moved from the left side of the lot to the right side of the lot. Worth noting, the building has grown incrementally into a complex building.

Early conversion from a single family home to boarding house and then apartments is typical of changes in the area. Although it is not firmly established, the residence is connected to the James Kincaid family. James Kincaid came to Kelowna with his wife Jane “Jean” in 1905. James was a carpenter by trade and may have built the house at 924 Laurier Avenue for the Millie family. Subsequent owners were Josiah Adam Shier and his wife Matlida Kirk who came to Kelowna in 1920 and purchased the property. Josiah Shier became a member of Kelowna City Council in 1926 and worked for the Irrigation District. For many years the family ran the home as a boarding house. In 1938, the Shier family converted the upstairs into six rooms for rent. For many years since the conversion, under varying ownership, the house has been used for rental purposes.

Key characteristics of the front-gable house (“jerkin roof”) include the two dormers on the east and west sides of the house and the large columned verandah with dog-leg staircase. There are two small decks off the second floor west and north sides of the house. The house was built of old Kelowna brick on the south side with what appears to be cedar siding on the other three sides. The windows are original sash, most of which have had storm windows glued, screwed and painted shut over top. Associated landscape features include several garden beds, mature trees, and a cedar hedge which encloses the south and most of the west side of the property.

2.3 Current Applications

There are currently no active development applications.

3.0 **Heritage Advisory Committee**

Staff are seeking a recommendation from the Heritage Advisory Committee on the appropriateness of including the subject property at 924 Laurier Ave on the City’s Heritage Register.

Report prepared by: Lauren Sanbrooks, Planner II

Approved for Inclusion: T. Barton, Manager Urban Planning

Attachments:

Letter of Request from Property Owner
Recent Site Photos