

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 9:57 AM
To: Public Hearing
Subject: FW: 1610 Stephens Street - Heritage By-Law
Attachments: Oct 2016 Vancouver Public Hearing.docx

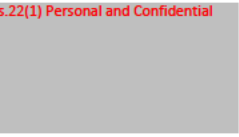
From: Robin Hill [s.22(1) Personal and Confidential]
Sent: Sunday, October 16, 2016 4:28 PM
To: Correspondence Group, City Clerk's Office
Cc: jamesboldt@vancouver.ca; s.22(1) Personal and Confidential
Subject: Re: 1610 Stephens Street - Heritage By-Law

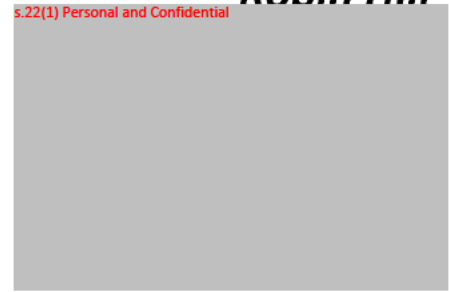
I am unable to attend being out of Town on that very day.
Someone will be present to speak on my behalf.

Regards,

Robin Hill

s.22(1) Personal and Confidential





17 October 2016

Council of The City of Vancouver

Via email: publichearing@vancouver.ca

Re: 1610 Stephens Street – to consider status as Heritage Property.

There are at least 12 neighbours who believe that the result of granting Heritage Designation to the subject property will affect them adversely due to significant loss of view, loss of existing trees and loss of more current street parking as a presumed result of enhanced zoning benefits.

The basis for this house being considered for Heritage Status appears to be based upon a report by Donald Luxton & Associates and his “statement of significance” dated January 2014.

Having read through this extensively, there are a number of areas to take issue with:

Historic Name: McGregor Cottage – in visiting Vancouver Archives, there is no evidence of this cottage either being named as such, or having Ms. McGregor as it’s resident. The numbers got switched around at that time, and there’s much confusion, but on page 4 of the Research Summary sheet, she is described by Luxton as the owner of Lot “B”, Block3, DL 192; whereas in a title search through building permits, she is shown to have moved to an address in the West End in 1912. (Yes, she may have owned the house, but likely never lived there).

The Report describes the Property as “vernacular Edwardian-era architecture”. – Frankly, it’s a cabin. In a Glossary of what to look for in Edwardian Vernacular architecture, (with a forward written by Mr. Luxton), none of the ornate detailing of this style of architecture is exhibited in the Subject Property.

In the Character-Defining Elements of the Luxton Report, (presumably the basis for the consideration for Heritage status). Key elements to define Heritage character are:

Location adjacent to an alley. – why would this be so?

Vernacular design features. – This is completely inconsistent with the requirements indicated

Variety of original window openings. – both the North-facing cathedral-style window and the East-facing skylight window are clearly not original.

Also, the later/added, (and attached), kitchen/utility area to the North of the original structure is inconsistent with “original heritage”.

According to someone who worked on the house many years ago, (who will likely be present at the Hearing), various additions/adaptations have been made to the house such as the exterior cladding, (referred to in the DL Report), Fibreglass insulation and added vermiculite. (As well as the unoriginal windows).

As we understand, there is a current DP to remove the existing Utility Room, (not being original), and move the house 5 or 6 feet back (east). And then to build a 2.5 storey house in front of the heritage house, (making the original house almost completely invisible!!!). To also add a 2 car, under-house, garage with access from Stephens Street. (loss of more street parking). But where will parking be for the original house?

We would strongly urge anyone from the Heritage Group and/or Council to visit the Subject Property and allow us the opportunity to show how adversely it will affect our continued enjoyment, while adding/sustaining any significant cultural, historic or heritage value to the area. (We would also be most interested to know who commissioned Mr. Luxton to produce the Report).

Yours truly,

Anthony Robin Hill & Charmaine Ethier

s.22(1) Personal and Confidential