

REPORT TO CHC



Date: September 4, 2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning, Community Planning & Real Estate (LB)
Application: HAP14-0012 **Owners:** Desjardins Contracting Ltd.
Address: 1834 Riverside Avenue **Applicant:** Birte Decloux
Subject: Heritage Alteration Permit
Existing Zone: RU1 - Large Lot Housing
Heritage Register Not Included

1.0 Purpose

The applicant is seeking a Heritage Alteration Permit to allow the addition of a shed dormer to the west elevation and a French door, raised patio and portico to the east elevation of the existing single family dwelling.

2.0 Urban Planning

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 Development Guidelines identifies the dominant style for the block as "Early Vernacular Cottage" and "Late Vernacular Cottage" for the subject property.

The shed dormer is not consistent with the gable roof forms that are characteristic of both the Early and Late Vernacular Cottage styles; however, this elevation faces Mill Creek Linear Park and is not visible from within the Abbott Street Heritage Conservation Area. The proposed patio on the east elevation is 15 m² in size with a lock brick surface, and will be in the same style as the west elevation (original front door) patio, which will also be repaired. The proposed French door mimics the window style seen on the west elevation. The gable portico proposed for the east elevation entrance is in keeping with the Early Vernacular Cottage characteristics and takes design cues from the existing portico on the west elevation.

The stucco exterior is proposed to be painted light gray ('Revere Pewter') with darker gray ('Chelsea Gray') accents and black ('Black Tar') doors. The existing windows will be repaired and the mullion pattern will be replicated in the windows on the proposed dormer. The existing brown asphalt shingle roof is proposed to be replaced with grey/black asphalt shingles on the entire structure.

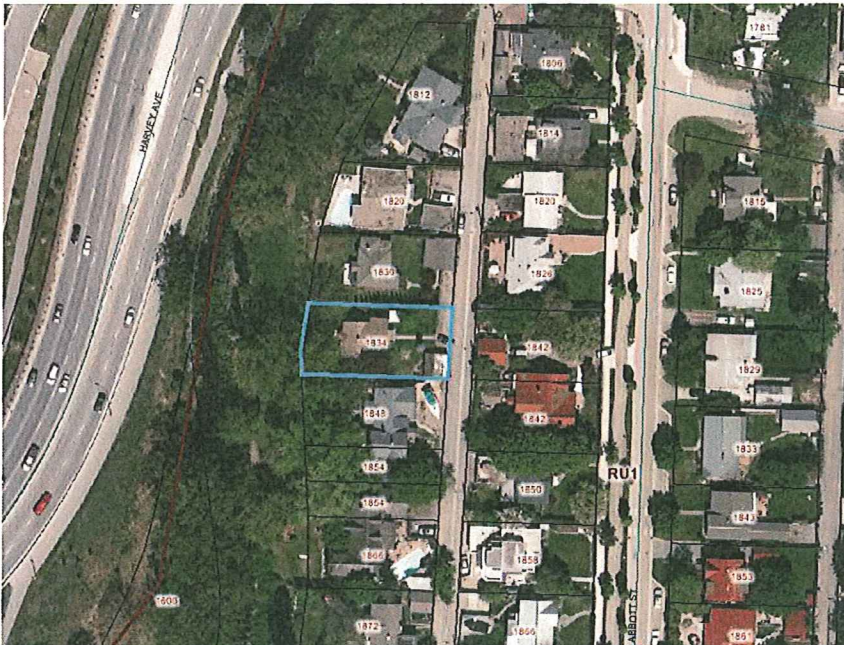
Overall, the proposed changes are in keeping with the existing style of the house and the surrounding block. Although the shed dormer style does not fit with the dominant architectural styles, it is not visible from within the Heritage Conservation Area.

3.0 Proposal

3.1 Site Context

The subject property is located on the west side of Riverside Avenue. The subject property is zoned RU1 - Large Lot Housing and designated Single/Two Unit Residential in the Official Community Plan. The site is bordered by established, RU1 single family development with Mill Creek Linear Park immediately to the west. With the exception of the existing non-conforming garage on the southeast corner of the property, the proposed application meets all the requirements of the RU1 - Large Lot Housing zone.

Subject Property Map: 1834 Riverside Avenue



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

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;

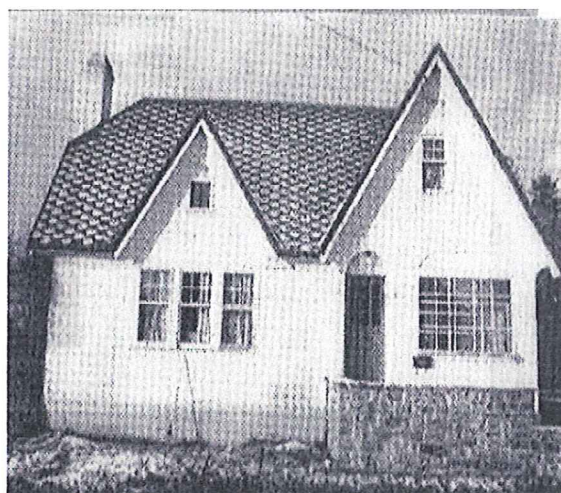
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that changes to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

4.2 Heritage Conservation Area Development Guidelines

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Craft and Early Vernacular Cottage architectural styles characterize this period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

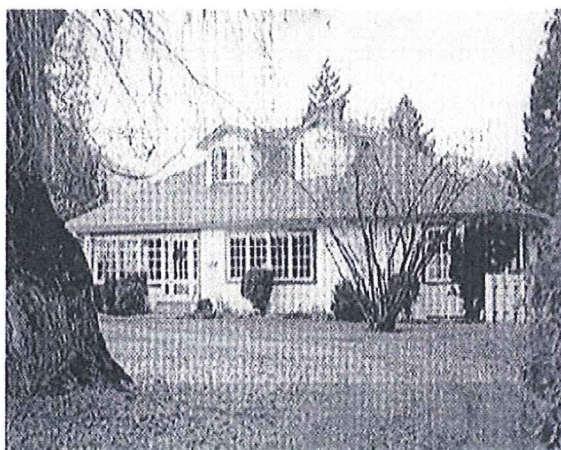
Early Vernacular Cottage Characteristics:

- Fanciful feel to the architecture
- Narrow eave verges
- Stucco cladding and detailing
- Stucco cove at soffit
- Up to 1 ½ storey massing
- Vertical window openings
- Balanced asymmetrical facade
- Porch or Portico at Front Entrance
- Arched transom & feature windows
- Multi-sash window assembly
- Gable roof forms
- Stucco 'tuck' at the foundation line
- Wood or interlocking asphalt shingle
- Side or rear yard parking



Late Vernacular Cottage Characteristics:

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



5.0 Technical Comments

5.1 Building & Permitting Department

- No comments.

5.2 Policy and Planning

- The subject property has a future land use designation of Single / Two Unit Residential in the current Official Community Plan (OCP) and is zoned RU1. The property is within the Abbott Street Conservation Area and has been identified as having the style of Vernacular Cottage (late) in an area where the dominant style is Vernacular Cottage (early) according to Abbott Street & Marshall Street Heritage Conservation Areas Development Guidelines (1997).
- The application is for a Heritage Alteration Permit to allow the addition of a dormer to the west side of the roof and a French door and raised patio off the east side of the building.
- Overall the intent of the application is consistent with the OCP's Heritage Conservation Area Guidelines. The applicant should be reminded that window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

5.3 Engineering

- No comments.

Application Chronology

Date of Application Received: August 19, 2014

Report prepared by:


Laura Bentley, Planner

Reviewed by:

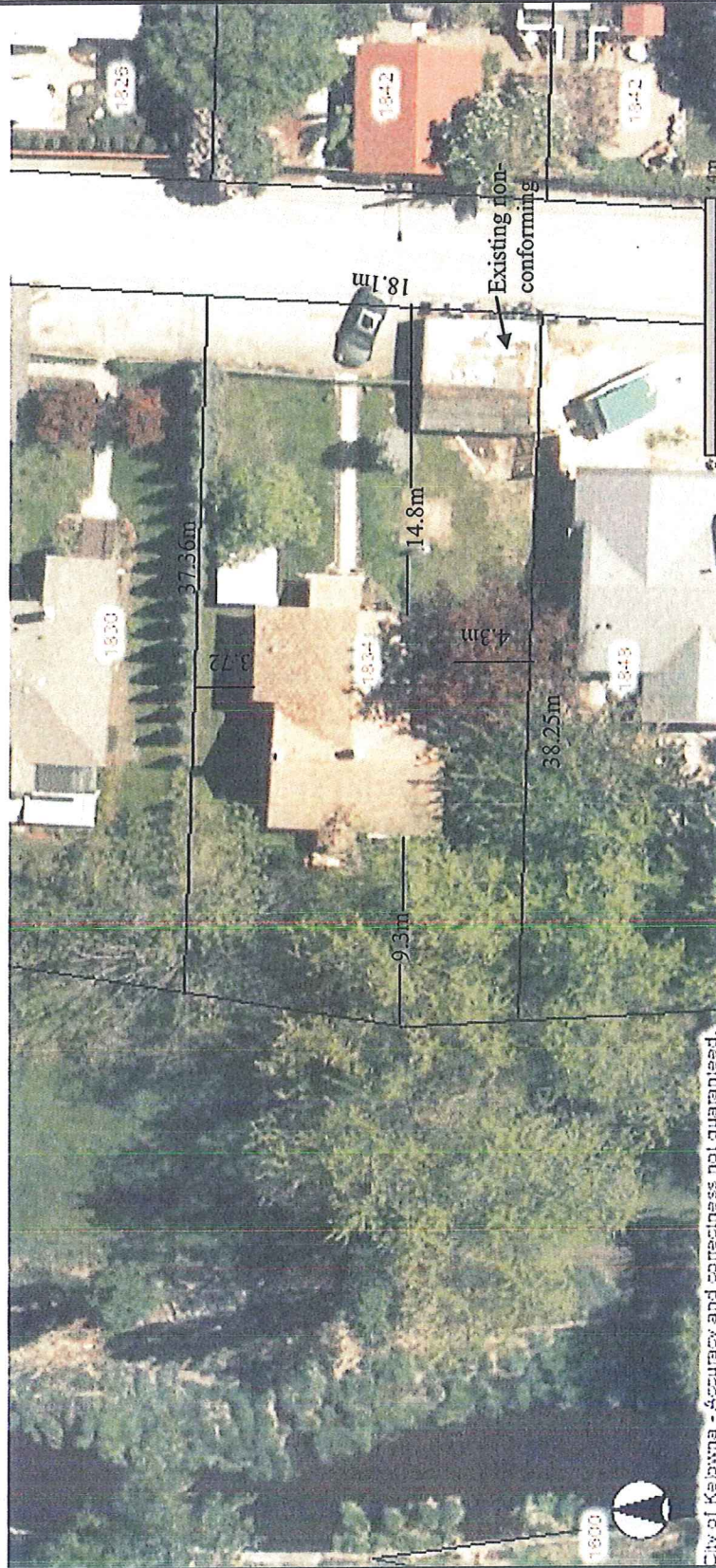


Lindsey Ganczar, Urban Planning Supervisor

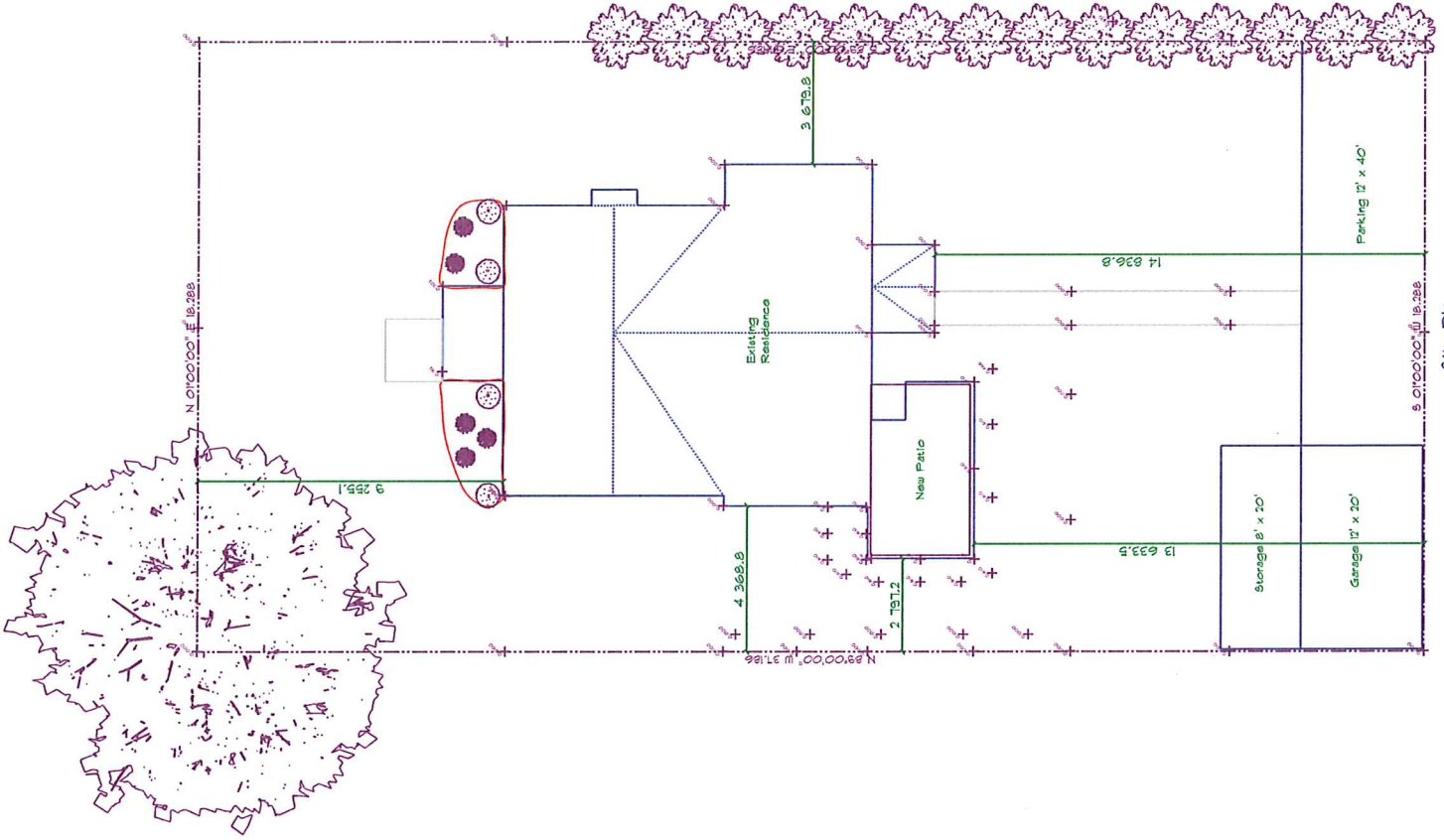
Attachments:

Site Plan
Elevation Drawings
Colour Board
Existing Dwelling Photos

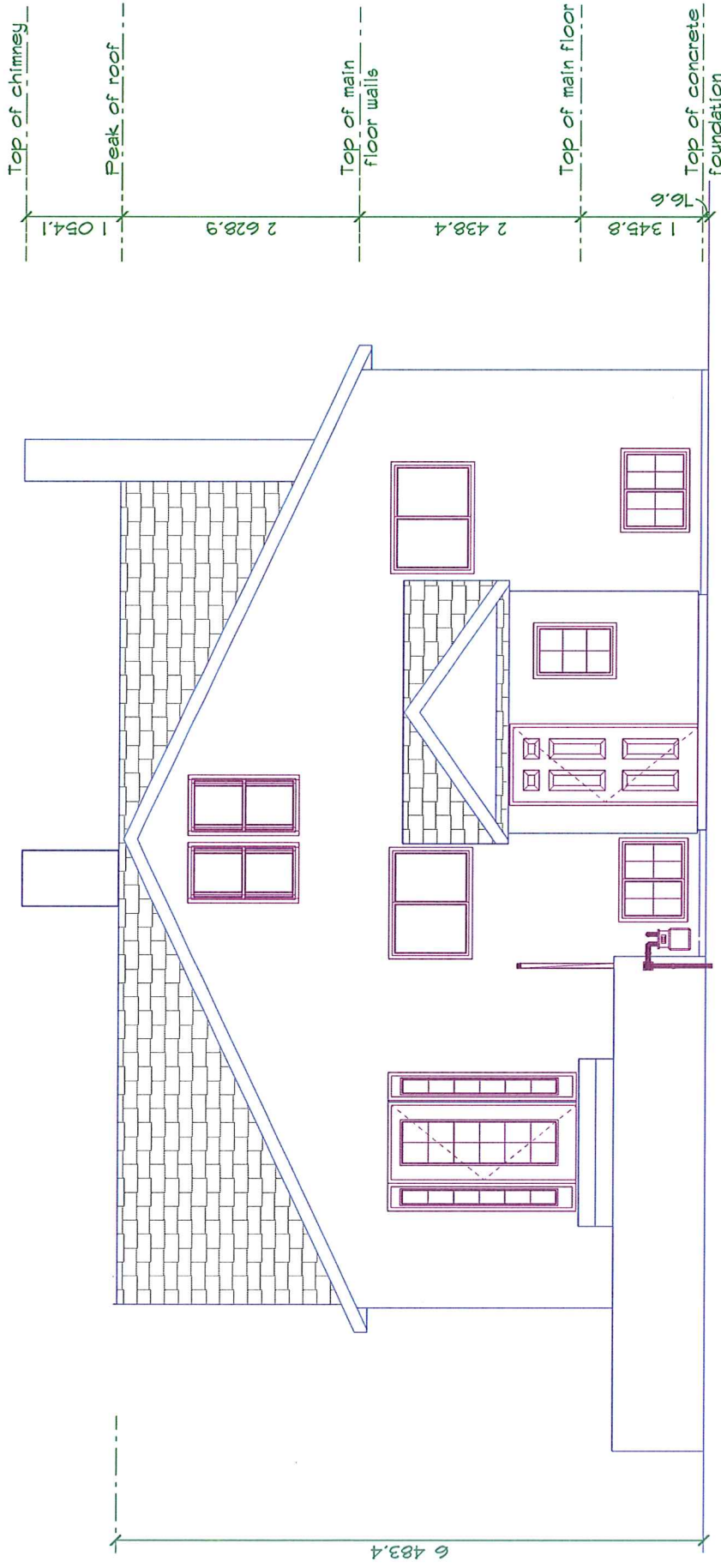
1834 Riverside Avenue, Kelowna Site Plan



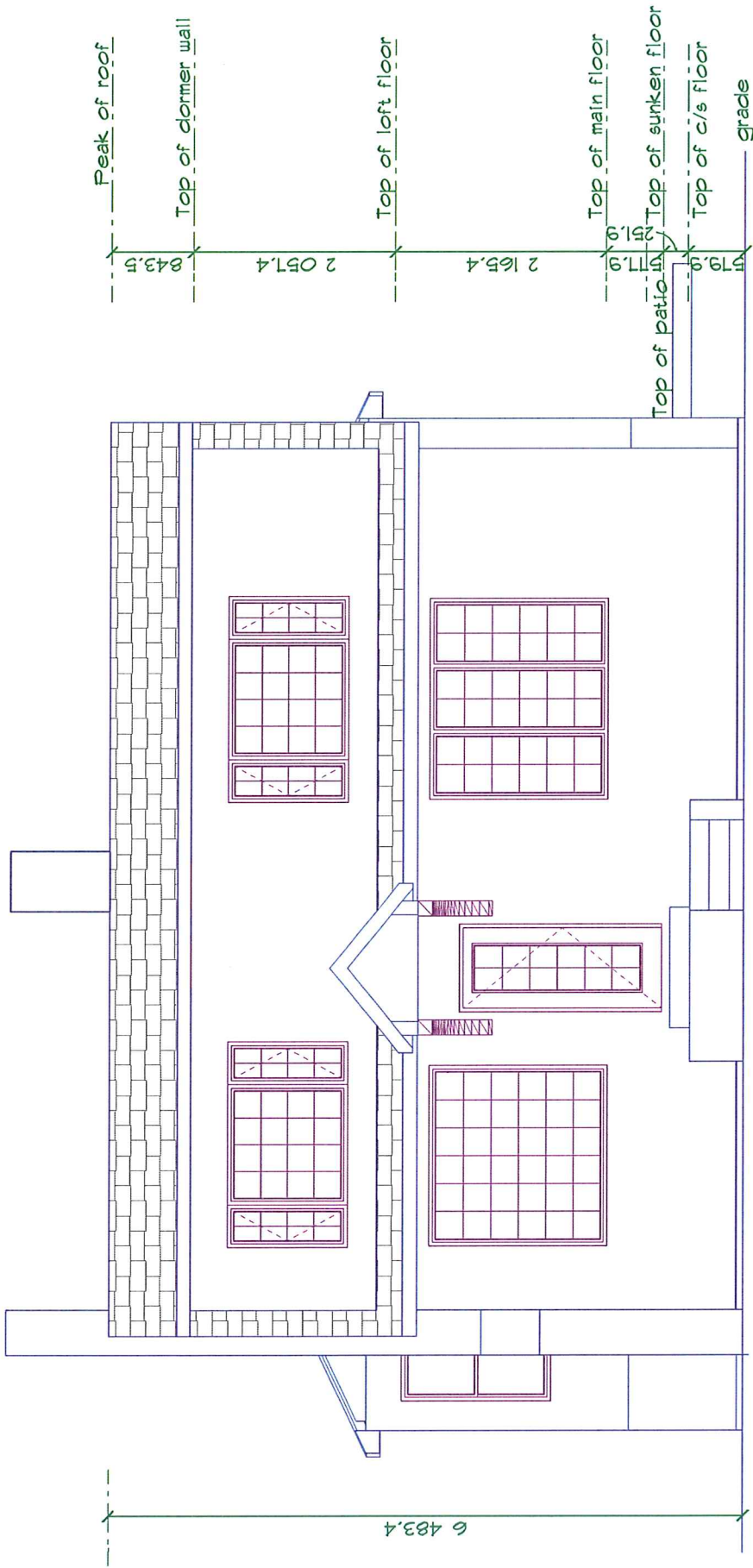
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250.575.6707



Site Plan
1834 Riverside



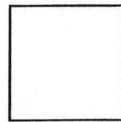
Front Elevation
1834 Riverside
Raised patio added



Rear Elevation
 1834 Riverside
 Dormer Added

1834 Riverside Avenue— Colour board

All colours are selected from Benjamin Moore collections.



revere pewter

HC-172

Main



black tar

2126-10

Door colour



chelsea gray

HC-168

Accent Colour

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1834 Riverside Avenue— Existing Dwelling photos



West Elevation facing Mill Creek

A shed dormer (similar to the one at the entrance) is being proposed for the west roof.



East Elevation facing Riverside Ave.



North Elevation



South Elevation

1834 Riverside Avenue - HAP
Photos of details to be repeated



The west side of the dwelling has a beautiful gable portico which will be replicated for the east entrance (now the front).



The west entrance patio will be repaired and a matching patio will be constructed on the east side of the dwelling.

