

# HRA CASE STUDY

## Resource RUSH HOUSE

### General Information

Address: 1195 12th Street  
Neighbourhood: Ambleside  
Construction Date: 1923  
HRA Completed: 2017  
Municipally Designated: Yes  
Site Area: 11,867 sq. ft. (1102.5 m<sup>2</sup>)  
FAR: 0.67  
Dwelling units: 4



### Description of Heritage Resource and Site

The Rush House, located at 1195 12th Street, is a one and one-half storey Craftsman style house built in 1923. Among the oldest buildings in Ambleside, the house is characterized by its gabled roofline, wrap-around verandah, cedar shingle cladding and its extensively landscaped setting. The property was originally part of a 0.73 hectare farm owned by the Rush family which was later subdivided into the surrounding residential lots as the neighbourhood grew. The Rush House is valued for its association with the early development of West Vancouver's historic Ambleside neighbourhood; for its representation of the early residential properties of West Vancouver, first owned by the Rush family; and for its Craftsman style architecture.

### Project Description

The project involved relocation and conservation of the heritage house along with three infill units: a single level garden suite in the Rush House; a garden cottage at the front of the property; and a laneway cottage. A new garage was also added accessed from Jefferson Avenue.



### Incentives

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

- the FAR permitted for the site was increased from 0.35 to 0.67 plus basements (approximately 7,940.25 sq.ft. of floor area on the 11,867 sq.ft. lot).
- the site was permitted to be developed into four strata-titled units.

- Variances to setbacks, building height, highest building face, to the requirement that parking be accessed from the lane, and to the maximum permitted site coverage.

### **Architectural & Historical Character**

A [Heritage Conservation Plan](#), including a Statement of Significance for the Rush 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**

- Most of the exterior siding on the Rush House was removed to meet fire code requirements related to separation spaces between buildings. Further, there were challenges in reconciling current BC Building Code requirements and heritage preservation objectives such as much of the roof structure was removed to meet code requirements related to headroom above stairs and in some rooms, replacing single-glazed windows with double-glazed windows, and raising the height of the existing porch railings to meet current requirements.
- Some of the project’s heritage objectives also complicated the elevations and stormwater management. The entire system ended up having to be replaced as it wasn’t working perfectly.
- Conserving heritage structures while meeting building code requirements can be expensive.

### **Learnings**

- The importance of having an experienced contractor who has been involved in other HRA projects.

### **More Information**

For the HRA application project page including architectural plans:

<https://www.westvancouver.ca/home-building-property/planning/major-applications/rush-house-1195-12th-street>