



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: April 22nd, 2008
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RTS No.: 07271
VanRIMS No.: 08-2000-51
Meeting Date: May 13, 2008

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the Director of Legal Services

SUBJECT: Heritage Designation of 1955 West 12th Avenue- 'The Brunton Residence'

RECOMMENDATIONS

- A. THAT the 'Brunton Residence', listed in the 'C' evaluation category on the Vancouver Heritage Register at 1955 West 12th Avenue, be designated as a protected heritage property; and
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the building as a protected heritage property.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

Council's Heritage Policies and Guidelines state that the buildings "identified on the Vancouver Heritage Register have heritage significance" and that "the City's long term goal is to protect through voluntary designation as many resources on the Vancouver Heritage Register as possible."

PURPOSE AND SUMMARY

This report recommends that Council designate the Brunton Residence located at 1955 West 12th Avenue as a protected heritage property in exchange for a modest increase in density for the entire site from a permitted floor space ratio (FSR) of 0.75 (4,685 square feet) to an FSR of 0.78 (4,850 square feet), and other zoning variances, as approved by the Director of Planning under development permit number DE411243.

The Brunton Residence is located in the RT-8 zoning district of Kitsilano (see Appendix 'A' for a location map). In April 2007 EDG Homes Inc. submitted a development application for the relocation and conversion of the heritage building into 3 units and construction of a new Infill One Family Dwelling at the rear of the site (see Appendix 'B' for drawings). Upon review of the application, including the results of notification, the Director of Planning concluded a Heritage Revitalization Agreement (HRA) is not required and approved the application with a condition of the permit that Council approves the designation of the heritage building prior to the issuance of the development permit (for more detailed commentary on the application, see "Background" in Appendix 'C').

Heritage Value:

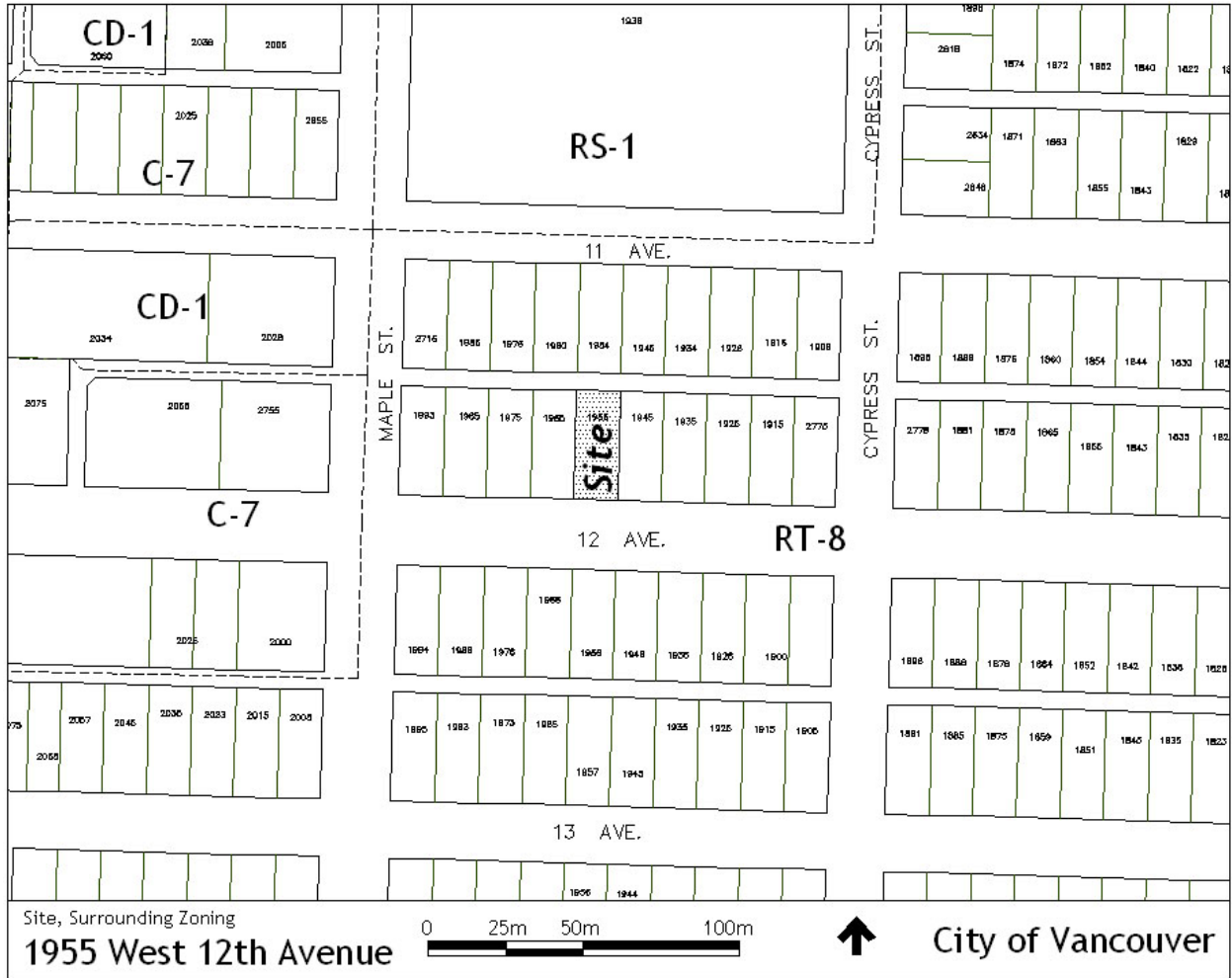
Constructed in 1916, the building was first owned by Louise Jane Brunton (1883- 1957). It is a rare example of housing built after the recession of 1913 and during the First World War. The building was constructed in the Craftsman style, inspired by the 'Arts and Crafts' movement. Features include the original door and its hardware, the front multi-paned windows, "bell-cast" flared siding, chimney pots, a decorative front gable screen, and a simple, dominant, bungalow roof form. The building is listed in the 'C' evaluation category on the Vancouver Heritage Register.

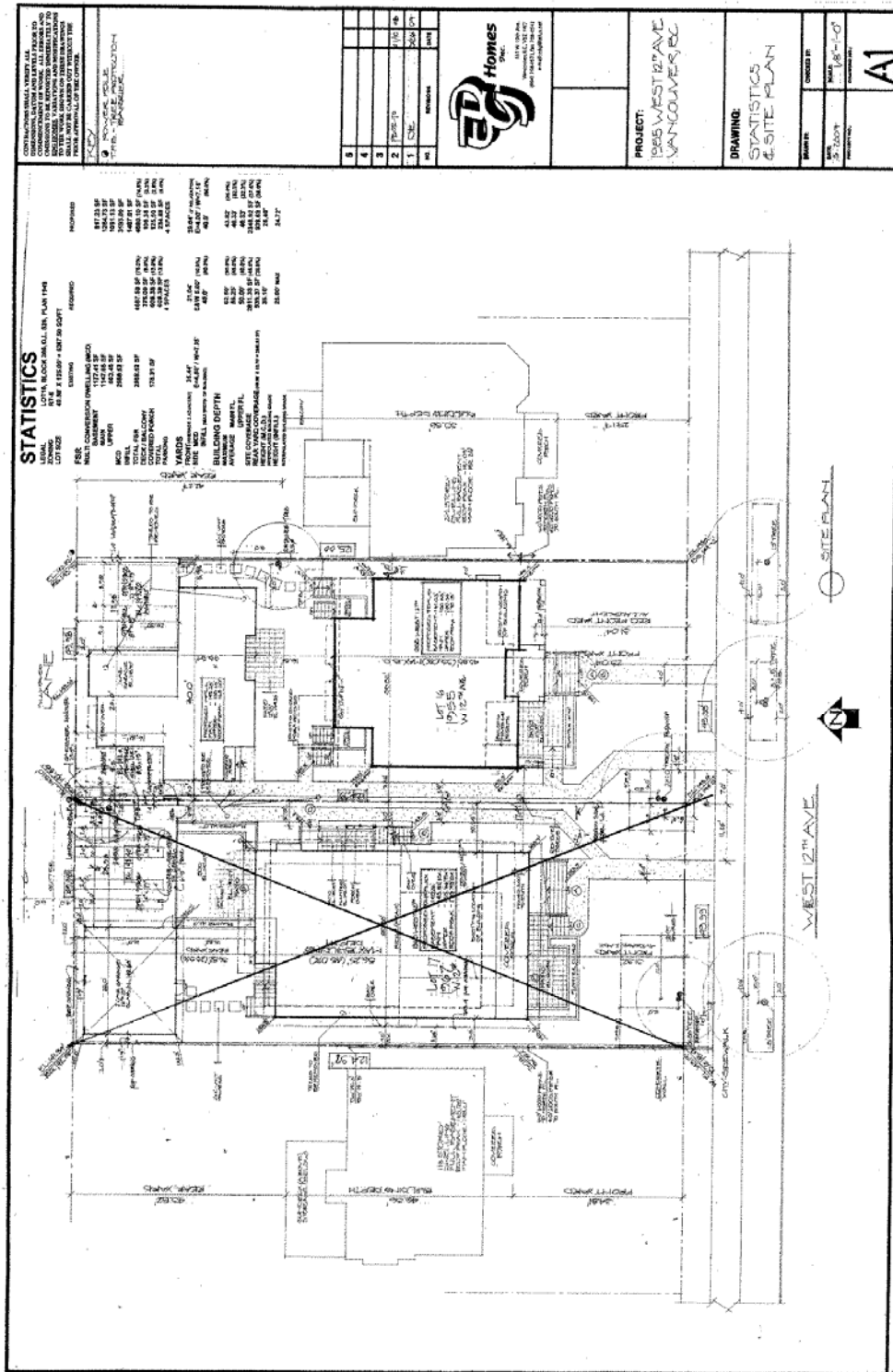
FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

The owners of 1955 West 12th Avenue made a development application for the relocation, rehabilitation, and conversion of the heritage building into three units, and construction of a new One Family Infill Dwelling at the rear of the site, including a relaxation of the permitted floor space ratio. The Director of Planning has approved the development application, with no HRA required, provided Council designates the heritage building prior to the issuance of the development permit, which is consistent with the Heritage Policies and Guidelines. Designation of the heritage building will protect it from demolition. The owners have agreed to the heritage designation of 1955 West 12th Avenue and are prepared to waive any future demands for compensation. Therefore it is recommended that Council approve the heritage designation of 1955 West 12th Avenue.





WEST ELEVATION

SOUTH ELEVATION

MATERIALS TYPICAL TO ALL FACADES

1. ROOF - COMPOSITE STRUCTURE
2. EXTERIOR WALLS - 8" CMU WITH 1/2" GYPSUM BOARD
3. ROOFING - 1/2" ASPHALT/FLUTE SHINGLES OVER 1/2" GYPSUM BOARD
4. FLOORING - 3/4" T&G SPC OVER 1/2" GYPSUM BOARD
5. INTERIOR WALLS - 5/8" GYPSUM BOARD
6. INTERIOR CEILING - 5/8" GYPSUM BOARD
7. INTERIOR FLOORS - 3/4" T&G SPC OVER 1/2" GYPSUM BOARD
8. INTERIOR PARTITIONS - 5/8" GYPSUM BOARD
9. INTERIOR DOORS - 1 3/4" SOLID WOOD
10. INTERIOR WINDOWS - 1 3/4" SOLID WOOD
11. EXTERIOR DOORS - 1 3/4" SOLID WOOD
12. EXTERIOR WINDOWS - 1 3/4" SOLID WOOD
13. TRIM - 1 1/2" SOLID WOOD
14. ROOFING - 1/2" ASPHALT/FLUTE SHINGLES OVER 1/2" GYPSUM BOARD
15. GUTTER - 3" ALUMINUM
16. DOWNSPOUT - 2" ALUMINUM
17. SILLING - 2" ALUMINUM
18. FLASHING - 2" ALUMINUM
19. FINISH - 1/2" GYPSUM BOARD

CONSTRUCTION NOTES:

1. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
2. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
4. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING SPECIFICATIONS.
5. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE.
6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE.
7. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE.
8. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
9. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) CODES.
10. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) CODES.
11. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTS (AIA) CODES.
12. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF GENERAL CONTRACTORS (NAGC) CODES.
13. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF WINDOW MANUFACTURERS (NAWM) CODES.
14. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ROOFING CONTRACTORS (NARC) CODES.
15. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF GUTTER CONTRACTORS (NAGC) CODES.
16. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF DOWNSPOUT CONTRACTORS (NADC) CODES.
17. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF SILLING CONTRACTORS (NASC) CODES.
18. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF FLASHING CONTRACTORS (NAFC) CODES.
19. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF FINISH CONTRACTORS (NAFC) CODES.
20. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ROOFING CONTRACTORS (NARC) CODES.

PROJECT: 1001 WEST 127th AVE, WINDYBROOK, NC

DRAWING: SOUTH & WEST ELEVATIONS

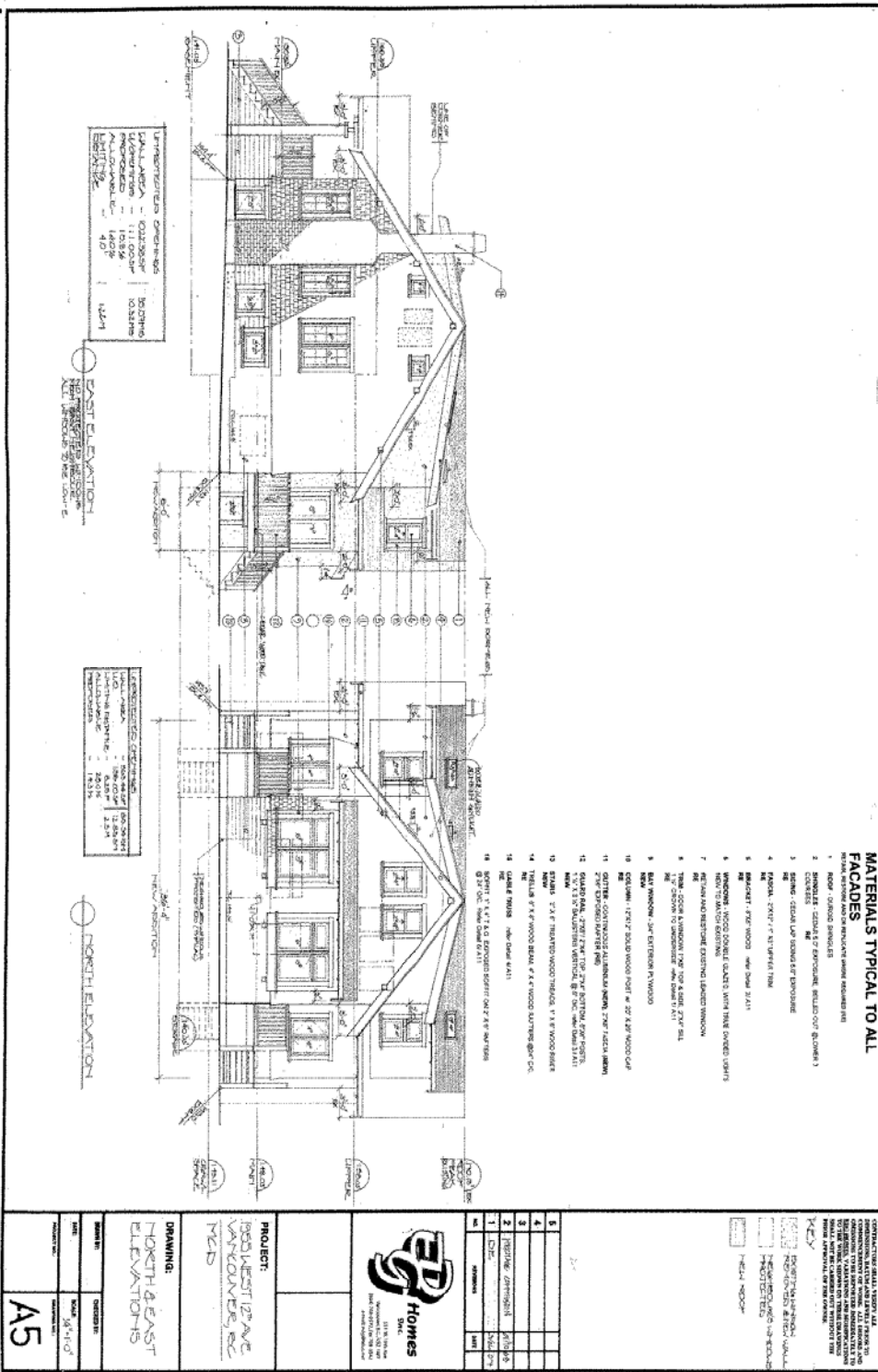
DATE: 01/14/14

SCALE: 1/4" = 1'-0"

PROJECT NO.: A4

KEY: 1. EXTERIOR WALLS 2. ROOFING 3. FLOORING 4. INTERIOR WALLS 5. INTERIOR CEILING 6. INTERIOR FLOORS 7. INTERIOR PARTITIONS 8. INTERIOR DOORS 9. INTERIOR WINDOWS 10. EXTERIOR DOORS 11. EXTERIOR WINDOWS 12. TRIM 13. ROOFING 14. GUTTER 15. DOWNSPOUT 16. SILLING 17. FLASHING 18. FINISH

EP Homes



BACKGROUND

Compatibility with Community Planning Objectives and Zoning:

The intent of the RT-8 district schedule is to:

"... encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized."

Infill housing is permitted in the RT-8 zoning district as previously noted. The application proposes a relaxation of the permitted floor space ratio from 0.75 FSR (4,685 square feet) to 0.78 FSR (4,850 square feet), an increase of 165 square feet, in order to allow for a full basement level in the heritage building. Staff have concluded that the additional square footage and zoning variances do not compromise the intent of the zoning or create undue impacts, and facilitates the retention of the heritage building.

Condition and Economic Viability:

The house is generally in good condition and a good candidate for rehabilitation. The Director of Real Estate Services has reviewed the information provided by the applicant and concluded that the additional square footage will not provide the owner with an extraordinary profit.

Notification:

57 surrounding property owners were notified and a site sign was erected. No objections were received. The Kitsilano Citizens Planning Committee supports the retention and rehabilitation of the house with some recommendations regarding retention.

Comments of the Vancouver Heritage Commission:

The development application was presented to the Vancouver Heritage Commission on February 4th, 2008. The Commission resolved:

THAT, regarding the project at 1955 West 12th Avenue, the Vancouver Heritage Commission (VHC) supports the following as presented at the February 4th, 2008 meeting, specifically noting the following:

- Statement of Significance;
- The front dormer addition;
- Retention of the front trellis structure;
- Basement unit entrance and patio development at the front; and
- The overall retention strategy

CARRIED UNANIMOUSLY