

REPORT TO CHC



Date: February 26, 2014

RIM No. 0940-60

To: Community Heritage Committee

From: Urban Planning Department, Community Planning & Real Estate (AC)

Application: HAP14-0003

Owners: Susan Enefer

Address: 2135 Abbott St.

Applicant: Sticks & Stones Design Group Inc.

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 permit exterior renovations to the existing dwelling.

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, and for the subject property, as "Early Suburban".

Earlier renovations include the existing front entrance and columns which have already altered the dwelling. The proposed renovations add a contemporary flavor to the building but do not detract from the overall integrity of the building. Earlier, in Oct. 2013, a similar contemporary exterior renovation to a nearby mid-century bungalow at 378 Glenwood Avenue was approved.

3.0 Proposal

3.1 Project Description

The applicant is proposing an exterior renovation to the existing building which includes:

- Adding significant wood features to the facade.
- Stone facing to existing chimney.
- New front entry and door.
- New sliding door on the front elevation with adjacent patio and pergola.
- Another Pergola over existing second level deck area.

3.2 Site Context

The subject property is located at the northeast corner of Glenwood Avenue and Abbott Street within the Abbott Street Heritage Conservation Area. 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. The proposed application meets all the requirements of the RU1- Large Lot Housing zone.

Subject Property Map: 2135 Abbott St.



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:

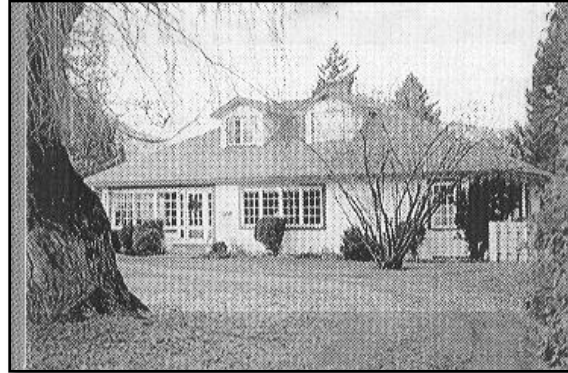
- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to 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

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



5.0 Technical Comments

5.1 Building & Permitting Department

- Building, Plumbing & Heating permits required prior to work commencing. Development Engineering Department

6.0 Application Chronology

Date of Application Received: February 19th 2014

Report prepared by:

Adam Cseke, Urban Planner

Reviewed by:



Ryan Smith, Urban Planning Manager

Attachments:

Proposal

DEVELOPMENT PROPOSAL

Please describe your development proposal: (A supplemental letter of rationale is strongly encouraged to be submitted)

Exterior upgrade & door replacemet. the update is to refresh the suburban context of the residence.
EXTERIOR RENOVATION TO THE EXISTING DWELLING.

COORDINATING PROFESSIONALS

List any professionals known to date (e.g. Architect, Landscape Architect, Engineer, Biologist, etc):

Name:		Name:	
Title:		Title:	
Address:		Address:	
Phone:	Cell:	Phone:	Cell:
Email:		Email:	

APPLICANT CONFIRMATION

A. As applicant or approved agent, I confirm that I have read all relevant City of Kelowna bylaws and policies and that this application is in conformance (unless a bylaw amendment forms part of this application).

I have attached to this application the required plans and specifications of the proposed development in accordance with the application checklist. I accept responsibility for processing delays caused by incorrect or insufficient submission materials.

I understand that this application form is a public document and that any and all information contained in it, including personal information as that term is defined in the Freedom of Information and Protection of Privacy Act of B.C., is open for inspection by the public and may be reproduced and distributed to the public as part of a report(s) to Council or for purposes of a public hearing. I am aware that I am responsible to display and remove the development sign.

I understand that I am responsible for obtaining development authorizations and permissions from Telus, FortisBC, Terasen, and Shaw Cable and for providing the File Manager with copies of responses from these utilities.

B. I further acknowledge that Development Cost Charges (DCC's) may be payable at the time of subdivision or Building Permit for the construction of new dwelling units, commercial, institutional or industrial development.

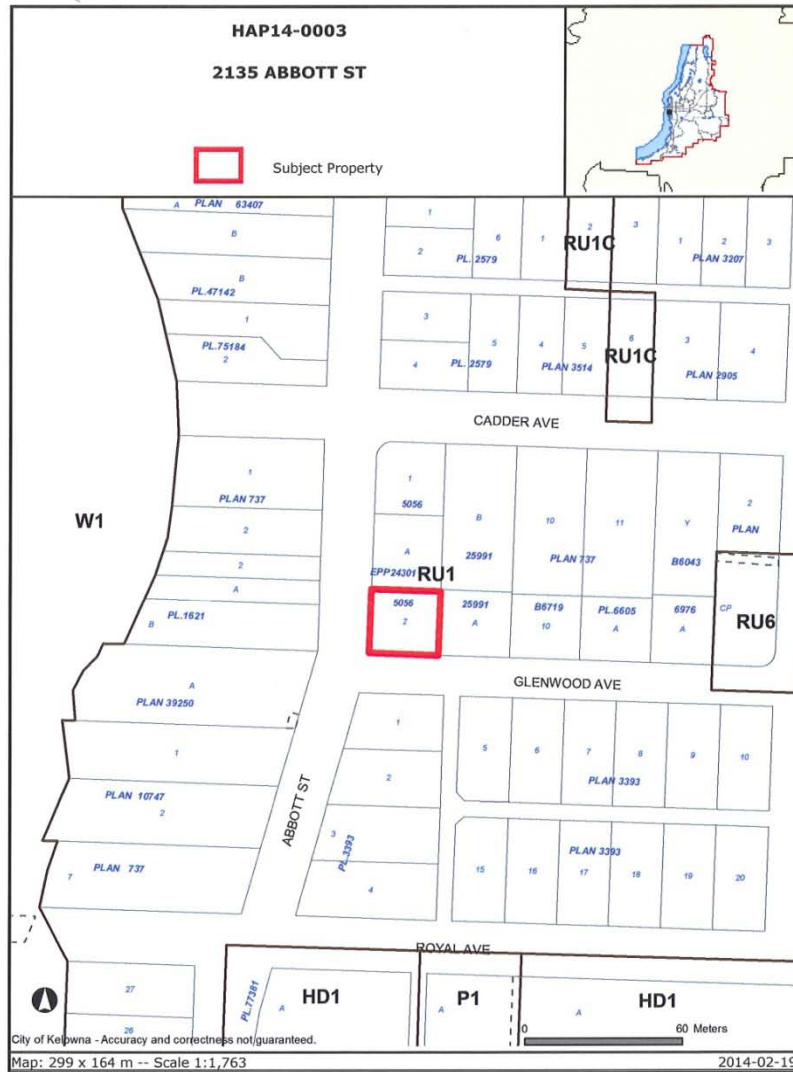
Applicant Signature:  Dated: FEB 19th, 2014

FEES

For completion by One Window Staff:			
Fees submitted:	Received by:	Date:	

Fees are as per City of Kelowna Development Application Fee Bylaw No. 10560 (kelowna.ca/bylaws). Acceptance of fees does not imply or guarantee application approval.

Revised August 9, 2013



http://kelintranetd/servlet/com.esri.esrimap.Esrimap?ServiceName=Overview_Map&Clien... 2/19/2014

2135 ABBOTT STREET
PEARCE / ENEFER RESIDENCE
EXTERIOR UPGRADES



ARCHITECTURAL DRAWING SET

- 000 SERIES - GENERAL
- A00 COVER SHEET
- 100 SERIES - SITE
- A10 LANDSCAPE PLAN
- 200 SERIES - PLANS
- A20 EXISTING FLOOR PLANS
- A22 PROPOSED FLOOR PLANS
- 300 SERIES - EXTERIOR ELEVATIONS
- A30 EXISTING BUILDING ELEVATIONS
- A32 PROPOSED BUILDING ELEVATIONS
- A33 PROPOSED BUILDING ELEVATIONS

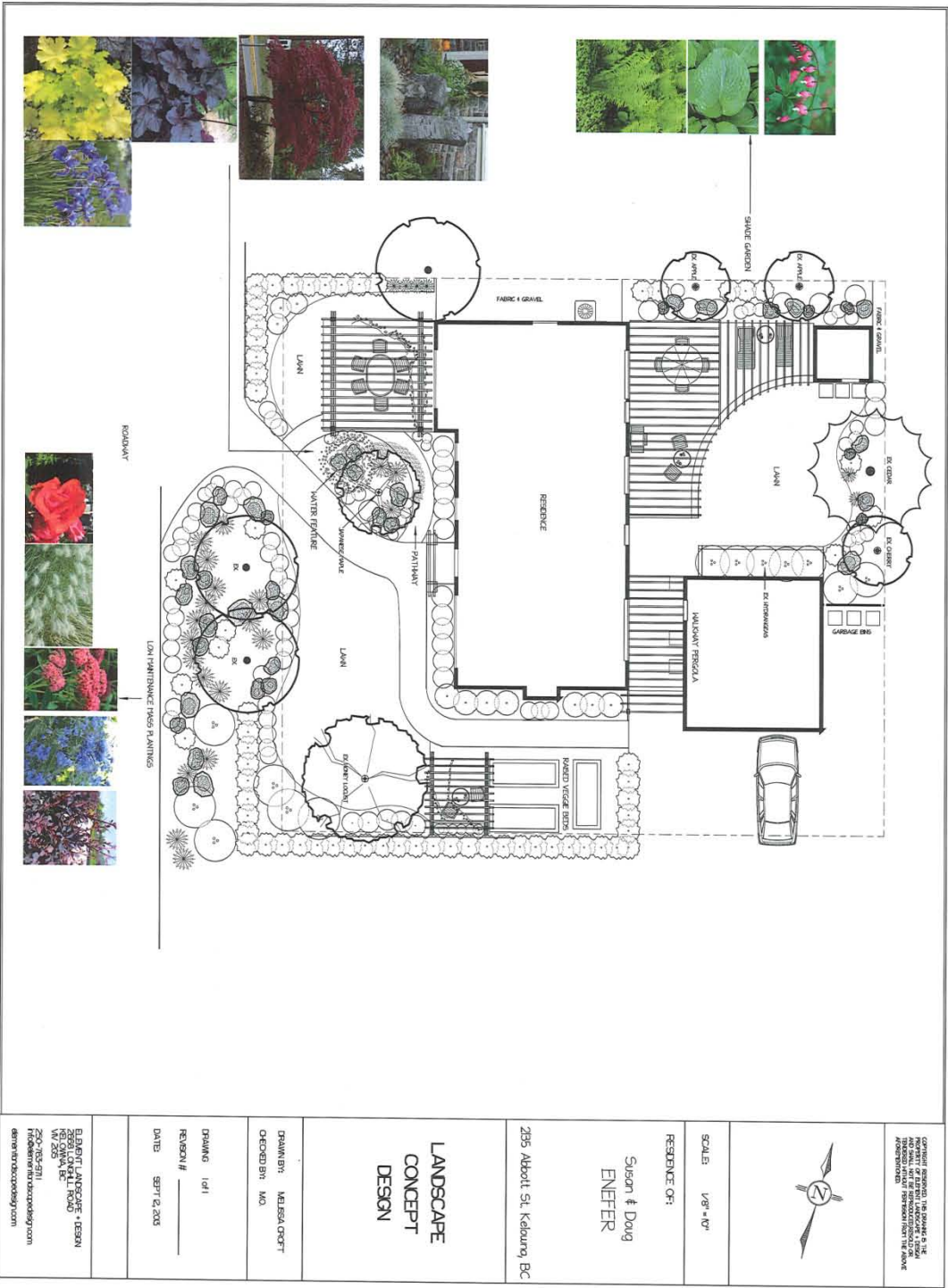


LOCATION PLAN

ISSUED: FEB-19-2014
 ISSUED by: HA PERMIT

CLIENT:
 Doug Pearce & Susan Enker
 2135 Abbott Street
 Kildeena, DC VY 7C8
 Email: steve_enefer@hotmail.com
 Contact: Susan Enker

DESIGNER:
 STICKS + STONES Design Group
 #600 - 1615 Dickson Avenue
 Kildeena, DC VY 7C8
 Phone: (540) 712-2891
 Email: kera@sticksstones.com
 Contact: Brad Perout (Senior Architectural Technologist)



CONCEPT DESIGN: THE DRAWING IS THE PROPERTY OF B.L. ENFFER & ASSOCIATES. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF B.L. ENFFER & ASSOCIATES.



SCALE: 1/8" = 1'-0"

RESIDENCE OF:

Susan & Doug
ENFFER

2155 Abbott St. Kelowna, BC

**LANDSCAPE
CONCEPT
DESIGN**

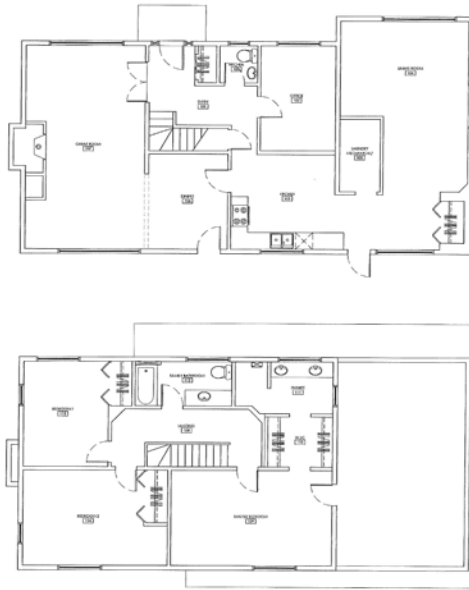
DRAWN BY: MELISSA ORFT
CHECKED BY: M.O.

DRAWING: 1 of 1
REVISION # _____
DATE: SEPT 24, 2005

B.L. ENFFER & ASSOCIATES
2155 ABBOTT ROAD
SUITE 100
KELOWNA, BC
V1Y 2S3
TEL: 250-860-5911
FAX: 250-860-5912
www.bl-enffer.com

EXISTING
MAIN & UPPER
FLOOR PLANS

A2.1



1/4"=1'-0" | FEB-18-2014

ISSUED for HA PERMIT

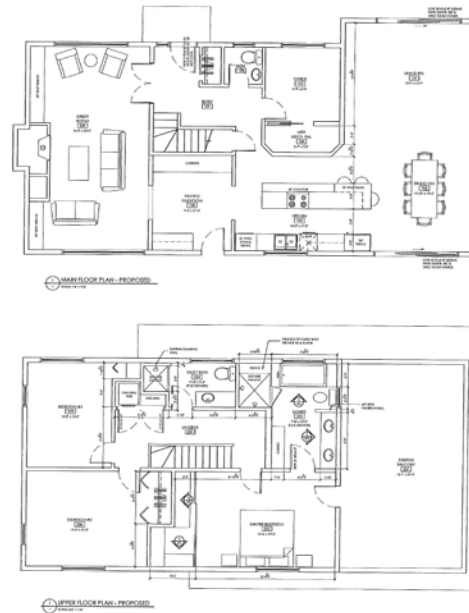
PEARCE RESIDENCE

2135 ABBOTT STREET
KELOWNA, BC

STICKS+
STONES
design group inc. CANMORE
KELOWNA

PROPOSED
MAIN & UPPER
FLOOR PLANS

A2.2



1/4"=1'-0" | FEB-18-2014

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KELOWNA, BC

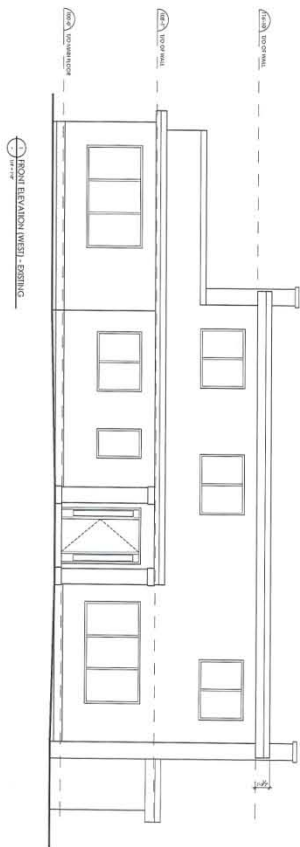
STICKS+
STONES
design group inc. CANMORE
KELOWNA

BUILDING ELEVATIONS EXISTING

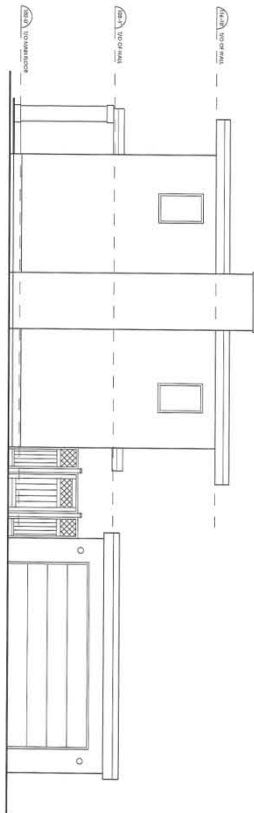
A3.0

1/4"=1'-0" | FEB-18-2014

ISSUED for HA PERMIT



FRONT ELEVATION WEST - EXISTING



FRONT ELEVATION WEST - EXISTING



EXISTING FRONT ELEVATION - WEST FACING ABBOTT STREET



NEIGHBORING HOUSE TO THE EAST GLENWOOD AVE.



EXISTING SIDE ELEVATION - SOUTH FACING GLENWOOD AVE.



CORNER OF ABBOTT / GLENWOOD

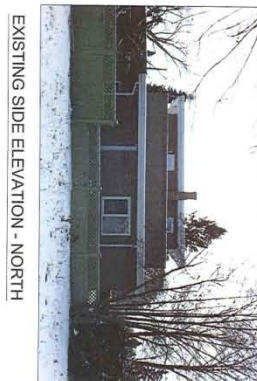
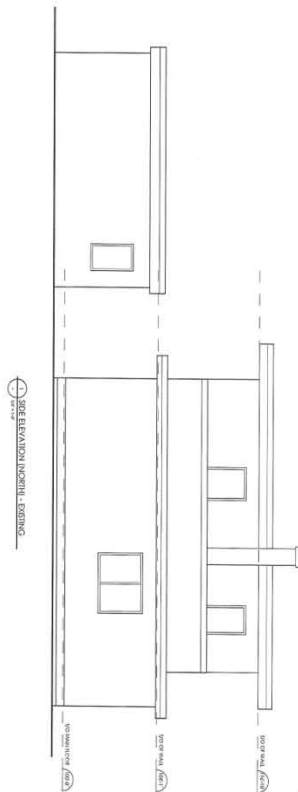
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KELOWNA, BC

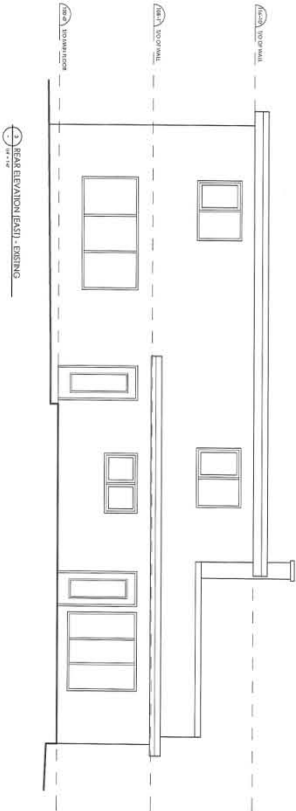
STICKS + STONES
CAMBRIE KELOWNA
design group inc.

**BUILDING
ELEVATIONS
EXISTING**
A3.1

1/4"=1'-0" | FEB-18-2014
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EXISTING SIDE ELEVATION - NORTH



EXISTING REAR ELEVATION - EAST

PEARCE RESIDENCE

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KELOWNA, BC

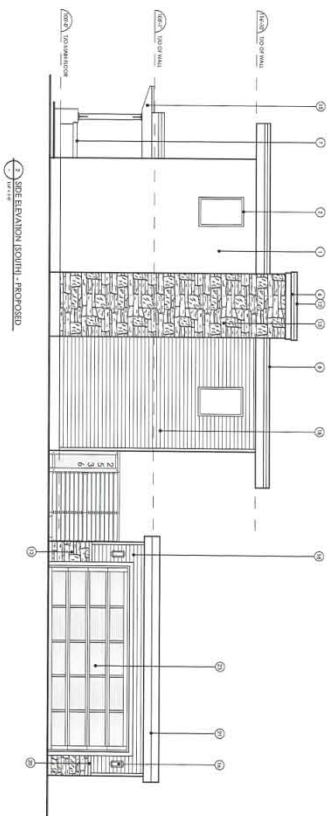
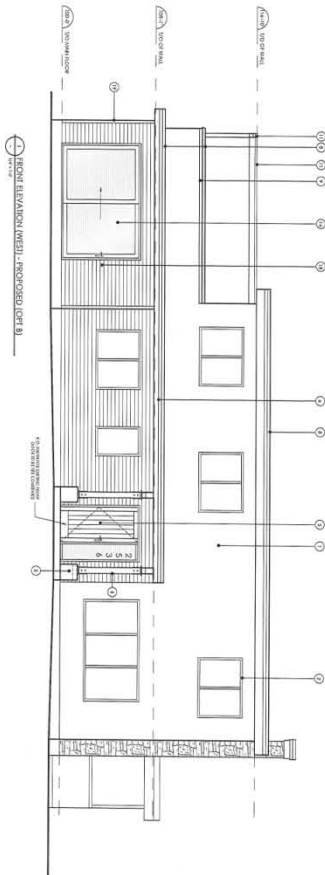
STICKS+
STONES
design group inc. CANADIAN
KELOWNA

PROPOSED BUILDING ELEVATIONS

A3.2

1/4"=1'-0" | FEB-18-2014

ISSUED for HA PERMIT



PROPOSED HORIZONTAL
WOOD FENCE DETAIL

FINISH NOTES	
1	CONCRETE FOUNDATION SHALL BE FINISHED WITH CONCRETE PAINT
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PEARCE RESIDENCE

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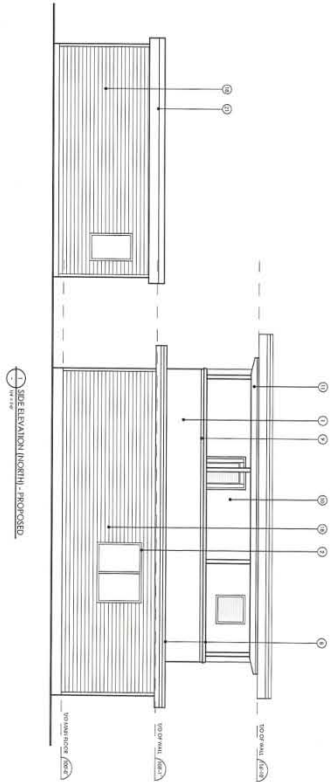
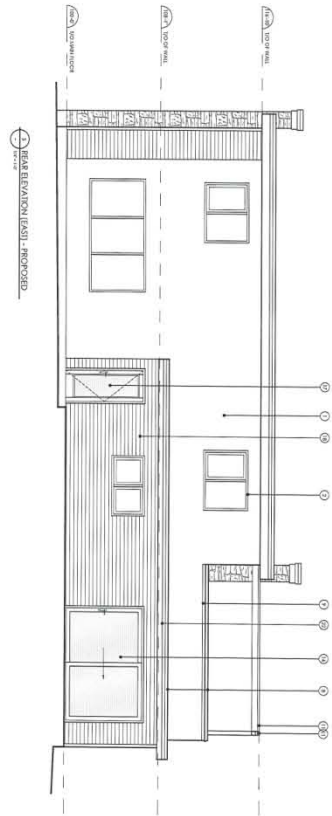
STICKS+
STONES
design group inc.

CLAUDE
KELOWNA

**PROPOSED
BUILDING
ELEVATIONS**
A3.3

1/4"=1'-0" | FEB-18-2014

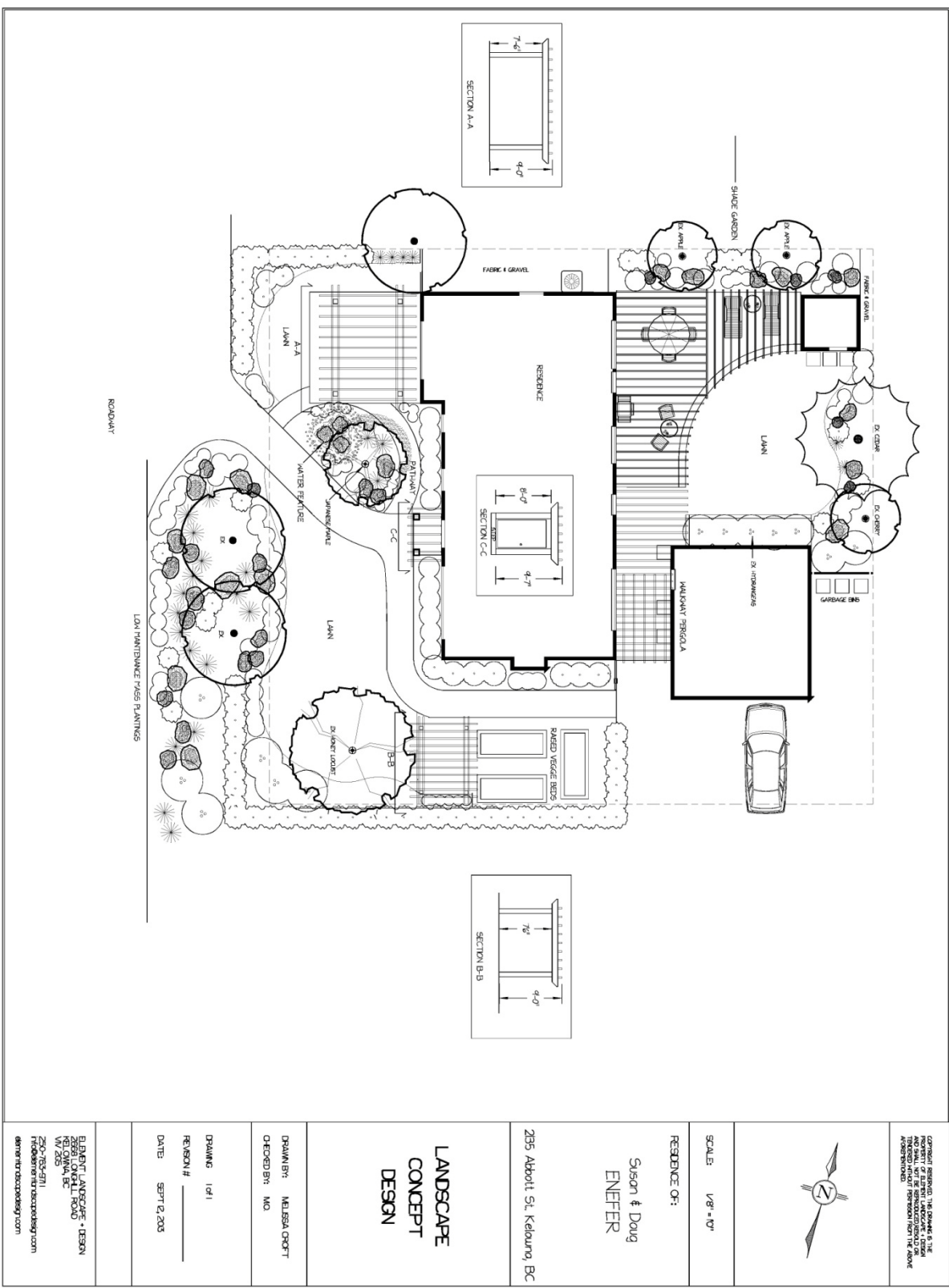
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KELOWNA, BC

STICKS+STONES
design group inc.
CAMIDGE
KELOWNA



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SCALE: 1/8" = 10'

RESIDENCE OF:
Suisun & Doug
ENEFFER

235 Abbott St. Kelowna, BC

**LANDSCAPE
CONCEPT
DESIGN**

DRAWN BY: MELISSA COOPE
CHECKED BY: MJC

DRAWING: 1/41
REVISION #: _____
DATE: SEPT 12, 2005

EPLANET LANDSCAPE DESIGN
2281 LOVELL ROAD
VI, KELOWNA BC
V1Y 2S5
250-785-8771
E: eplan@eplanlandscape.com
www.eplanlandscape.com



STONE VENEER
By ThinCut
Colour: Blue River
Style: Tight Fit, Variegated M/C



WINDOW / DOOR FRAMES &
METAL FLASHING
Colour: Truffle



Alternative Colour:
Charcoal Gray



STUCCO COLOUR
Benjamin Moore: HC-170 "Stonington Gray "



HORIZONTAL SIDING & SOFFIT
Clear cedar; stain

2135 Abbott Street

Exterior Finishes

STICKS+
STONES
design group inc.