A regular meeting of the Vancouver Heritage Commission was held on Monday, July 21, 2010, at 11:00 am in the Strathcona Meeting Room, Sub-Ground, City Hall.

Members Present: Richard Keate, Chair
Marian Brown*
James Burton
David Cuan
Judith Hansen
Charlene Krepiakevich
Kim Maust, Vice-Chair
Orville Lim
Jennifer Parsons*

Members Absent: Karen Jarvis (Leave of Absence)
Andre Lessard (Leave of Absence)

Also Present: Trustee Carol Gibson, School Board Trustee Liaison
Marco D’Agostini, Senior Heritage Planner

City Clerk’s Office: Bonnie Eng Kennett, Meeting Coordinator

*Denotes absence for a portion of the meeting.

Attendance

There were no objections to granting Leaves of Absence for Karen Jarvis and Andre Lessard for this meeting.

Approval of Minutes

The minutes of the June 21, 2010 meeting were approved with the following amendment:

- p. 3 - item 2(c), clarify the first three bullets of the motion as follows:

  - strike “Retain the existing windows in-situ with component replacement where necessary” and replace with “Retain the existing wood heritage windows with component replacement to be done in-situ”; and
  - strike “Replace existing glass with laminate glass with Low-e coating” and replace with “Replace existing glass in wood heritage windows with Low-e coated laminated glass”; and
  - strike “Replace existing windows with Energy Star curtain wall units that match the existing size, location, configuration and operation” and replace with “Replace existing windows in annex and addition with Energy Star curtain wall units that match the existing size, location and configuration”.


1. Business Arising from the Minutes

(a) Agenda Package Distribution

MOVED BY Richard Keate
SECONDED BY Kim Maust

THAT the Vancouver Heritage Commission requests that past practices be followed with regards to delivery of the agenda package to Commission Members. Submission deadlines are to be adhered to with the delivery of agenda packages to members 10 (ten) days prior to a scheduled Vancouver Heritage Commission Meeting.

CARRIED UNANIMOUSLY

2. Conservation Projects

(a) 2305 West 7th Avenue - St. George’s Greek Orthodox Church
VHR B
2325 West 7th Avenue - The Hay House
VHR C
Rezoning/HRA/DE#413905

Donald Luxton, Donald Luxton & Associates
Catherine Leach, Kitsilano Neighbourhood House
Jim O’Dea, Terra Housing Consultants

Staff: James Boldt, Heritage Planner

Staff and the Applicants presented the project and responded to questions.

Issues

(i) Statement of Significance, Conservation Plan, and heritage colours;
(ii) the integration of the two heritage buildings into the complex; and
(iii) designation of both heritage buildings.

MOVED BY Kim Maust
SECONDED BY Charlene Krepiakevich

A. THAT the Vancouver Heritage Commission supports the Statement of Significance, Conservation Plan and proposed designations at 2305 West 7th Avenue (St. George’s Greek Orthodox Church) and 2325 West 7th Avenue (The Hay House) as presented at the July 12, 2010, meeting.

B. THAT the Commission notes the following, that the new addition on the rear of the Hay House is to be made distinct and consider dropping the addition down in height and incorporate a gap between the Hay House and the new addition and that the plane of the west wall of the addition be set back in order to distinguish the original house volume.

CARRIED UNANIMOUSLY
(b)  795 East Pender Street - The Crawford House  
VHR ‘C’  
DE#413955 (499 Hawks Avenue)  

Applicants:  James Burton, Birmingham and Wood Architects  
Staff:  James Boldt, Heritage Planner  

Staff and the Applicant presented the project for information and responded to questions.  

* * * * *  

At 12:06 pm, following the applicant’s presentation, James Burton declared conflict of  
interest as his company is involved in the project. He left the room and did not return until  
the conclusion of the vote on this item.  

* * * * *  

Issues  

(i)  Statement of Significance and Conservation Plan;  
(ii)  parking in the basement of the heritage building and alterations/additions; and  
(iii)  design of the infill building with respect to heritage values of the site.  

MOVED by Kim Maust  
SECONDED by David Cuan  

A.  THAT the Vancouver Heritage Commission supports the Statement of Significance  
and Conservation Plan for the project at 795 East Pender Street (The Crawford  
House) as presented at the July 12, 2010, meeting.  

B.  THAT the Commission supports the parking use in the basement of the heritage  
building and the design of the infill building.  

CARRIED UNANIMOUSLY  

* * * * *  

The Commission recessed at 12:08 pm and reconvened at 12:18 pm.  

* * * * *  

(c)  60 West Cordova Street  
VHR ‘M’  
DE 414003  

Applicants:  Gregory Henriquez, Henriquez Partners Architects  
Staff:  Marco D’Agostini, Senior Heritage Planner  

Staff and the Applicant presented the project and responded to questions.
Issues

(i) the proposed height of 100ft (the maximum height permitted is 75ft, which may be relaxed by the Development Permit Board /Director of Planning);
(ii) the scale and proportion of the streetscape façade and its compatibility with the heritage character of Gastown;
(iii) materials and detailing of the streetscape façade and its compatibility with historic materials used in Gastown; and
(iv) parking relaxation to meet affordable ownership objectives (73 required, 19 provided).

MOVED by James Burton
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission supports the proposed building height of 100 feet for the project at 60 West Cordova Street as presented at the July 12, 2010, meeting.

LOST
(Marian Brown, David Cuan, Judith Hansen, Richard Keate and Orville Lim opposed)

MOVED by James Burton
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission supports the scale and proportion of the streetscape façade and its compatibility with the heritage character of Gastown for the project at 60 West Cordova Street as presented at the July 12, 2010, meeting.

LOST
(Marian Brown, David Cuan, Judith Hansen, Richard Keate and Orville Lim opposed)

MOVED by James Burton
SECONDED by Kim Maust

THAT the VHC supports the materials and detailing of the streetscape facade and its compatibility with historic materials used in Gastown for the project at 60 West Cordova Street as presented at the July 12, 2010, meeting.

CARRIED
(Marian Brown, David Cuan, Judith Hansen and Orville Lim opposed)

MOVED by James Burton
SECONDED by Kim Maust

THAT the VHC supports the parking relaxation to meet affordable ownership objectives for the project at 60 West Cordova Street as presented at the July 12, 2010, meeting.

CARRIED UNANIMOUSLY
MOVED by James Burton
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission requests staff to hold a meeting with both the Commission and the Gastown Historic Area Planning Committee (GHAPC) to discuss the Gastown HA-2 design guidelines.

FURTHER THAT the Commission would like to thank Anthony Norfolk, representing GHAPC, for coming to this meeting.

CARRIED UNANIMOUSLY

* * * * *

At this point in the meeting the Commission agreed to deal with items 4(c)(iii) and 4(a) prior to 2(d) in order to allow more time for presentation set-up. For ease of reference, the minutes are recorded in numerical order.

* * * * *

(d)  401 Main Street - Carnegie Centre

Applicant(s): Hugh Cochlin, Proscenium Architecture and Interiors
Tanya Southcott, Proscenium Architecture and Interiors
Staff: Paul Fazekas, Facility Design and Management
Marco D’Agostini, Senior Heritage Planner

Staff and the Applicants presented the project and responded to questions.

MOVED by James Burton
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission supports of the Conservation Plan at 401 Main Street (Carnegie Centre) as presented at the July 12, 2010, meeting.

CARRIED UNANIMOUSLY
(Marian Brown and Jennifer Parsons absent for the vote)

3. Sub-committee Reports

None.

4. Other business

(a) Heritage Register Nomination: 1240 Salsbury Drive - The Jeffs Residence

Consultant: Don Luxton, Donald Luxton & Associates Inc.
Owner: James Evans, agent for the owner
Staff: James Boldt, Heritage Group
Staff, the Consultant and the Owner presented the Heritage Register Nomination and responded to questions.

Issues

(i) Statement of Significance and Heritage Register Evaluation; and
(ii) eligibility for addition to the Vancouver Heritage Register.

MOVED by
SECONDED by

A. THAT the Vancouver Heritage Commission supports the Statement of Significance and Heritage Register Evaluation for 1240 Salsbury Drive (The Jeffs Residence) as presented at the July 12, 2010 meeting.

B. THAT the VHC supports the addition of 1240 Salsbury Drive (The Jeffs Residence) to the Vancouver Heritage Register as a B evaluation.

CARRIED UNANIMOUSLY

(b) Heritage Register Nomination: 869 East Pender Street - The Howey House

Consultant: Helen O’Toole, Architect
Owner: Caren Ng
Staff: James Boldt, Heritage Group

Staff, the Consultant and the Owner presented the Heritage Register Nomination and responded to questions.

Issues

(i) research and Heritage Register Evaluation; and
(ii) eligibility for addition to the Vancouver Heritage Register.

MOVED by Charlene Krepiakevich
SECONDED by Orville Lim

A. THAT the Vancouver Heritage Commission supports the research and Heritage Register Evaluation for 869 East Pender Street (The Howey House) as presented at the July 12, 2010, meeting.

B. THAT the VHC supports the addition of 869 East Pender Street (The Howey House) to the Vancouver Heritage Register as a C evaluation.

CARRIED UNANIMOUSLY
(Marian Brown and Jennifer Parsons absent for the vote)
(c) Staff Updates

(i) Science World

Staff provided an update on Science World noting the Development Permit Board supported and approved upgrades to the interior and exterior of the existing Science World Cultural/Educational Facility at its meeting held on June 28, 2010.

(ii) Heritage Register Upgrade

Staff provided an update on the Heritage Register Upgrade noting the following, the Standing Committee on Planning and Environment on July 6, 2010, Council approved the recommendations of the Administrative Report dated May 31, 2010, entitled “Celebrate Vancouver’s 125th Year of Incorporation”.

(iii) Home Owner Protection Act

Staff provided an update on the Home Owners Protection Act noting changes to rainscreen requirements. Staff to circulate more information via email.

(iv) Pantages Theatre

Staff provided an update on the Pantages Theatre.

Adjournment

MOVED by Richard Keate SECONDED by Charlene Krepiakevich

THAT the Vancouver Heritage Commission be adjourned.

CARRIED UNANIMOUSLY
(Marian Brown and Jennifer Parsons absent for the vote)

5. Next Meeting

Monday, September 13, 2010, 11:00 am
Strathcona Meeting Room
Subground, City Hall

The Commission adjourned at 2:42 pm

* * * * *