

The Corporation of the **City of North Vancouver**  
**Regular meeting of the Heritage Advisory Commission**  
**Conference Room 'A', City Hall, 141 West 14<sup>th</sup> Street, North Vancouver, B.C.**  
**Tuesday, June 11, 2013 at 5:30 p.m.**

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**MINUTES**

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**PRESENT:**

Kerry Kukucha, Vice Chair  
Dave Gosse  
Margaret Herman  
Sharon Peters  
Brad McTavish

Pam Bookham, Councillor

**ABSENT:**

Larissa Grierson, Chair

**GUESTS:**

P. Rempel, Owner, 2513 Jones Avenue  
C. Mooi, Designer, 2513 Jones Avenue  
D. Siegrist, Integra Architecture Inc.  
Reza Salehi, Citimark Properties  
Rebecca Nguyen, Citimark Properties

**STAFF:**

Jocelyne Piercey, Planning Technician  
Edytha Barker, Committee Clerk

**Quorum = 4**

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The meeting was called to order at 5:35 p.m. by the Vice-Chair.

**1. ADOPTION OF MINUTES**

The minutes of March 12, 2013 were adopted as circulated.

**2. DELEGATIONS**

(a) 2513 Jones Avenue – Jackson House

Phil Rempel, Owner and Chris Mooi, Designer

J. Piercey introduced the project. This is an application for a building permit on a B ranked home in the new Heritage Register. The owners would like to add a new upper floor washroom and a closet addition which involved adding new dormers to the outside of the house.

The home owner and the designer presented the plan for the renovation. The plan will alter the front roofline of the heritage home. This home was built in 1912 and has had minor renovations to modernize parts of the house over the years. They are proposing to add 2 symmetrical dormers and a small linking dormer. The owners wish to maintain the character of the home by mimicking the existing windows and will use the same materials. The upstairs floor has never had a washroom and the rooms upstairs sit with a break in between. They plan to use the existing floor space and attic space that is there already.

### HAC Questions/Comments:

- What do you plan to use for the new shingles?
  - A: Hardie shingles as we are concerned about maintenance. We will try to mimic the existing, this is a very small space
- HAC suggested that the “apron” below the upper window that currently runs straight through will look like an obvious addition. Is there a way to remove it?
  - A: The owner agreed and will make this change.
- HAC questioned the new dormers as it seems from the plans that they will be top heavy, with no symmetry.
  - Response: The intention is to match the 2 shadow lines from below.
- HAC had some concerns with the placement of the new dormers and felt they were too dominant. Members agreed that the dormers should be moved back at least 2 feet to create more roof area. As the front of the roof is one of the major heritage elements of the home, the owners should reduce the closet and some of the washroom to maintain the heritage look. There was some discussion regarding this issue.
- The owner and designer agreed that the dormers could be moved back 12 inches and centre them to remain more in keeping with the heritage element.
- Are you planning to use new windows?
  - A: Yes, we are planning to put in Milgard vinyl windows with simulated light, physical dividers. These are a double glazed, premium window that look like wood.
- HAC encouraged the applicant to look at the prospect of using wood windows as they feel that vinyl windows are not appropriate. Wood windows with thermal bridging are more efficient than vinyl. Some suggested suppliers for these were: Builders Direct or Sashmaster, both in Burnaby.
- Which elevations have cedar shingles?
  - A: Just the small side near the top.

It was moved and seconded:

**THAT** the Heritage Advisory Commission, having received the presentation from Chris Mooi, Designer and Phil Rempel, Owner for 2513 Jones Avenue, supports the project, subject to the following recommendations:

1. Recess the front 2 dormers 12 inches back from the front main floor façade to allow for more roof exposure;
2. Centre the 2 dormers above the main floor window bays, keeping the basic dimensions of the dormers the same, however, the dormers should be separated by 8 feet instead of 6 feet;
3. Delete the horizontal trim at the sill level of the new windows;
4. Replace Hardie Board with Western Red Cedar shingles to match the existing shingles;
5. Use true divided light wood windows rather than vinyl.

**CARRIED UNANIMOUSLY**

(b) 529 East 3<sup>rd</sup> Street – Eatherington Residence  
Reza Salehi, Citimark Properties Corp.

J. Piercey introduced the project. This is a wartime house located on East 3<sup>rd</sup> Street. It is listed in the Heritage Register as an A ranked building. There has been a request for demolition for this building and the City's Heritage Designation Policy requires a report to Council when there is a demolition request. Citimark is the applicant. They have purchased the property as a potential lot assembly. Citimark has spoken to City staff about various different options and staff recommended that the applicant retain a heritage consultant to review the home. Don Luxton was retained and in his report, he suggested that the most likely option would be to relocate the home as it would be difficult to retain it as part of a new development. A report on this matter will go to Council next week.

R. Salehi advised the Commission that Citimark is very willing and would be pleased to work the City staff to resolve this issue in the right way. They have assembled 5 lots on East 3<sup>rd</sup> Street in order to develop a 3 story stacked townhouse project. They have not applied for rezoning yet as they would like to resolve the issue of the heritage building first. R. Salehi stressed that Citimark recognizes the importance of the heritage aspect of this building and the role that the City of North Vancouver played during World War II as it was a major centre for shipbuilding. In working with the architect and preparing a site plan, Citimark came to the conclusion that it is not physically possible to keep the house which is in the middle of 5 lots. D. Luxton has also mentioned that relocating the house onsite would overrun the house and it would lose its heritage integrity. In speaking with the City's Planning department and D. Luxton, 2 options were identified: 1. Relocate the house to another area. This is possible as it sits on a basement which is not of historical significant. Citimark will make arrangements and will pay for moving/relocation of the house. 2. The other option is to make the house available for private owners who can use this house as a laneway home or secondary suite. Again, Citimark would make arrangements and bear the cost. Finally, if none of these options are available, Citimark would take the lead on designing a plaque to commemorate the house and display it in a significant location, on the actual lot that the house currently sits.

**HAC Questions/Comments:**

- What does this represent for density?
  - A: 1.3. It is zoned as single family currently. With a new OCP forthcoming in the fall, there may be proposals to have a higher density in that area
- Is there any information on the condition of the wartime house?
  - A: Citimark has done a walk through with the Planning department. It is not in good condition but they have not examined the structural integrity.
- Do we have information on the number of wartime houses that still exist in the City?
  - A: Nothing currently summarized but we can get this information.
- Have any sites for relocation been identified?
  - A: No, not as yet.
- HAC members would encourage an exhaustive program endeavouring to find a new location for the home prior to the issuance of a demolition permit. HAC has no issue with the need to move the home, but do not want it demolished.

- Councillor Bookham suggested a staff report is needed stating the condition of the house and its suitability to be moved. We need to know if it is in a sound structural condition and an estimate of what the cost to restore it would be.

It was moved and seconded:

**THAT** the Heritage Advisory Commission, having received the presentation from Reza Salehi of Citimark Properties Corp., for 529 East 3<sup>rd</sup> Street, makes the following comments:

1. The Commission does not support issuance of a demolition permit at this point in time;
2. The Commission recommends that a structural assessment of the original heritage structure be undertaken by a City approved consultant, to determine the feasibility of moving the house;
3. The Commission recommends that the applicant undertake a vigorous campaign, in concert with City of North Vancouver staff, to identify public or private opportunities to relocate the heritage house, in recognition of its historic World War II importance to the citizens of Canada.

**CARRIED UNANIMOUSLY**

### 3. UPDATES

#### a) STAFF

- **2013 Heritage Register** – Was officially adopted as of June 10, 2013! The next step will be to get it printed. HAC members commented that it would be nice to have better photos that focus in on features of the home and that it might be more helpful to catalogue the heritage design elements of each structure or certain significant structures.
- **229 East 19<sup>th</sup> Street** – This is an 'A' ranked building in a Heritage character area, owners want to demolish the house and build a brand new one. Their proposal is to replicate exactly what it was. Staff will be forwarding a report to Council next week recommending a structural assessment report and giving a comparison between new and restoration. Will report back to HAC once a report is obtained.
- **Central Waterfront Vision & Branding** – Council has asked for RFP's.
- **CityShaping Update** – Went to Council last night. North Van City Voices brought up some questions which have been referred back to staff for response. Will come back to Council in a couple of weeks.
- **Empire Theatre** – Application came in this week

#### b) COUNCILLOR

- In discussing the Heritage Register at Council, a suggestion was made for financial incentives for heritage home owners. Council asked that staff come back with a report.

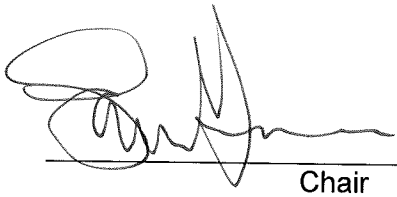
4. **DISCUSSION TOPICS**

a) **Debrief – Joint DNV & CNV Heritage Meeting**

HAC members agreed that it was a useful exchange of information. It would be nice to do this on an annual basis with each municipality being given an equal amount of time to report on activities and more time for discussion.

5. **ADJOURNMENT** – 8:00 p.m.

**DATE OF NEXT MEETING – July 9, 2013**

  
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Chair

AUGUST 1 / 2013  
Date