

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, October 29, 2018

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, October 29, 2018
Council Chamber, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

9. REPORTS FROM COUNCIL OR STAFF

9.3. 3635 Sunnycrest Drive – Options for Heritage Conservation File No. 13.6800.70/000.000

Recommendation:

THAT the October 25, 2018 joint report of the Community Planner and the Senior Community Planner entitled 3635 Sunnycrest Drive – Options for Heritage Conservation be received for information.

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AGENDA INFORMATION

Regular Meeting
 Other:

Date: October 29, 2018
 Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 25, 2018
 File: 13.6800.70/000.000

AUTHOR: Angele Clarke, Community Planner
 Karen Rendek, Senior Community Planner

SUBJECT: 3635 Sunnycrest Drive - Options for Heritage Conservation

RECOMMENDATION:

THAT the October 25, 2018 report from the Community Planner and the Senior Community Planner entitled '3635 Sunnycrest Drive - Options for Heritage Conservation' be received for information.

SUMMARY:

At the October 24, 2018 meeting of the Community Heritage Advisory Committee, the following motion was passed:

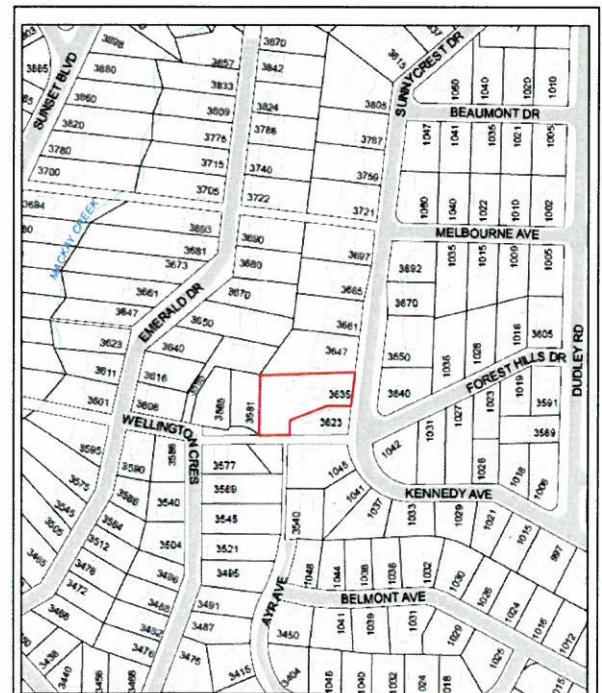
"To request Council to temporarily withhold the demolition permit and ask Council for sufficient time to assess the house for the cost and feasibility of moving the house to an alternative location."

This motion was passed following the Committee's recommendation to pursue options for preservation of the residence at 3635 Sunnycrest Drive (Watts Residence).

The Watts Residence is included in the District's Modern Heritage Inventory 1930-1965 (Donald Luxton & Associate, 1997), and was designed by Architect, Fred Thornton Hollingsworth.

The owner has submitted applications for a demolition permit, new construction permit, and two tree permits.

Council may issue a temporary protection order for up to 60 days if it considers that a heritage property might be adversely affected by a development



SUBJECT: 3635 Sunnycrest Drive- Options for Heritage Conservation

October 25, 2018

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application, which would provide time to explore options for heritage conservation with the applicant.

BACKGROUND:

The 'Watts Residence' is located at 3635 Sunnycrest Drive in the Highland neighbourhood north of Edgemont Village Centre. The building was constructed in 1951-52 for the Watts family and is on the District Modern Heritage Inventory 1930-1965. As this is a Heritage Inventory property, the Heritage Procedures Bylaw does not apply, however, Council may authorize a temporary protection order under s. 606 of the *Local Government Act* if they consider the property to be of significant heritage value.

The West Coast Modern style 'Neoteric' heritage building designed by Fred Thornton Hollingsworth is a post-and-beam house characterized by its flat roof and plywood cladding on both the interior and exterior. The building, maintained in its original condition is set back on a forested sloping site. A statement of significance (SOS) for the house prepared by Donald Luxton and Associates Inc. in January 2015 is included as **Attachment 1**.

EXISTING POLICY:

In accordance with the *Local Government Act* s. 606, (1) a local government may order that real property is subject to temporary protection if the local government considers that

- (a) the property is or may be heritage property, or
- (b) protection of the property may be necessary or desirable for the conservation of other property that is heritage property.

ANALYSIS:

On August 29, 2018, the owner of the property submitted an application to demolish the heritage inventory-listed house, and to construct a new single-family house. A tree permit to remove trees on District property was issued on October 1, 2018.

An option for giving additional time to explore conservation of the house would be a Council-authorized, 60 day temporary protection order. During the 60 day duration of the temporary protection order, staff would work with the property owner to explore options for heritage conservation. These options could include:

- Exploration of options for limited additional density on the site through a Heritage Revitalization Agreement (HRA), as per s. 610 of the *Local Government Act*. A HRA includes the legal protection of the heritage property, and can vary or supplement provisions such as, but not limited to land use, density, setbacks, parking requirements, and building height. Options through HRA negotiations could include a coach house, or addition to the existing house;
- Legal protection of the property through designation bylaw as per s. 611 of the *Local Government Act*, which may require compensation if the designation causes, or will cause at the time of designation, a reduction in market value; or
- Exploration of moving the house to another property to retain the heritage house.

SUBJECT: 3635 Sunnycrest Drive- Options for Heritage Conservation

October 25, 2018

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Timing/Approval Process:

As per s. 606 of the *Local Government Act*, the District may withhold permits for up to sixty days, once every two years.

Concurrence:

Members of the Community Heritage Advisory Committee have passed a motion requesting the District explore options to conserve the house.

Financial Impacts:

Ongoing legal protection of the property by designation bylaw requires financial compensation if the designation causes, or will cause at the time of designation, a reduction in market value.

CONCLUSION:

Council may authorize a temporary protection order to allow time to explore heritage conservation options for the house such as Heritage Revitalization Agreement, designation protection through a heritage designation bylaw, or moving the house to another property.

OPTIONS:

THAT Council direct staff to place a temporary protection order of 60 days on 3635 Sunnycrest Drive (Watts Residence) in accordance with s. 606 of the *Local Government Act*

OR

THAT no further action be taken at this time.

Respectfully submitted,


Angele Clarke
Community Planner


Karen Rendek, MCIP, RPP
Senior Community Planner

ATTACHMENT 1: Statement of significance (SOS) for 3635 Sunnycrest Drive prepared by Donald Luxton and Associates Inc., January 2015.

REVIEWED WITH:		
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS
<input type="checkbox"/> Parks	_____	<input checked="" type="checkbox"/> Solicitor 
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services
		External Agencies:
		<input type="checkbox"/> Library Board
		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
		<input type="checkbox"/> Other:



3635 SUNNYCREST DRIVE

STATEMENT OF SIGNIFICANCE

JANUARY 2015

RECEIVED

OCT 03 2018

Planning Department
CITY OF NORTH VANCOUVER

**DONALD LUXTON
AND ASSOCIATES INC**



STATEMENT OF SIGNIFICANCE: WATTS RESIDENCE



Address: 3635 Sunnycrest Drive, North Vancouver, British Columbia

Name of Historic Place: Watts Residence

Original Owners: Clarence and Phoebe Watts

Architect: Fred Hollingsworth

Date of Construction: 1951-52

Description of Historic Place

The Watts Residence, located at 3635 Sunnycrest Drive in North Vancouver, is a one-storey West Coast Modern style, post-and-beam house that is characterized by its flat roof and plywood cladding on both the interior and exterior.

Heritage Value of Historic Place

The Watts House is valued as an example of the postwar residential development of North Vancouver and the Capilano Highlands subdivision in particular. The house is also significant for its early West Coast Modern architecture, as designed by noted architect Fred Thornton Hollingsworth, as well as for its local adaptation of Frank Lloyd Wright's Usonian approach to housing.

The Watts Residence represents the postwar development of North Vancouver. Suburban areas of the Lower Mainland surged in popularity following the Second World War and the North Shore of

Burrard Inlet saw the construction of new, modern houses, which were often placed on challenging, mountainside sites that required innovative designs and cutting-edge construction technologies. The forested sites presented the ideal suburban experience as residents could live 'in nature', while still being close to the urban amenities of the area. The Watts Residence was constructed in 1951-52 in the suburban development known as Capilano Highlands. Originally established by Ridgewood Estates Ltd. in 1938, the same year the Lions Gate Bridge dramatically improved access to the North Shore, the subdivision offered contoured street layouts that followed the natural topography of the land and offered generous, verdant lots that appealed to the suburban ideals of the time. However, it was not until the end of the Second World War when developer J. Eric Allan built his own house in the area and opened an office in Edgemont Village, that interest in Capilano Highlands began to take-off. The popularity of the neighbourhood further increased through the active involvement of architect Fred Hollingsworth, who designed his own home in the area in 1946 and partnered with Allan in the 1949 design and marketing of the *Sky Bungalow*, a show home located in the parking lot of downtown Vancouver Hudson's Bay store, which advertised the Capilano Highlands development. Hollingsworth continued his involvement in the area by designing approximately one hundred homes, including the Watts Residence, over the next few decades. The house exists today amidst a cluster of West Coast Modern homes including the neighbouring Mitchell Residence, designed by Arthur Erickson in 1965 and constructed on land subdivided from the Watts' property, as well as homes designed by Ron Thom, Sharp & Thompson, Berwick, Pratt, and several others by Fred Hollingsworth.

The Watts Residence is also valued for its West Coast Modern style architecture, as designed by celebrated local architect Fred Hollingsworth. Exemplified by design innovation, advancing architectural technologies, use of natural materials, and sensitive integration with the natural environment, the West Coast Modern style of architecture was prevalent between 1945 and 1970. English-born Hollingsworth immigrated with his family to Vancouver in 1929, and soon began attending classes at the Vancouver School of Art (later known as the Emily Carr University of Art and Design), initially pursuing a career in commercial design. Hollingsworth's 1946 plans for his own house captured the attention of Ned Pratt, partner in the firm Sharp & Thompson, Berwick, Pratt who had established themselves as the premier Modern architecture firm in Vancouver at the time. Hollingsworth was asked to article with the firm, a position that he held from 1946 to 1951.

Inspired by his friend and mentor Frank Lloyd Wright, Hollingsworth furthered his creativity as his career progressed, experimenting with different products, technologies and materials. The Watts Residence was directly influenced by Wright's 'Usonian' houses. The 'Usonian' term was used by Wright to describe his vision for the future planning and architecture of American cities. The Usonian houses, first constructed in 1936, were Wright's response to the need to provide affordable, well-designed housing for middle-class Americans. Typically, the Usonian houses were void of extraneous details and most featured strong horizontal massing; natural and local construction materials; and concrete radiant floor heating – all of which are reflected in the Watts Residence. Additionally, like many Usonian houses, the Watts Residence features natural lighting from clerestory windows and a flat roof with cantilevered overhangs that prevent direct sunlight from penetrating the house. Hollingsworth used local plywood to clad both the interior and exterior of the home; this was the first house in the province to feature such a cladding treatment. The Watts Residence also maintains a strong visual connection between the interior and exterior spaces, an important characteristic of all Usonian homes. Hollingsworth termed his adaptation of the Usonian house, 'Neoteric'.

Character-Defining Elements

Elements that define the heritage character of the Watts Residence are its:

- location on Sunnycrest Drive in the Capilano Highlands subdivision of North Vancouver;
- continuous residential use since 1952;
- residential form, scale and massing, as expressed by: one-storey height with flat roof; horizontality; and stepped floor plan;
- wooden post-and-beam construction with concrete slab foundation;
- Usonian style features, including: horizontality; flat roof structure with wide, cantilevered eaves with closed plywood clad soffits; open cantilevered trellis at the front and rear of the house; plywood and vertical batten cladding, which is echoed in the interior walls and ceiling of the house; the passive solar and interior lighting strategy provided by the clerestory windows and light shelves; and the stepped floor plan of the house as it broadens from its narrow form at the front of the property to a wider elevation at the rear of the property;
- original wood-frame windows including fixed assemblies, some full-height, and casement assemblies, as well as several fixed window assemblies featuring pebbled glass;
- original door assemblies including paired French doors leading to the side and rear yard and the wooden front door;
- original central internal chimney;
- drainage chains; and
- interior features including: plywood and vertical batten cladding of the walls and ceiling; exposed concrete floors, stained red, with built-in radiant heating; fireplace featuring textured brick with wide mortared joints; and skylights that also function as operable electric lights.

RESEARCH SUMMARY

CIVIC ADDRESS: 3635 Sunnycrest Drive, North Vancouver, British Columbia

NAME OF HISTORIC PLACE: Watts Residence

ORIGINAL OWNERS: Clarence and Phoebe Watts (1952-1965)

ARCHITECT: Fred Hollingsworth

CONSTRUCTION DATE: 1951-52

BUILDING PERMIT APPLICATION:

- #6524: September 13, 1951 for Mr. and Mrs. C.L. Watts; \$15,000 dwelling;
Contractor: A. Berquist & Sons

CANADIAN ARCHITECTURAL ARCHIVES (UNIVERSITY OF CALGARY):

- Thompson Berwick Pratt & Partners Project List: Watts Residence - 51W36 (#51-B-186);
1951, drawn by FTH [Fred Thornton Hollingsworth]

BRITISH COLUMBIA VITAL EVENTS:

- Marriage Registration: Clarence Leckie Watts and Phoebe Wilcox, April 7, 1920,
Vancouver; Registration Number: 1920-09-211213
- Death Registration: Phoebe Watts, May 1, 1984, West Vancouver;
Registration Number: 1984-09-008045
- Death Registration: Clarence Leckie Watts, January 9, 1991, West Vancouver;
Registration Number: 1991-09-000503

ADDITIONAL FRED HOLLINGSWORTH INFORMATION:

Following Hollingsworth's work on the Watts Residence, he would go on to form partnerships with some of Canada's most celebrated architects, including Ron Thom, Barry Downs, and Arthur Erickson. He was awarded the Massey Gold Medal for Architecture in 1964 for his design of the Maltby House in West Vancouver. Throughout his long career, Hollingsworth concentrated on residential design, completing numerous projects for clients across British Columbia, Alberta, and the United States. Fred Hollingsworth served as the President of the Architectural Institute of British Columbia from 1971 to 1972 and of the Royal Architectural Institute of Canada from 1975 to 1976.

CURRENT PHOTOGRAPHS



STATEMENT OF SIGNIFICANCE: WATTS RESIDENCE, 3635 SUNNYCREST DRIVE, NORTH VANCOUVER





