
**CITY OF KELOWNA
MEMORANDUM**

Date: March 10, 2006
File No.: HAP06-0004
To: City Manager
From: Planning & Corporate Services Department
Subject:

APPLICATION NO. HAP06-0004 **OWNER:** Doug Lee
AT: 732 DeHart Ave. **APPLICANT:** Peter Chataway
PURPOSE: TO RENOVATE THE FAÇADE OF AN EXISTING SINGLE DETACHED DWELLING.
EXISTING ZONE: RU6 – TWO DWELLING HOUSING
REPORT PREPARED BY: KEIKO NITTEL

1.0 RECOMMENDATION

THAT the Municipal Council authorize the issuance of Heritage Alteration Permit No.06-0004 for Lot 2, DL 138, ODYD, Plan 490, located on Dehart Avenue, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A"
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. The front porch railing & stairs are to be relocated to correspond with the front entry location;
4. Landscaping to be provided on the land be in general accordance with Schedule "C";

2.0 SUMMARY

The current application seeks approval to renovate the façade of the existing heritage house.

3.0 COMMUNITY HERITAGE COMMISSION

The Community Heritage Commission at the meeting of March 7, 2006 considered the application HAP06-0004, and the following resolution was passed:

THAT the Community Heritage Commission supports Application #HAP06-0004, subject to the front steps and railings being relocated to correspond with alignment of the relocated door.

4.0 BACKGROUND

The J.D. Pettigrew House is linked associated with the Pettigrew family, noted for their association with local jewellery businesses, the Kelowna Fire Department, and municipal service; for being a representative middle-class single-family house of the early twentieth-century; for recent connections with the Kelowna School Board and neighbourhood residents' association.

The underlying form is a 'foursquare' house, with a square plan and hipped roof (truncated to have a flat top). The regularity is interrupted by gabled dormers, a porch, a projecting bay, and a shed wing at the rear, characteristic of picturesque sensibilities of the late Victorian / early Edwardian era. Other defining characteristics of the house include the veranda extending across the front of the house, second-floor windows extending into gabled dormers with decorative shingles in the peak of the gables and the eaves interrupted for the windows, a prominent bay window on south side, horizontal wood siding, double-hung, one-over-one wood-sash windows, and a centrally-located brick chimney

The house was acquired in 1979 by School District 23. In 1998 the school district leased the building to KSAN, the local area Residents' Association, to allow for its restoration, showing the value placed on the house by the community. In July 2005, the house was relocated by the City of Kelowna to 732 Dehart Avenue. The City subsequently proceeded with an application to designate the Pettigrew House as a Municipal Heritage Site pursuant to Section 967 of the Local Government Act (HD05-0001). The application, however, solely addressed the heritage designation of the property not future alteration of the building. As Municipal Heritage Site, any alteration to the building requires approval under a Heritage Alteration Permit (HAP). The property was subsequently sold by the City. The new owner is now proposing alterations to the building and has thus applied for the subject Heritage Alteration Permit.

4.1 The Proposal

The Applicant is proposing to renovate the façade of the existing house. The following changes are proposed:

- Add rusticated stone “haug” cement parging finish to foundations;
- Add new kitchen window on rear north wall;
- Reverse hall window and front door locations (relocated front porch steps to correspond)
- Provide “Edwardian” exterior paint colour complete with Victorian influences (e.g.: dark gloss sashes, light-tone fascia board and trims and frames, mid to dark tone walls and accent details; all quality heritage paints).

Building Permit will be required. All work to conform with BCBC.

5.2 Works & Utilities

The Works & Utilities Department have the following comments associated with this application:

- The Heritage Alteration Permit Application for proposed additions to the existing structure, will not compromise Works and Utilities requirements.
- The property is adequately serviced therefore no upgrades will be required as part of this application.

6.0 PLANNING AND CORPORATE SERVICES

Staff has no concerns with the changes proposed for the façade of the Pettigrew House. The proposed rusticated stone cement finish to foundations will conform to the original look and materials, referenced from pictures of the house on its previous site at 575-599 Harvey Avenue. The Heritage Register indicates that the rear wall has been altered several times from the original condition, so this addition of a new window on the rear elevation should therefore not detract from the building's heritage value. Regarding the reversal of the hall window and front door locations, Staff notes that the heritage value of this building relates primarily to previous owners' socio-cultural significance in the City's history, to its demonstration of good foursquare style, and to the importance the community has placed on preserving it. If the door relocation improves liveability in relation to the floor plan, there is no objection. The applicant will be required to reconfigure the front porch & steps to correspond with the location of the front door. The proposed paint colour has been selected from the 'True Colours' heritage palette and is appropriate for Edwardian/Victorian style/era.

Andrew Bruce
Development Services Manager

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Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

ATTACHMENTS (3 pages)

Subject Property Map
Site Plan

Photographs of House
Colour Board
Floor Plans