

From: [REDACTED]
To: [DNV Input](#)
Subject: Bylaw 8135
Date: Monday, July 20, 2015 9:05:04 AM

In regards to the bylaw amendment for 2975 and 2991 Fromme Road, I ask that much consideration be given to adding these proposed 3 lots that are actually fronting Ross Road and not Fromme Road.

The 2 new lots already developed on Ross Road next to these properties have increased the parked cars at the entrance to Ross Road. Adding 3 more properties, which will no doubt include rental suites, will yet again add more parked cars.

On most days Ross Road has become a single lane road at the corner of Ross Road and Fromme Road. This is a very busy intersection with cars travelling at high speed, cars not stopping at the 4 way stop at Fromme and 29th Street, heavy school traffic and cars from condo units parking on Fromme Road blocking sight lines

These 3 properties will bring a minimum of 3 cars each and the reality is that they will be parked on the street.

Thank you
Marcia Hamilton
[REDACTED]
North Vancouver

From: [Tina Thomas](#)
To: [DNV Input](#)
Subject: 2975 Fromme
Date: Tuesday, July 21, 2015 6:15:29 PM

Reading the materials, I think the door is heritage. I have a similar vintage house in the neighbourhood with the same door and the builder of my house made doors and windows for the City. I would like to see the door preserved and could use it as my door is in rough shape. I have not had response to my requests to discuss this with the developer despite emailing them through realtor or to their info line. I think it would go a nice gesture towards heritage preservation.

Thanks,
Tina Thomas

Sent from my iPhone

From: [Jennifer Clay](#)
To: [DNV Input](#)
Subject: Pubic Hearing - 2975 Fromme Road
Date: Tuesday, July 21, 2015 6:41:31 PM
Attachments: [2975 Fromme July 21 Public Hearing.docx](#)

I intend to come tonight to present this on behalf of North Shore Heritage but am also sending you this written submission via email for the record.

Sincerely,

Jennifer Clay
VP, North Shore Heritage

Your Worship, Members of Council

My name is Jennifer Clay and I am Vice President of North Shore Heritage Preservation Society which represents approximately 300 individuals on the North Shore.

I attended the original Public Hearing in October 2014 and expressed our society's concerns about the proposed demolition of a Lynn Valley old-timer, located at 2975 Fromme Road. I am here once again to express the same concerns.

I refer to two separate documents included with the materials for tonight's Public Hearing. The first is a letter dated March 25, 2015 from Mr. Rick Jones, an architect with Urban Design Group. Based on the letter, it appears that Mr. Jones reviewed only the exterior of the home as this is what is stated in his letter. It seems to me that an examination of the interior should also be performed in order to truly understand the value of this home from a purely architectural standpoint.

However based on his examination of the exterior only, his conclusions are not definitive. He states that the exterior cladding is not original and **MAY** contain asbestos but apparently no further testing was done to determine if this is the case. Regardless, whether the home is being kept or destroyed, if it contains asbestos, that would need to be removed at the applicant's cost. But the good thing is that according to the other report included with these materials, entitled 2975 Fromme Road, the shingle cladding we see today covers the original 3" fir siding so even if the most exterior, visible cladding does contain asbestos, the original cladding is apparently underneath. Further studies may be warranted.

Mr. Jones also goes on to report various relatively minor wear and tear issues, but finally concludes that in his opinion, the home has limited architectural detailing and questions whether a heritage designation would be appropriate because of the relative simplicity of the home. There is no reference as to whether any further inquiries were made with the DNV Heritage Planner, Ms. Kathleen Larson, in this regard.

I would now like to turn your attention to the contents of the other report, and would like to address another criterion for including a home on the heritage register. This report provides a vast amount of information on the origins and occupancy of this home. Likely built in 1909, it is, according to the report, an "excellent example of a shingle-style bungalow in the vernacular style which was built during Lynn Valley's pre-WW I boom era".

From a heritage standpoint, it is actually this very simple so-called vernacular style which is so important to protect and highlight. It was not built for a wealthy real estate developer or a store owner but was built for a British immigrant labourer and his new bride and at one time, was one of only two homes on this block. The other home down the street at 2925 belonged to his brother, Albert Burrows. Therefore this home at 2975, along with the one at 2925, are two of the oldest homes in this area of Lynn Valley and represent an important time in the development of Lynn Valley.

Alfred Burrows, owner of 2975 Fromme and his brother, Albert Burrows, owner of 2925 Froome, are also noteworthy for their occupation before WW I as employees of the Lynn Valley Lumber Company, where they set up and maintained 11 miles of the shingle bolt flume in Lynn Valley. As you probably all know, the production of cedar shakes (also called

shingles) was extraordinarily important to the development of Lynn Valley and resulted in Lynn Valley's nickname of Shaketown.

Finally while the original owner of 2975 Fromme, Alfred Burrows, died in 1939, his widow, Louise Frances lived in the house until 1965 and their nephew lived there until 1978. So for 70 years, this home was occupied by two generations of the Burrows' family.

So here we have a house that is one of the oldest in North Vancouver, that was occupied by the Burrows family, who are historically important for their employment in the Shingle mills and for their longevity in the community. While the house may not have a lot of architectural bling on the exterior, and whose interior features are unknown, its' very simplicity is what makes it noteworthy and its ownership by the Burrows family makes it even more compelling to keep and value for generations to come.

As an aside, I will emphasize again that the greenest home is the one already built. Both Mr. Jones' website and the DNV's report tonight highlight the importance of sustainability. Tearing down a structurally sound home built with first growth wood is not sustainable.

In conclusion, the report from Mr. Jones does not appear to be complete as only the exterior appears to have been examined but regardless, our Society feels that the home, its' simple style and the importance of its occupants to the development of Lynn Valley warrants its retention. In return for the extra density the applicant is requesting, we feel that the applicant should be compelled to retain the home. And if a further assessment of its heritage value is required, we encourage the District to require a proper Statement of Significance to be conducted by an individual, such as Donald Luxton, who specializes in the assessment of heritage structures and who has certifications to support his expertise.

Finally, we applaud Noort for its previous work on other heritage homes, such as the one on the corner of Grand Boulevard and 15th, which now stands in all its glory for passersby to see. We encourage them to do the same thing with the home at 2975 Fromme – place it on the corner of Fromme and Ross Road, where it can continue to play a prominent role in Lynn Valley.

Thank you.