

# COMMUNITY HERITAGE COMMITTEE

## Minutes of the Open Meeting

**Date:** Thursday, May 1, 2014  
**Location:** Knox Mountain Meeting Room, City Hall, Kelowna

### **In attendance:**

Brian Anderson (Chair), Ann Bostock (Alternate - Okanagan Historical Society), Jim Meiklejohn (Member-at-Large), Amanda Snyder (Kelowna Museums), John Pendray (Central Okanagan Heritage Society), Rudy Schoenfeld (Member -at-Large) and Alice Arsenault (Member-at-Large)

### **Regrets:**

Bob Hayes (Okanagan Historical Society), Patti Kilback (Alternate - Kelowna Museums), Cheryl Spelliscy (Alternate - Central Okanagan Heritage Society)

### **Staff:**

Urban Land Use Planner, Adam Cseke  
Policy & Planning Planner, Lindsey Ganczar  
Planner II - Abigail Riley

### **Recording Secretary:**

Legislative Coordinator, Corinne Boback

(\* denotes partial attendance)

## **I. CALL TO ORDER**

The Chair called the meeting to order at 12:02 p.m.

Opening Remarks by the Chair regarding Conduct of the meeting.

## **II. APPLICATIONS FOR CONSIDERATION**

### **ITEM 1**

HAP14-0005

385 Cadder Avenue

To seek a Heritage Alteration Permit to demolish the dwelling on the subject property and build a single family dwelling.

Applicant: Lesley Ann Wilson

### **Staff:**

- Applicant notified staff that a rezoning application will not be pursued with and will move forward with the demolishing of the existing dwelling and design of new single family dwelling on the subject property.
- Presented PowerPoint on the subject property.
- The subject property is located in the Abbott Street Heritage Conservation Area, but is not currently listed on the City's Heritage Register.
- The Abbott Street Heritage Conservation Area Guidelines identify the dominant style for the block as "Arts and Crafts".

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- The existing derelict building has a "Vernacular Cottage" style and specific design of the subject property is "Early Suburban".
  - The new design is inspired by the "Arts and Crafts" style.
  - The applicant has proposed two rendering to illustrate the proposal as the design would include a more significant peaked roof which would add to the massing and height of the building.
  - A flatter roof was is compromise with the concerned roof massing.

CHC Discussion:

- Demolishing existing dwelling and building a new single family dwelling with less brick on the exterior is favorable for the neighborhood.
- Members felt the roof is too flat and should be slighter higher (6/12 pitch).

Applicant:

- Addressed the roof pitch issue.
- Dwelling was originally built in 1900-1915, kept the roofing same as Frank Lloyd Wrights design, tried to keep the roof massing consistent with the neighborhood.
- Landscaping will cover the front of the porch once it grows in and lower siding will not be seen.

CHC/Applicant:

- Style is Arts and Crafts in the neighborhood more than Frank Lloyd Wright design.
- Members feel the roof of the proposed house and garage are two different styles.
- Members feel that blending of Arts and Crafts style with Frank Lloyd Wright's design will not mix well.
- The roof line and consistency need to be revisited.

**MOVED BY John Pendray/SECONDED BY Brian Anderson**

THAT the Community Heritage Committee supports the request to seek a Heritage Alteration Permit to demolish the dwelling on the subject property and build a single family dwelling.

**CARRIED**

Anecdotal Comments:

The Community Heritage Committee feels that the issue of the roof be revisited and more expression with columns on the porch need to be addressed and the language between the garage and house needs to be more consistent.

**ITEM 2**

HAP14-0006

2248 Abbott Street

To permit a rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a duplex to be built on the subject property.

Applicants: Steven and Loretta Nicholson

Staff:

- Presented PowerPoint on the subject property.
- The subject property is located in the Abbott Street Heritage Conservation Area, but is not currently listed on the City's Heritage Register.
- The Abbott Street Heritage Conservation Area Guidelines identify the dominant style for the block as "Arts and Crafts".
- The specific design of the subject property is "Early Suburban".
- Architecture is inspired by the Frank Lloyd Wright style and was brought as a referral to the Community Heritage Committee for design consideration on April 3, 2014.
- Design elements does not fit the "Early Suburban" or "Arts and Crafts" styles, however other Frank Lloyd Wright style inspired buildings are within the Conservation Area and would be an attractive architectural feature at the border of the Conservation Area.
- The existing dwelling is to be demolished with the retention of the existing foundation only.
- The parking concern has been addressed from previous submission to Committee and has been changed to 7m and at maximum of site coverage.

CHC Discussion:

- Exterior design is still undeveloped.
- Different influences on both sides of the house which make the exterior design an issue.

Applicant:

- Presented new drawings for discussion.
- Addressed concern about parking concerns.
- Created structures to make it look like one.
- Separated the front living rooms windows on the lake side.
- Smart board trim will be used on the building.

CHC/Applicant:

- Member referred to the windows on garage matching the horizontal lines of the windows with the house to make the height not feel so high.
- Member suggested to applicant fencing regulations regarding height restrictions for fencing in the Heritage Guidelines need to be followed.
- Brick, glazing, stucco and smart board trim are the materials used on dwelling.

**MOVED BY Brian Anderson/SECONDED BY Rudy Schoenfeld**

THAT the Community Heritage Committee supports, in principle, the rezoning of the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a duplex to be constructed, subject to the applicant providing color renderings and elevation drawing for consideration by the committee.

**CARRIED**

Anecdotal Comments:

The Community Heritage Committee supports application in principle but an official motion made at the next Community Heritage Committee meeting or when the applicant supplies color renderings and elevations.

**III. FOR CONSIDERATION/STAFF INQUIRY**

**ITEM 1**

166 Lake Avenue

Staff:

- Referral application.
- Applicants want initial feedback from the Committee regarding variances.
- Subject property is legal non-conforming.
- Applicant wishes to add second storey on the existing dwelling.
- Staff feels this will add significant impacts on the character of the building, application will require extensive staff guidance.

CHC Discussion:

- Concerned with current foundation holding second storey.
- Suggestion made to raise the house.
- Bay windows on proposed secondary storey should be consistent with current windows.
- Built in the 1940's and extensive exterior work has already been done.

**IV. MINUTES**

**MOVED BY Brian Anderson/SECONDED BY RudySchoenfeld**

THAT the Minutes of the open meeting of the Community Heritage Committee held on April 3, 2014 be adopted.

**CARRIED**

**V. OLD BUSINESS**

- Review of previous Heritage Alteration Permit Applications.
  - HAP14-0002 - 215 Lake Avenue has been updated and has been issued by staff. Applicant worked with Staff and Community Heritage Committee after not being supported by Council on this application and made necessary adjustment regarding the massing and refinement of materials on the project.
  - 1858 Highland Drive - Ireland Farm House. Member previously voiced concern with subject property and staff since researched why the house was demolished. Staff explained process to Committee regarding demolition permits. Subject property is being considered to be removed from the Heritage Register.

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- Heritage Plaques Updates.
- Members have been finalizing write ups and submitted to staff.
  - Staff confirmed two extra write ups submitted on properties that have not given approval to date. Armory Building and 200 block of Bernard Avenue.
  - Riggs House, Old Post Office and the Mission Community Hall still need write ups completed.
  - Outstanding write ups to be submitted to Member Bob Hayes.
  - DeHart House owners to be contacted by staff for permission.
  - No photos in achieves of the Widows Pond (Prospera Place).

**VI. NEW BUSINESS**

Policy & Planning Planner, Lindsey Ganczar announced departure from the Community Heritage Committee as she has been promoted to a new role within the City of Kelowna and will provide a further update at the next meeting when the change will occur.

Staff informed the Committee that Council has directed staff to update the Zoning Bylaw No. 8000 regarding dormers and carriage houses. Members asked to have input for the changes when they are being considered by staff as there could be Heritage related concerns.

**VII. TERMINATION OF MEETING**

The Chair declared the meeting terminated at 1:17 p.m.

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Brian Anderson, Chair

/cb