

# HRA CASE STUDY

## Resource SUTHERLAND HOUSE

### General Information

Address: 1768 Inglewood Avenue  
 Neighbourhood: Hollyburn  
 Construction Date: 1927  
 HRA Completed: 2017  
 Municipally Designated: Yes  
 Site Area: 23,985 sq. ft. (2,228 m<sup>2</sup>)  
 FAR:  
 - Sutherland House (Lot 1): 0.35  
 - Infill lot (Lot 2): 0.30  
 Dwelling units: 2



### Description of Heritage Resource and Site

The Sutherland House, located at 1768 Inglewood Avenue, was built in 1927 and was the first house to be constructed on the block. It was first occupied by James and Winifred Sutherland who lived at the property until 1932. The house is valued for its connection to the early development of the Hollyburn area, for its design evolution from a modest cottage into a more substantial house adjacent to Lawson Creek, and for its connection to the Hutchingames, the previous owners, who were responsible for its rehabilitation. The original Craftsman-style architecture gradually gave way to a more rustic aesthetic, as half-timbering, log cabin siding and stone cladding was applied when the house was expanded. These natural building materials echo the surrounding verdant environment of the Lawson Creek watershed.

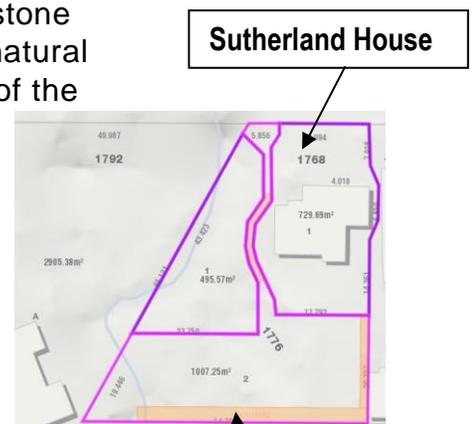
### Project Description

The project involved subdivision of the property into two lots (not otherwise permitted due to site constraints including the watercourse and limited road frontage) and conservation of the heritage house.

### Incentives

In exchange for conservation and legal protection of the Sutherland House, the following incentives were provided through the HRA:

- the site was permitted to be subdivided into 2 lots with the Sutherland House located on the new northern lot (Lot 1);
- construction of a new 2,583 sq.ft. (240 m<sup>2</sup>) infill house on the southern lot (Lot 2); and



- zoning bylaw variances including site width, highest building face, and rear yard setback to accommodate the new house.

### **Architectural & Historical Character**

A [Heritage Conservation Plan](#), including a Statement of Significance for the Sutherland House was prepared by Donald Luxton & Associates. The SOS describes the heritage resource, includes a statement of heritage value, and outlines the “character defining” elements of the house and site.

### **Challenges / Learnings**

- The site is constrained by a watercourse (Lawson Creek) and required a Development Permit under Official Community Plan Policy NE13 for watercourse protection.
- Designing a new infill home that would not detract from the Sutherland House. To this end, the home was designed to blend in the streetscape and its forested setting through use of dark finishing materials. Black stained cedar shingles and large areas of glazing were used for exterior finishes.

### **More Information**

For the HRA application project page including architectural plans:

<https://www.westvancouver.ca/home-building-property/planning/major-applications/sutherland-house-1768-inglewood-avenue>