

REPORT TO CHC



Date: June 25, 2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning Department, Community Planning & Real Estate (AC)
Application: HAP14-0010 **Owners:** Robert & Marianne Law
Address: 1847 Maple St **Applicant:** Birte Decloux
Subject: Heritage Alteration Permit
Existing Zone: RU1 - Large Lot Housing
Heritage Register: Not Listed

1.0 Purpose

To raise the existing dwelling 0.9m in Phase 1 and to permit the exterior changes regarding an expanded front porch in Phase 2.

2.0 Urban Planning Department

The subject property is located in the Abbott Street Heritage Conservation Area, but is not presently listed on the City's Heritage Register. The Abbott Street Heritage Conservation Area Guidelines identifies the dominant style for the block as "Early Arts & Crafts" and the subject property as "Early Suburban".

In Phase 1, the applicant would like to raise the floor level 0.9m (3 feet) in order to sit at the floodplain elevation. The lower living area currently sits below the floodplain elevation. The building's footprint is not expanding. Visual changes include the addition of basement windows to the front elevation to match the existing windows on the south elevation and increase the number of stairs to the front entrance. The exterior cladding will remain the same. The stucco and banding will be retained for the upper portion of the home and additional horizontal siding will be added to clad the raised portion. The colour palette is not changing. The additional height is in keeping with the style and surrounding dwellings.

In Phase 2, the applicant is proposing to expand the front porch. The second phase is proposed to be in the form of an expanded front porch. This is not in keeping with the Early Suburban style but the applicant would like to have useable outdoor space facing the street. The porch would allow a sitting area and create pedestrian friendly interaction with the street and neighbourhood. However, the open front porch or verandah feature is a major characteristic of the Early Arts & Crafts style and the dominate architectural style on the block is Early Arts & Crafts.

The subject property meets all the zoning bylaw requirements except for the driveway access. The zoning bylaw only permits parking and access from the lane for new developments. However, a Development Permit or a Heritage Alteration Permit does not require property owners to conform when they have non-conforming status. It was indicated by Staff that it would be desirable to remove the driveway and have parking accessed from the rear only but the applicant wishes the driveway to remain. Front Driveway access does not meet the following heritage styles:

- Early Arts & Crafts
- Late Arts & Crafts
- Early Vernacular Cottage
- Late Vernacular Cottage
- Moderne

The only style that has a front driveway characteristic is Early Suburban Bungalow and of the 16 properties facing Maple Street there are only three properties that have front driveway access. Two of the three properties that have front driveway access are “Early Suburban Bungalows” and the other property is “Early Arts & Crafts.”

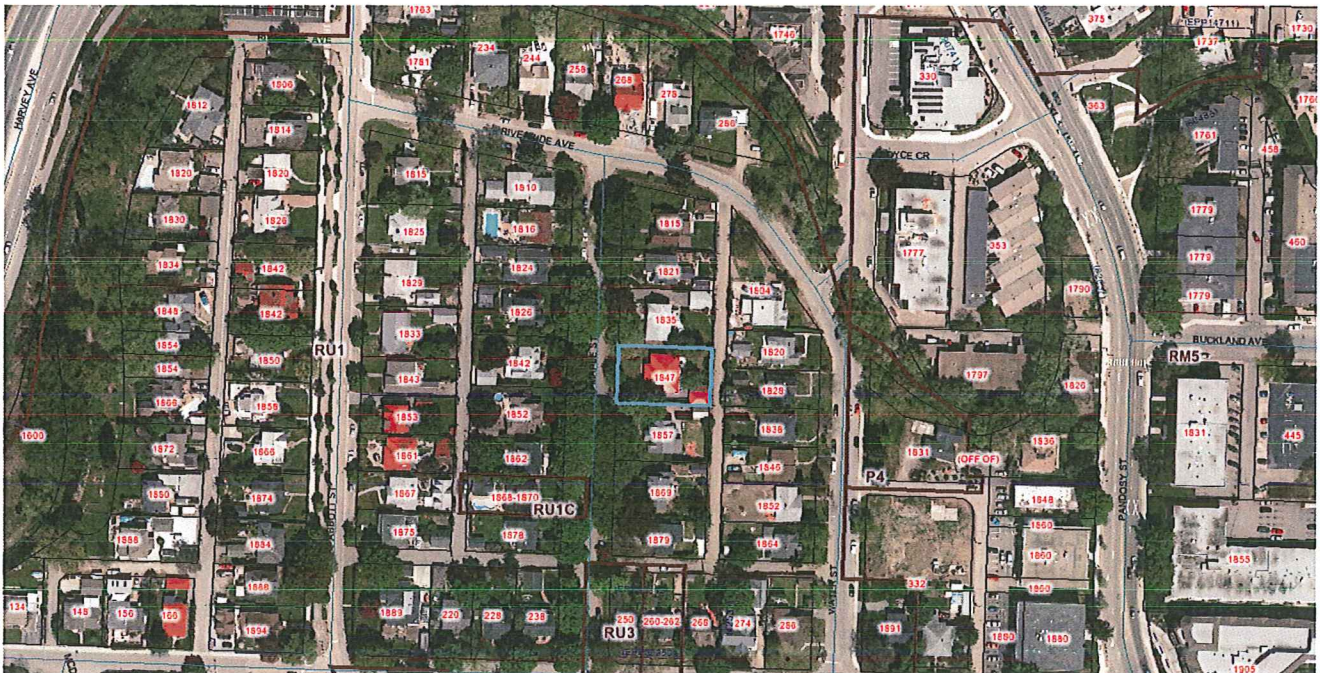
Overall, raising the building and expanding the front porch add to the dominate block style of “Early Arts & Crafts.” However, the existing driveway location is not keeping with the dominate block style.

Proposal

2.1 Site Context

The subject property is located at the east side of Maple Street. The subject property is zoned RU1 - Large Lot Housing and designated as Single/Two Unit Residential in the Official Community Plan. The site is bordered by established, RU1 single family development.

Subject Property Map: 1847 Maple St.



3.0 Current Development Policies

3.1 Kelowna Official Community Plan (OCP)

Chapter 14 Urban Design guidelines

- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street (including those with special character or historical and cultural significance);

Chapter 6 - Environment Policy .1 Tree Canopy Coverage.

- Set a target of 20% for tree canopy coverage through preservation measures and planting strategies (location and species), in accordance with City policy and plans.

Chapter 9 - Heritage Policies

- Objective 9.2 Identify and conserve heritage resources.
- Policy 9.2.4 Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

Chapter 16 - Heritage Conservation Area

- 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.

4.2 Heritage Conservation Area Development Guidelines

4.2.1 Dominant Block Style is Early Arts & Crafts

First Civic Phase Architectural Styles (approx. 1904 - 1918)

- The first civic phase spans from the earliest urban subdivisions dating around 1904 and continues to the end of the Great War. This period is noted for the variety of revival architectural styles which were popular at the time.

Early Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Open front verandah
- Up to 1 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings
- Single & multi-sash window assembly
- Wide window & door surrounds
- Multiple pane windows



- Asymmetrical front facade
- Side or rear yard parking

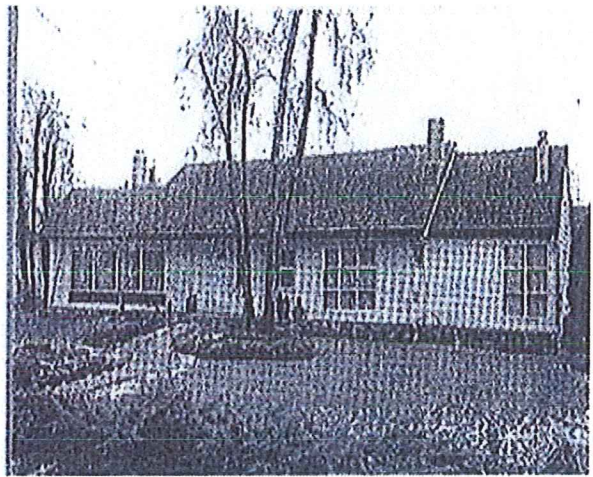
4.2.2 The subject property's style is Early Suburban Bungalow

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

- The fourth civic phase follows the end of the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermopane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics:

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1&2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access



4.0 Technical Comments

4.1 Building & Permitting Department

- Basement slab on grade should be lifted to meet the requirements of the mill creek flood plain elevation of 343.66m
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

Application Chronology

Date of Application Received: June 18th 2014

Report prepared by:

Adam Cseke, Urban Planner

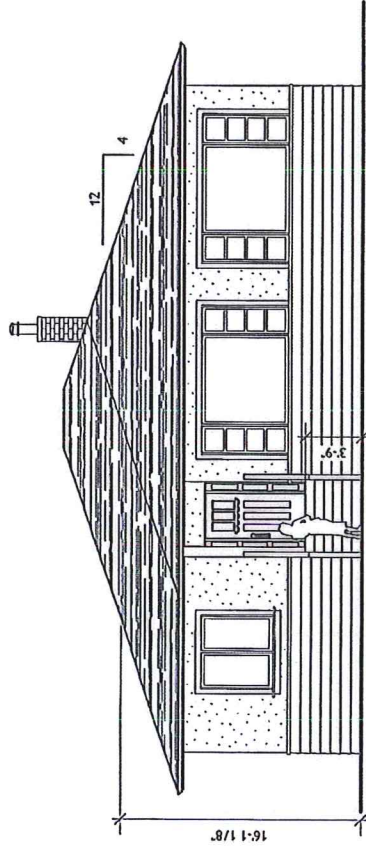
Reviewed by:



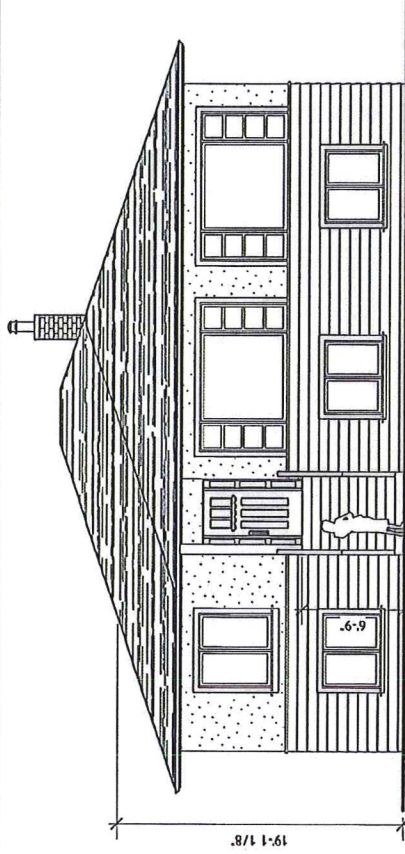
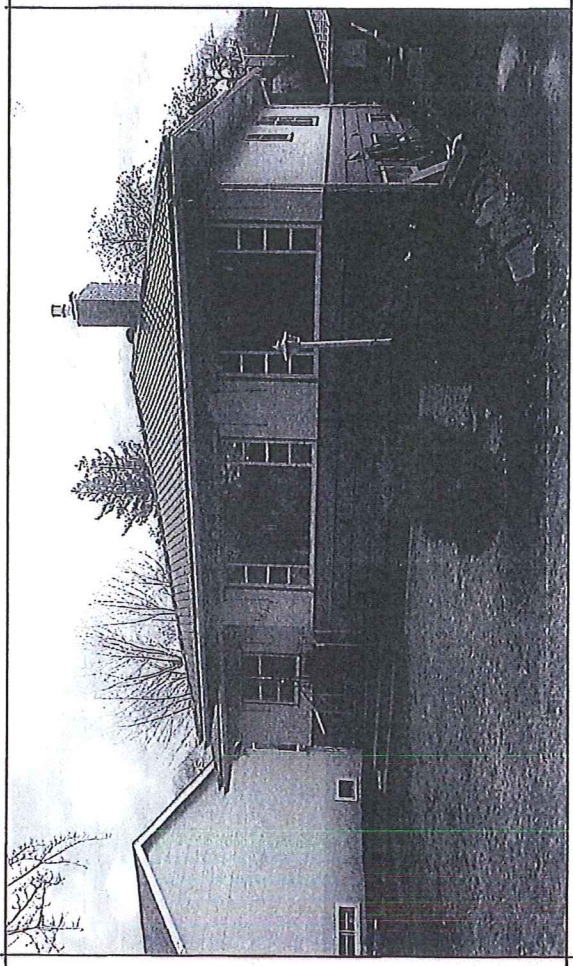
Lindsey Ganczar, Urban Planning Supervisor

Attachments:

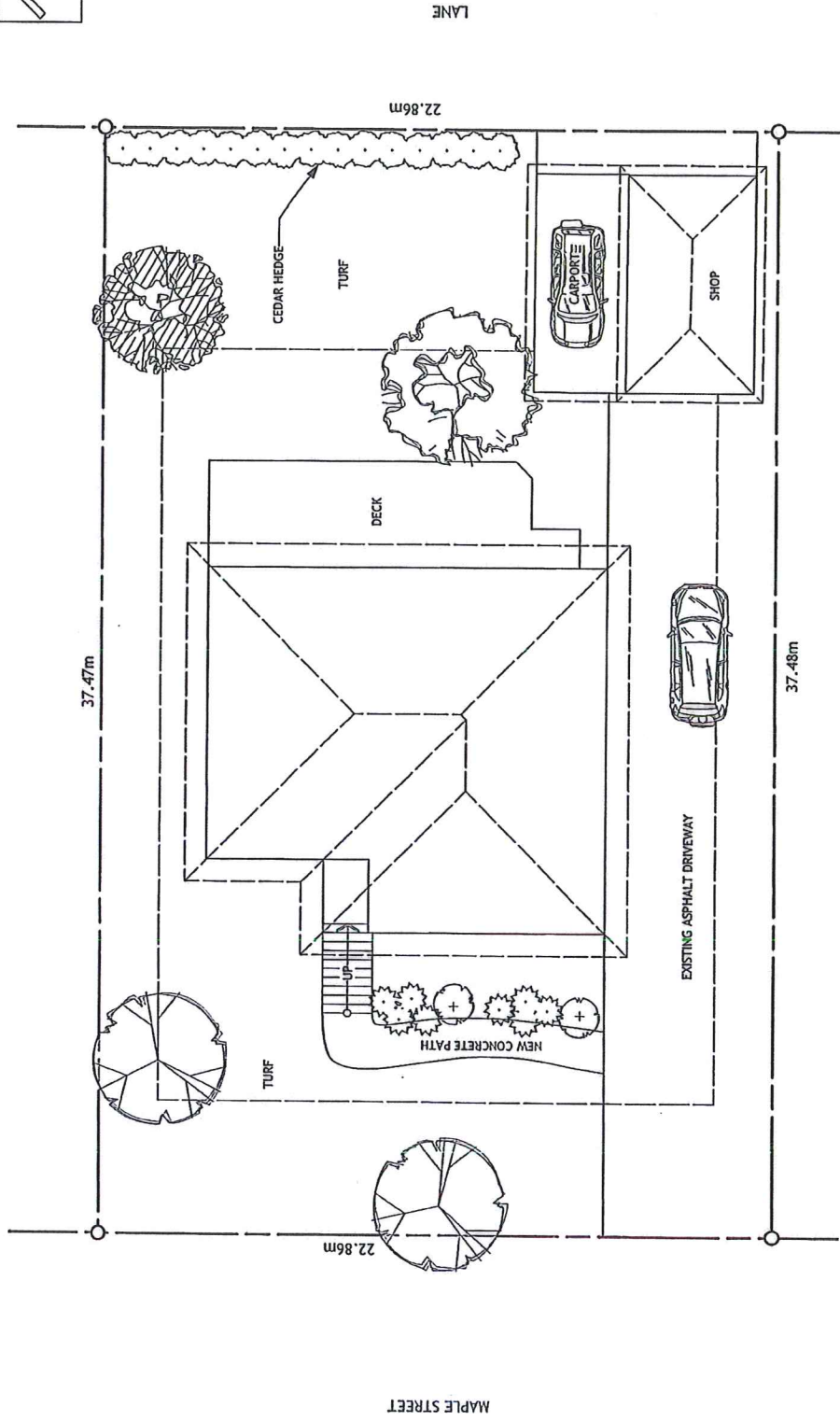
Proposal

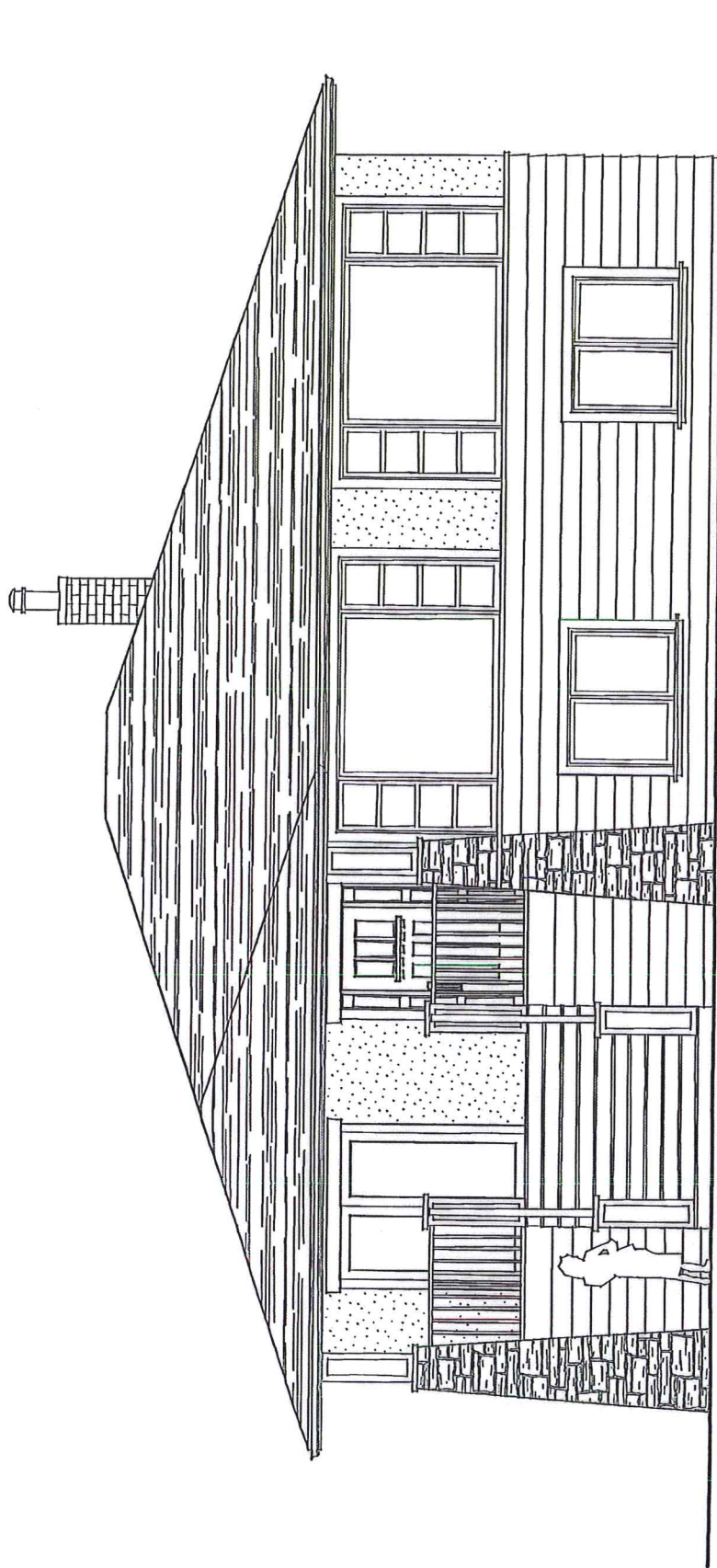


1 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"





Staircase flush with south porch wall

1847 MAPLE STREET, KELOWNA, BC



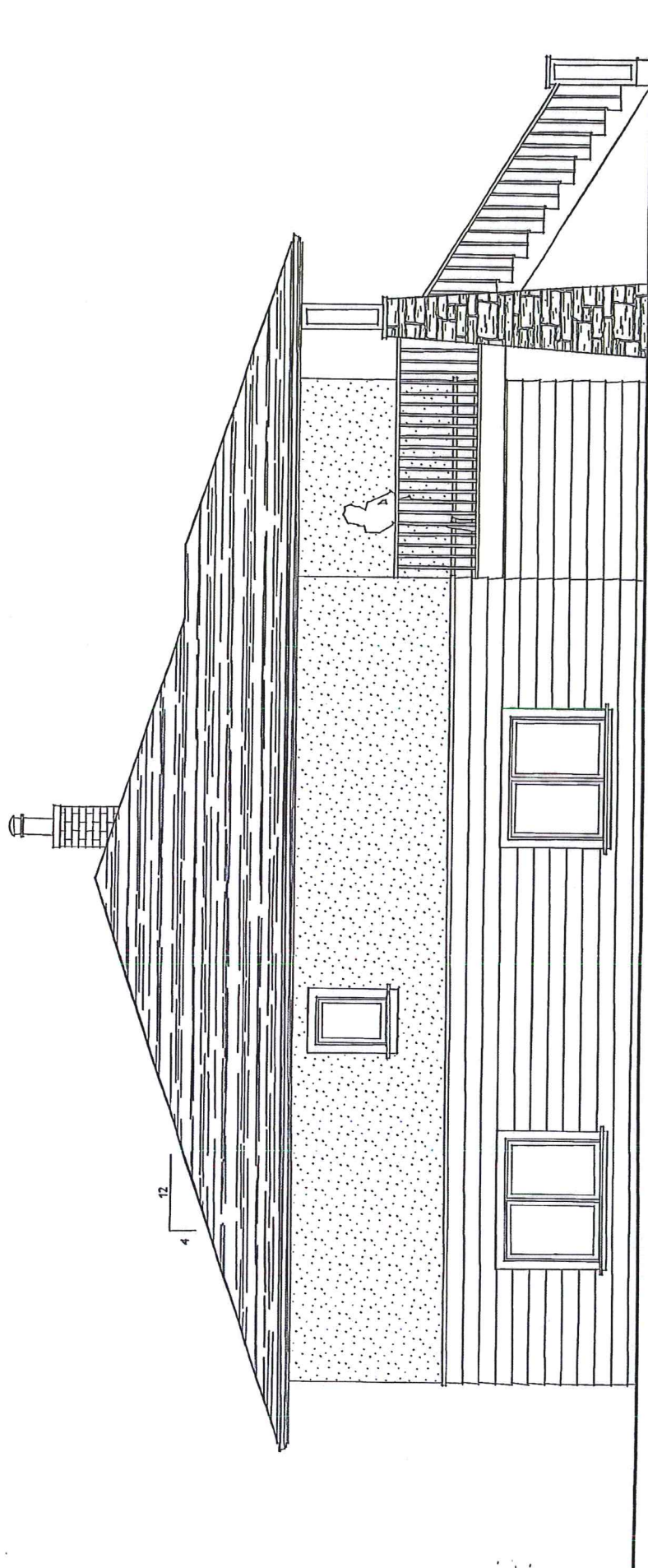
644 ARROWLEAF LANE
KELOWNA, BC V1W 4Y5
(250) 212-7938
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PHASE 2 WEST ELEVATION

JUNE 16, 2014

SCALE: 1/4" = 1'-0"

3 OF 5



1847 MAPLE STREET, KELOWNA, BC



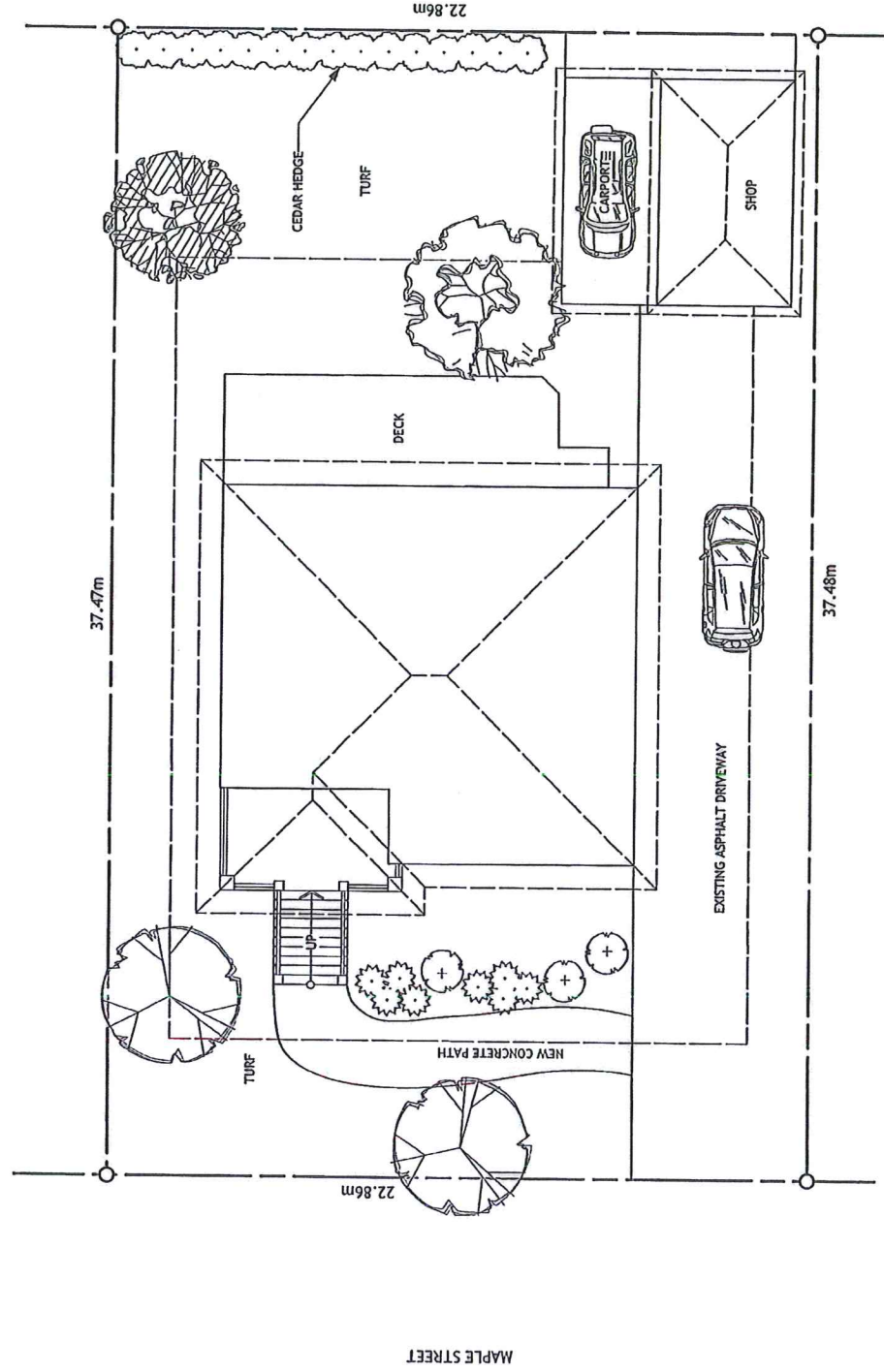
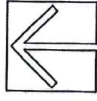
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PHASE 2 NORTH ELEVATION

JUNE 16, 2014

SCALE: 1/4" = 1'-0"

4 OF 5



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PHASE 2 SITE PLAN

JUNE 16, 2014

SCALE: 1/4" = 1'-0"

5 OF 5