

COMMUNITY HERITAGE COMMITTEE

Minutes of the Open Meeting

Date: Thursday, September 4, 2014
Location: Knox Mountain Meeting Room, City Hall, Kelowna

In attendance:

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

Regrets:

John Pendray (Central Okanagan Heritage Society)
Linda Digby (Alternate - Kelowna Museums)

Staff:

Urban Land Use Planner, Adam Cseke
Policy & Planning Planer, Laura Bentley
Urban Planning Supervisor, Lindsey Ganczar*
Urban Planning Manager, Ryan Smith*
Policy & Planning Department Manager, Danielle Noble-Brandt*
Planner Specialist, Kristine Bouw*
Causal, Connie Quaedvlieg

Recording Secretary:

Legislative Coordinator, Corinne Boback

(* denotes partial attendance)

I. CALL TO ORDER

The Chair called the meeting to order at 12:00 p.m.

Opening Remarks by the Chair regarding Conduct of the meeting.

II. APPLICATIONS FOR CONSIDERATION

ITEM 1

HAP14-0012

1834 Riverside Avenue

To consider a Heritage Alteration Permit to allow the addition of a shed dormer, French door, raised patio and portico to the existing single family dwelling.

Owner: Desjardins Contracting Ltd.

Applicant: Birte Decloux

Staff:

- Presented PowerPoint on the subject Property.
- Located in the Abbott Street Heritage Conservation Area, and is not listed on the City's Heritage Register.

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- Dominate style for the block is "Early Vernacular Cottage" and "Late Vernacular Cottage".
 - Shed dormer is not consistent with gable roof forms with the Late Vernacular Cottage style.
 - Shed dormer faces Mill Creek Linear Park and is not visible within Abbott Street heritage Conservation Area.
 - Proposed patio will be same style as west elevation (front door) patio.
 - Exterior stucco proposed to be painted light grey with dark grey accents and black doors.
 - Windows will be repaired with the mullion pattern.
 - Grey/black asphalt shingles proposed to replace brown asphalt shingle roof.
 - Dormer style does not fit with architectural styles.
 - Dormer will increase living space.

CHC Discussion:

- Architecturally the front looks like the back of the home, which faces Mill Creek.
- The raised patio looks high in the drawings, consider lowering patio and removing shed.
- No concern with the size of patio.
- New addition matches with the existing dwelling.
- Area facing Mill Creek does not have access to the dwelling.
- The grade of the property (land) looks raised in the drawings provided.

Applicant:

- Project goal is to bring significance to the building.
- Stucco is interesting feature.
- Entrance in back has stairs to go into the building.
- Not a split level home.
- Not much can be done to the entrance feature.

CHC/Applicant:

- One step to the patio is the goal to get to the patio.
- Not intention of client to replicate the stucco at this time.

MOVED BY Rudy Schoenfeld/SECONDED BY Bob Hayes

THAT the Community Heritage Committee does support Heritage Alteration Permit application No.HAP14-0012 for the property located at 1834 Riverside Avenue in order to allow the addition of a shed dormer, French door, raised patio and portico to the existing single family dwelling.

CARRIED

Anecdotal Comments:

The Community Heritage Committee supports the application with further development details to the patio.

ITEM 2

HRA14-0001

2056 Padosy Street

To rescind a Heritage Revitalization Agreement on the subject property in order to eliminate the commercial uses and restore the residential use of the property.

Owner/Applicant: Alan Monk & Diana Monk

Staff:

- Presented PowerPoint on the subject Property.
- Repeal Bylaw No. 8753 to dissolve the Heritage Revitalization Agreement on the subject property which expanded the permitted uses.
- The intent was for Interior Health Authority to operate the facility.
- Current Heritage Revitalization Agreement cannot be amended as it does not conform with the current Heritage Regulations set out in the *Local Government Act*.
- Subject property is not on the Heritage Register and is in the Heritage Conservation Area.
- Never registered on title, Heritage Revitalization Agreement was adopted by Bylaw.
- Applicant wishes to renovate upstairs to add a bathroom.

CHC Discussion:

- Reviewed Heritage Revitalization Agreement definition.

MOVED BY Rudy Schoenfeld /SECONDED BY Alice Arsenault

THAT the Community Heritage Committee does support Heritage Alteration Permit application No. HAP14-0001 for the property located at 2056 Pandosy Street in order to rescind a Heritage Revitalization Agreement on the subject property in order to eliminate the commercial uses and restore the residential use of the property.

CARRIED

ITEM 3

HRA14-0002

1250 Ellis Street

To consider entering into a Heritage Revitalization Agreement for the old cigar factory building located on the subject property

Owner: Whitworth Holdings Ltd.

Applicant: Carolyn & Kyle Nixon

Staff:

- Presented PowerPoint on the subject Property.
- Located on the Heritage Registry.
- Used for multiple industrial uses.
- Original building has been modified overtime and applicant is proposing to modify the site and building to develop a brewery and restaurant.
- Zoned C10 - Service Commercial.
- A liquor primary will be added.
- Heritage Alteration Agreement will only be for the existing building and any addition or alteration or change in use will require either a Heritage Alteration Permit or amendment to such permit.

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- Heritage Revitalization Agreement will be based on the C7 - Central Business Commercial zone.
 - A proposal to reduce parking by three spaces adjacent to Ellis Street would follow.
 - No concerns from staff with reducing parking.
 - Building will be restored to original structure including the adjacent façade and commercial unit which is not part of the Heritage Revitalization Agreement.
 - Brick will be restored.
 - Reviewed historical photos of subject property.
 - Increase pedestrian realm in downtown area.
 - Strip existing paint to brick via sandblasting.
 - Landscaping in the lane, some windows will stay bricked over.
 - Parking will not be considered in Cannery Lane due to the location of the property line.

CHC Discussion:

- Support the proposal.
- Discussed application process.
- Parking available in the lot north of building.
- Employee parking alongside the building and on street parking.
- Application will add more uses, but will result in removing three parking stalls.
- Removing parking in the front is safer to pedestrians.
- Parking in this area is not an issue.

CHC/Applicant:

- Flooring comes up high to the windows, as to why not brick all windows.
- Not using all windows to keep the history of the building.
- Interior floor plan does not need all of the windows.
- Intent to keep history of building.
- Sandblasted a small area on the brick to ensure the paint will come off safely.
- Museum couldn't confirm where the bricks came from.
- Windows filled in with Knox Mountain brick.
- Patio brick will fit with the building and potential match brick on building.
- Reclaim bricks from the windows for the patio as an option.
- SW Audio's garage door will become garage door to the entrance of the tasting room.
- Shrubs used to separate to the two tenants in the building.
- Deliveries will now be received in the back of the building.
- Accessibility parking is being considered out-front of the tasting room and looking into valet parking.
- Designate off street parking out front as handicapped parking near the wheelchair ramp.
- Main goal to attract biking to the facility.

MOVED BY Jim Meiklejohn/SECONDED BY Cheryl Spelliscy

THAT the Community Heritage Committee does support Heritage Alteration Permit application No.HAP14-0002 for the property located at 1250 Ellis Street in order to entering into a Heritage Revitalization Agreement for the old cigar factory building located on the subject property.

CARRIED

Anecdotal Comments:

The Community Heritage Committee supports the application and notes the loss of the three parking stalls to be a minor sacrifice considering new downtown parking options and application will improve the safety of the neighborhood pedestrians and creates a more vibrant environment.

III. **FOR CONSIDERATION/STAFF INQUIRY**

ITEM 1 - Late Item added
339/345/347 Bernard Avenue

Staff:

- Proposed to create three tenants within building.
- Did work without permit, tore down the front façade.
- On Heritage Registry.
- No new signage proposed.
- Want to expand the glass windows.

CHC Discussion:

- Replicate the painted stone in lieu of the stucco.

IV. **MINUTES**

MOVED BY Amanda Snyder/SECONDED BY Rudy Schoenfeld

THAT the Minutes of the open meeting of the Community Heritage Committee held on August 7, 2014 be adopted.

CARRIED

V. **NEW BUSINESS**

ITEM 1
Cameron House Discussion

Staff:

- Presented PowerPoint on the subject Property.
- Council approved 2013 budget of \$330,000.00 for upgrades.
- Assessments conducted in 2013 identified several structural concerns.
- Built in 1928, habited by Cameron family until 1985, then converted into a preschool, until 2012.
- City has been maintaining the vegetation around the building.
- Windows were filled in during the 1960's.

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- North elevation of building is in decent shape.
 - Wall removed inside in the 1960's, fireplace removed, chimney still exists.
 - Structural issues consist of:
 - floors upstairs slope;
 - mechanical system in the basement requires upgrading;
 - exterior foundation slopes;
 - upgraded utilities were not added properly, were not sealed in, not up to code.
 - Next steps:
 - required Building Repairs and determine the extent of the damage for:
 - ✓ structural upgrade;
 - ✓ building envelope;
 - ✓ log construction;
 - ✓ windows;
 - ✓ doors;
 - ✓ front porch; and
 - ✓ roof.
 - develop cost estimate;
 - 2015 Budget approval for additional \$200,000; and
 - develop a plan for rehabilitation.

Committee Member, Jim Meiklejohn, left at 1:15.

ITEM 2 Grist Mill Discussion

Staff:

- Due to staff unavailability this item will be forwarded to the next meeting.

ITEM 3 338 Cadder Street Discussion

Staff:

- Referral application.
- Neighboring property has Heritage Alteration Permit in 2011 and created a modern architecture home located across the street after original home was demolished.
- Applicant wishes to do the same modern architecture and seek rezoning for RU1c.
- Build carriage house first, leave original home vacant until funds are established to modernize existing dwelling.
- Community Heritage Committee members not in favor of applicant's proposal.
- Home is currently up for sale.

Committee Member, Alice Arsenault, left at 1:23pm.

VI. OLD BUSINESS

ITEM 1

Heritage Plaques Update

- All agreed upon.

- Some locations do not have spots for plaques to be installed.
- Posts are costly to install.

ITEM 2

Review of previous Heritage Alteration Permit Applications

- Staff provided updates to outstanding/approved applications.

VII. TERMINATION OF MEETING

The Chair declared the meeting terminated at 1:31 p.m.

Brian Anderson, Chair

/cb