



ADMINISTRATIVE REPORT

Report Date: October 23rd, 2009
Contact: James Boldt
Contact No.: 604.873.7449
RTS No.: 08139
VanRIMS No.: 08-2000-20
Meeting Date: January 19, 2010

TO: Vancouver City Council
FROM: Director of Planning in consultation with the Director of Legal Services
SUBJECT: Heritage Designation - 1842 West 12th Avenue - 'The Ogilvie Residence'

RECOMMENDATION

- A. THAT the building at 1842 West 12th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the building as protected heritage property.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- *Heritage Policies and Guidelines*

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

The purpose of this report is to seek Council approval for the heritage designation of the heritage building located at 1842 West 12th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register.

BACKGROUND

The site is located in the Kitsilano neighbourhood (see the site map in Appendix 'A') in an area zoned RT-8. The site is approximately 6,250 sq. ft. in area, and has a lane at the rear. The proposal seeks to rehabilitate and add to the existing heritage building and convert it to four dwelling units as set forth in development application permit number DE412585. In exchange for a modest increase in density, the Director of Planning is seeking the heritage designation of the building, which requires Council approval, as a condition of the development permit application approval.

DISCUSSION

Heritage Value

'The Ogilvie Residence' at 1842 West 12th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register, is named after its first owners, Scottish immigrants David and Eleanor Ogilvie. It was built in 1920 during the financial depression which began in 1913 and which was further exacerbated by the global impacts of the First World War. 'The Ogilvie Residence' is valued as a rare example of modest Craftsman bungalow housing built between 1913 and the mid 1920s, when the economy improved. The house features elements influenced by the Arts and Crafts movement, which appealed to middle class families of British origins. Characteristic features include its one and half storey height, large simple roof and small front dormer, and front porch (currently partially enclosed). Heritage details include its wooden sash casement windows with multi-paned transom sashes, wood double-hung windows, open soffits, exposed rafters and brackets, bell-cast shingles, and the front entrance door assembly with wood panelling and multi-paned wood sidelights.

Development Application and Proposed Incentive

The development application indicates a variance of on-site density from 4,687 sq. ft. permitted (0.75 FSR) to 5,125 sq. ft. proposed (0.83 FSR), an increase of 10% over the permitted density. The Director of Planning has approved the development application subject to Council approval of the designation of the heritage building as protected heritage property. The modest increase in density provides an incentive to the owner to designate the building. Staff support the designation of the 'The Ogilvie Residence' at 1842 West 12th Avenue

Results of Neighbourhood Notification and Review of the Application

In January, 2009, staff notified sixty-two surrounding property owners regarding an application similar to the current proposal, but which did not involve heritage designation. At that time two responses were received with concerns regarding the impact of shadowing and privacy on adjacent properties, parking and traffic impacts, and the loss of trees. Subsequent to this, the applicant revised the plans to include designation. The same property owners were re-notified of the new scheme on July 27th, 2009. No responses to this second notification were received. Staff conclude the concerns received in the first notification have been adequately addressed in the current application, and conditions of the development application approval require that any further improvements in these areas are exhausted where possible (see Appendix 'D' for more detailed discussion regarding the results of neighbourhood notification and staff comments).

Compatibility with Existing Zoning and Land Use Regulations

The intent of the RT-8 zoning 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."

The proposed rehabilitation of the heritage building is consistent with the zoning. The modest increase in density, which had been distributed over all the floors in the building, only nominally increases the mass of the addition compared to what could be built under the current zoning. Staff conclude that the proposal is neighbourly in scale and placement and is consistent with the intent of the zoning.

Condition of the Property and Conservation Approach

The heritage building is generally in good condition. The original foundations are inadequate and will be replaced, which will require the replacement of the "pony walls" beneath the existing main floor. Existing windows are generally in good condition with some deterioration of bottom sashes. Retention of existing openings and wood casement sash and double-hung windows will be maximized where possible and where existing sashes cannot be retained, replications matching the existing windows are required. Retention of the multi-paned transom windows, which are some of the most distinctive features of the building, will be maximized. The front verandah was partially enclosed at an early date. The original full width porch will be re-introduced and one of the existing wood casement windows will be relocated to this area (see the drawings in Appendix 'B'). The original columns and wood tongue and groove verandah floor will be repaired and replicated where necessary, and the existing wood verandah soffit and front door/sidelight assembly retained. The rear walls of the house will have to be removed to accommodate the rear addition but the new addition will be detailed in a manner which compliments the existing heritage character of the building.

As the heritage building is being converted into four dwelling units, which is permitted in the zoning, full environmental separation upgrades stipulated in the Vancouver Building By-law, including the installation of a "rain screen", may be unavoidable. Current "rain screen" requirements for existing houses create significant challenges for the retention and rehabilitation of heritage features and details. Conditions of the development application will require that opportunities for exemption from any "rain screen" requirements be exhausted. Where no alternatives are possible, the existing siding will likely have to be removed to allow for the installation of the required air-space strapping. Much of the shingle cladding is in poor condition and will not be able to be re-used if removed. Existing clapboard siding will be reinstalled if possible. Trims and sills will likely have to be replicated. Where possible, brackets and details will be retained in place and not relocated or replicated. Despite the challenges "rain screen" requirements bring, in this case staff conclude that the proposed rehabilitation is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and support the proposal.

Comments from the Vancouver Heritage Commission

On September 14th, 2009, the Vancouver Heritage Commission reviewed the Statement of Significance, Conservation Plan, and development application, and unanimously supported the project (for the complete resolution of the Commission and staff comments, see Appendix 'C').

Financial Proforma Evaluation

Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises that the proposed variances requested by the applicant as compensation for the heritage encumbrance on land value are supportable and provide no undue profit.

Ecodensity Policies

Ecodensity policy A-1 "Rezoning Policy for Greener Buildings" does not apply to the application as a Heritage Revitalization Agreement is not required. However, staff encourage owners for applications such as this to seek registration and certification with BuiltGreen BC™.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The recommended designation of 'The Ogilvie Residence' at 1842 West 12th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register, will protect the building from inappropriate exterior alterations and from demolition. In return for the rehabilitation and designation of the heritage building, a modest increase in density is proposed, which staff support. The owner has agreed to the heritage designation of 1842 West 12th Avenue and has signed an agreement with the City to waive future demands for compensation and to complete the rehabilitation work in a timely manner prior to occupancy of the building. Therefore it is recommended that Council approve the designation of 1842 West 12th Avenue, 'The Ogilvie Residence'.

* * * * *

DEPARTMENTAL APPROVAL AND REPORT CONCURRENCES

General Mgr./Dept. Head:

Report Date: October 23rd, 2009

Date:

Author: James Boldt

General Mgr./Dept. Head:

Phone No.: 604.873.7449

Date:

Concurring Departments:

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Legal- Frances Connell/Yvonne Liljefors

Signature

Real Estate Services- Leigh Gayman



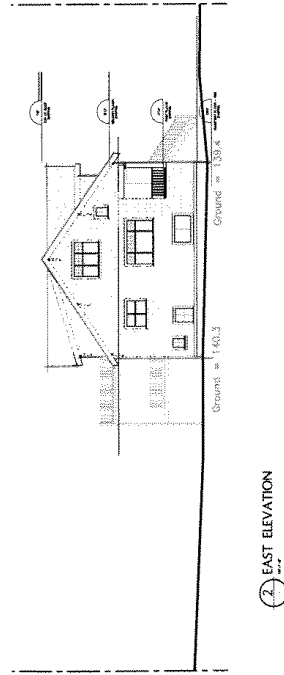
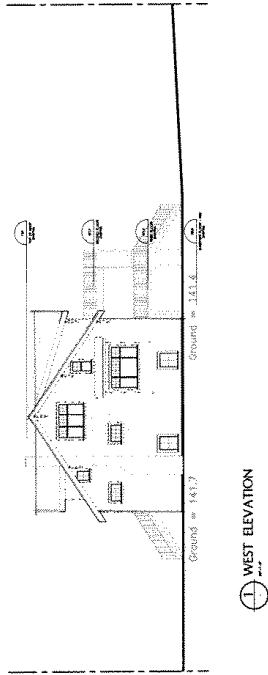
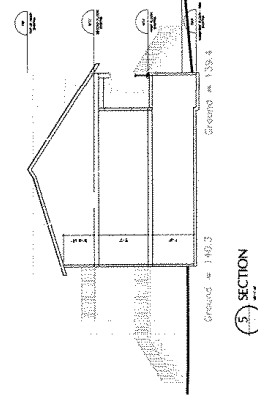
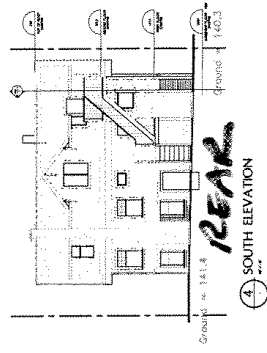
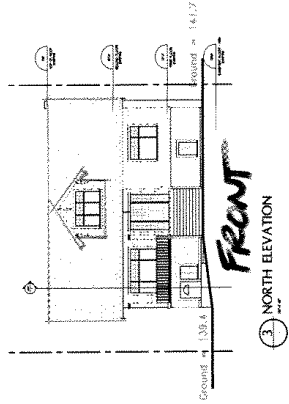
Photo 1: Front of 'The Ogilvie Residence' at 1842 West 12th Avenue

Several of the "tri-part" casement windows are visible, as is the partially enclosed front porch. Window retention is to be maximized and the porch will be opened up. 'The Ogilvie Residence' is a rare example of housing built after the collapse of the Edwardian housing boom and the mid-1920's, when the economy began to recover.



Photos 2 and 3: Details of 'The Ogilvie Residence' at 1842 West 12th Avenue

DATE: 10/10/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 1842 WEST 12TH AVE.
 SHEET: A-01



NO.	REVISION	DATE

RESIDENTIAL DEVELOPMENT

1842 WEST 12TH AVE.
VANCOUVER, BC

VISSO PANGOV GROUP
 20 West 12th Ave
 Vancouver, BC V6C 2R7
 TEL: 604-275-1234
 FAX: 604-275-1235

ARCHITECT
 ENGINEER
 LANDSCAPE ARCHITECT

EXISTING DWGS
 SHEET NO. A-01
 PROJECT NO. 1842-12TH-01

EXISTING ELEVATIONS - 1842 W. 12TH.

Resolution of the Vancouver Heritage Commission and Staff Comments

On September 14th, 2009 the Vancouver Heritage Commission reviewed the proposal, the Statement of Significance and the Conservation Plan and resolved the following:

RESOLVED

THAT the Vancouver Heritage Commission (VHC) supports the application at 1842 West 12th Avenue including the following recommendation that staff work with the applicant to simplify the dormer on the upper floor balconies facing 12th Avenue and removing the north balconies facing the street.

FURTHER THAT the Commission supports the Statement of Significance and Conservation Plan.

CARRIED UNANIMOUSLY

Staff noted that conditions of the development application approval require that the front dormer assembly be simplified and the visual impact of any inset balconies reduced.

Neighbourhood Notification and Staff Responses

In January, 2009, staff notified sixty-two surrounding property owners regarding an application similar to the current proposal, but which did not involve designation. Two letters expressing concerns or objections to the proposal were received at that time. Subsequent to this, the applicant revised the plans to include heritage designation. The same property owners were re-notified of the new scheme on July 27th, 2009. No responses to this notification were received.

As the current proposal is similar to the previous scheme in scale and mass, the concerns received from the original notification, with staff comments, are noted below:

1. *the proposal will create adverse shadowing and privacy impacts on adjoining properties.*

Staff response: The proposal complies with requirements for building depth and height and otherwise is consistent with guidelines regarding mass and impact and is supportable. Conditions of the development application approval will ensure that privacy impacts are addressed as much as possible.

2. *the proposal will create traffic and parking impacts.*

Staff response: conversion of the existing building into four dwelling units will create a nominal increase in traffic impacts. However, the number of off street parking spaces provided (four) complies with the Parking By-law and the proposed parking layout is supportable.

3. *the development will result in tree loss.*

Staff response: the landscape plan is consistent with the guidelines for the area and is of high quality. The level of tree retention and replacement is appropriate and in compliance with the Tree By-law.

Staff conclude that the impacts regarding shadowing, privacy, traffic and parking, and tree loss have been adequately addressed. The Director of Planning has approved the development permit application subject to Council approval of the designation of 'The Ogilvie Residence'.