

# REPORT TO COMMITTEE



**Date:** December 14, 2017

**RIM No.** 0940-60

**To:** Heritage Advisory Committee

**From:** Community Planning Department (EW)

**Application:** HAP17-0013

**Owner:** Michael Humer & Maria Verdurmen

**Address:** 188 Beach Ave

**Applicant:** MQN Architecture & Interior Design

**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 the development of a new single detached house on the subject property within the Abbott Street Heritage Conservation Area.

## 2.0 Proposal

### 2.1 Background/Site Context

The subject property is a lakefront property, located on the corner of Beach Ave and McDougall St, one block west of Abbott Street. The property is immediately adjacent to the public beach access at the end of Beach Ave. The 1408m<sup>2</sup> property is zoned RU1 – Large Lot Housing and is designated as S2RES – Single/Two Unit Residential in the Official Community Plan. The property is located in the Abbott



Street Heritage Conservation area, but is not included on the Heritage Register. The Abbott Street Conservation Guidelines identify the dominant style for this block as 'Late Vernacular Cottage'.

## 2.2 Historical Background

The subject property was subdivided in 1913 and the first building permit on file dates back to 1925. A picture of the dwelling was included in the building permit file for the property and dates back to the 1960s (see Figure 1 below).



*Figure 1. Photo of dwelling from the 1960 building permit records.*

In 1992, building permits for internal and external renovations were issued. These renovations added a half storey with gables (Figure 2).

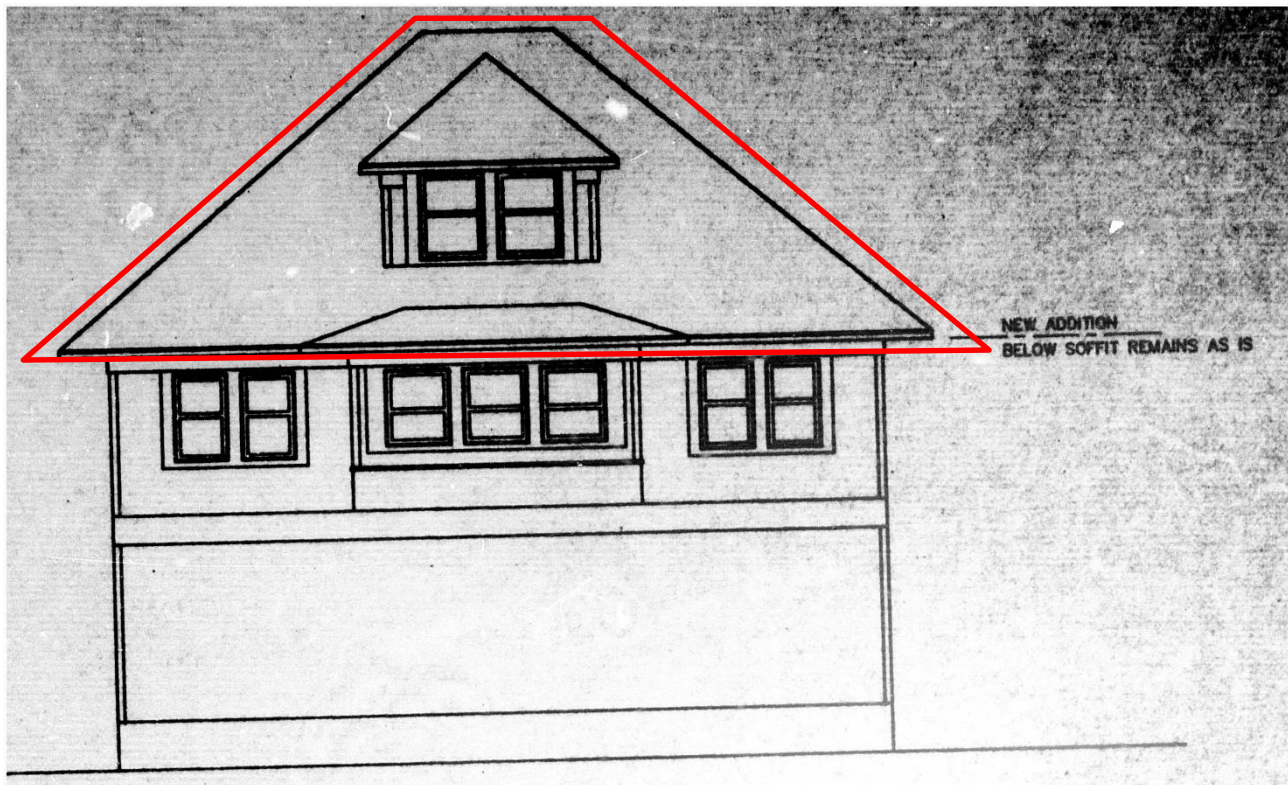


Figure 2. Plans from the 1992 building permit to add a half-storey with gables. The new addition is outlined in red.

### 2.3 Project Description

The applicant intends on demolishing the existing structure and constructing a new single detached house on the property. The HAC first considered a proposal for a new single detached house at the September 21<sup>st</sup> meeting. The HAC did not support the proposed heritage alteration permit.

The applicant has since revised their design to more closely align to the original house as it appeared in the 1960s (see rationale letter - Attachment A). Revisions include locating the garage to the northeastern corner so that the house opens up to the McDougall St/Beach Ave corner, removing the breezeway between the house and garage, adding a window box feature to the McDougall St garage elevation, reducing the use of stone veneer, and simplifying the railings (see Attachment B). The applicant's original proposal from September has been included for comparison (Attachment C).

**Subject Property Map: 188 Beach Ave**



2.4 Heritage Advisory Committee

Community Planning Staff are looking for comments regarding the form and character of the proposed dwelling and landscaping on the subject property. Key issues include:

- i. What is the best way to integrate the new building within the heritage neighbourhood?
- ii. How should the new building take design influences from the previous building and/or the context of existing buildings along the block?
- iii. What is the most appropriate building and landscaping interface to the public streets and to the City's Beach Access?

**Report prepared by:** Emily Williamson, Planner  
**Approved for Inclusion:** Terry Barton, Urban Planning Manager

**Attachments:**

- Schedule 'A' - Heritage Guidelines
- Attachment 'A' – Applicant's Rationale
- Attachment 'B' – Applicant's Revised Design Package
- Attachment 'C' – Applicant's Original Design Package

# SCHEDULE A – Heritage Guidelines



**Subject:** HAP17-0013, 188 Beach Ave

## 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
<b>Site Layout and Parking</b>			
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?	✓		
<b>Building Massing</b>			
Is the established streetscape massing maintained?		✓	
Is the massing of larger buildings reduced?		✓	
<b>Roof Forms, Dormers and Chimneys</b>			
Is the roof pattern in keeping with neighbouring buildings?		✓	
Are skylights hidden from public view?			✓
Are high quality, low maintenance roofing materials being used?	✓		

<b>HERITAGE CONSERVATION AREA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?			✓
<b>Cladding Materials</b>			
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?		✓	
<b>Doors and Windows</b>			
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?		✓	
<b>Landscaping, Walks and Fences</b>			
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?		✓	
<b>Privacy and Shadowing Guidelines</b>			
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 Third Civic Phase Architectural Styles (approx. 1933-1945)

The third civic phase spans from the end of the Great Depression, about 1933, and continues to the end of World War II, 1945. This period is noted for a declining interest in traditional styles in favour of smaller, less ornately detailed housing development. The dominant styles of this period are the Late Vernacular Cottage and the 'forward looking' Moderne architecture. However, well-to-do members of Kelowna's leading civic and commercial families continued to build large homes of more traditional style.

#### *Late Vernacular Cottage Characteristics* (Existing Building & Dominant Street Style)

- Less fanciful feel to the architecture
- Flush gable verges
- Stucco or horizontal siding
- Up to 2 storey massing
- Clustered vertical window sashes
- Asymmetrical façade design
- Flush front entrance
- Minor decorative detailing
- Gable roof forms
- Wood or interlocking asphalt shingle
- Side or rear yard parking