



**BINNING**

**HOUSE**

**HRA**

**A HERITAGE REVITALIZATION AGREEMENT PROPOSAL FOR:**

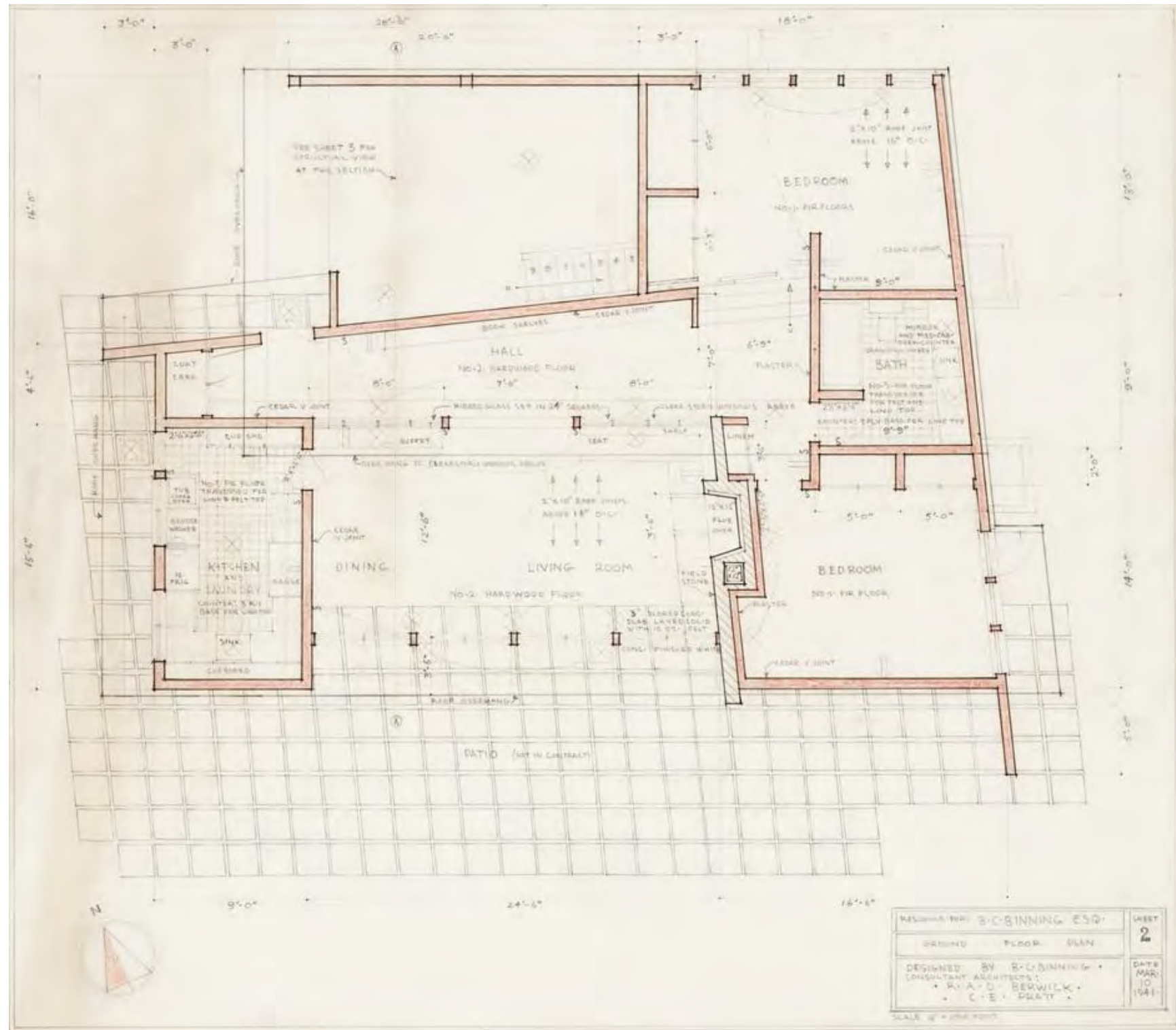


# MATHER'S CRESCENT WEST VANCOUVER

Submitted to the District of West Vancouver by JonChoo Design Inc. as an amendment to the proposal submitted in October, 2017

Design Review Presentation  
November 1, 2018

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Binning House Floor Plan



Lucy on a Chair  
Bert Binning

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# Statement of Intent

## Binning House HRA

JonChoo Design Inc. is pleased to make this application for a **Heritage Revitalization Agreement** for the Binning Residence. **This application proposes the conservation + revitalization of one of Canada's most significant heritage houses by way of subdividing the existing property and converting the existing residence into a private museum.**

## Proposed Use of The Binning House

The house will serve as a private museum preserved as a 'time capsule' through the restoration of architectural details, placement of original furniture, exhibition of select personal items owned by the Binnings, and storage of all Binning related contents. The house will be available for regular viewings by the public as well as private event bookings.

**Most importantly, faculties of Art + Architecture** across the nation will be invited to send their students to experience the Binning House first hand. Professor Bertram Charles Binning helped establish the Faculty of Fine Arts at UBC and taught both there and at the Vancouver School of Art (today's Emily Carr University). This proposal will ensure that his legacy as an educator will endure as countless generations will be inspired by a collection of his life's work, set in the context of his greatest architectural achievement.

## The Proposal

Restoring the Binning House to its 'former glory' and preserving it for public viewing is one of the main goals of this project. Additionally, preserving the garden landscape and its setting, surrounded by wilderness, is of utmost importance. Furthermore, this proposal strives to create an appropriate response to the Binning House by thoughtfully considering view lines, privacy, and the conservation of not just the historical site, but its ideologies as well.

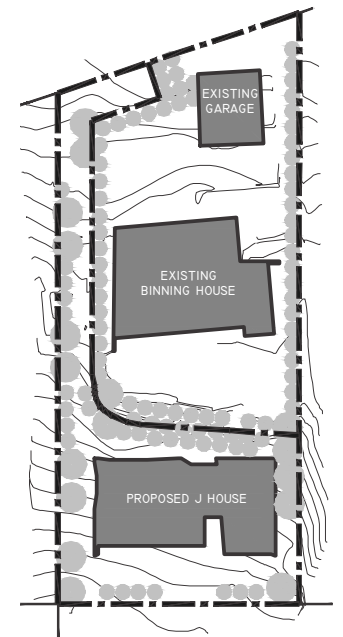
## Subdivision Rationale

- Not only did the current owner purchase all the original furniture from the Binning Estate, but also all of the Binnings' personal artifacts. If subdivided, the original house could serve as a place to display these artifacts in their original context. Something that rarely, if ever, has been achieved in heritage.
- A secondary residence would allow greater public access to the Binning House as it would negate the necessity of it serving as a primary residence for the rest of its existence.
- Subdivision allows for the preservation/restoration of the bathroom and kitchen in their original condition, as they are currently not protected under the existing bylaw. If the secondary residence is built, the need to upgrade them to the modern standards would diminish and they could be further protected under an updated bylaw.
- The new infill residence could, in the future, accommodate an Altamont resident who is looking to downsize from a larger estate but is not ready to move into an apartment. This type of housing stock currently does not exist and this project could be an example of heritage revitalization agreements filling existing housing gaps.
- Subdividing the Binning property would be the only example of a heritage revitalization/ restoration that fully preserves the heritage asset inside and out. This is in contrast to other approved heritage revitalization agreements that only maintain a small portion of the original asset.



Binning House Photos 2014

Interior Hallway Mural



Proposed Subdivision

# Site Context



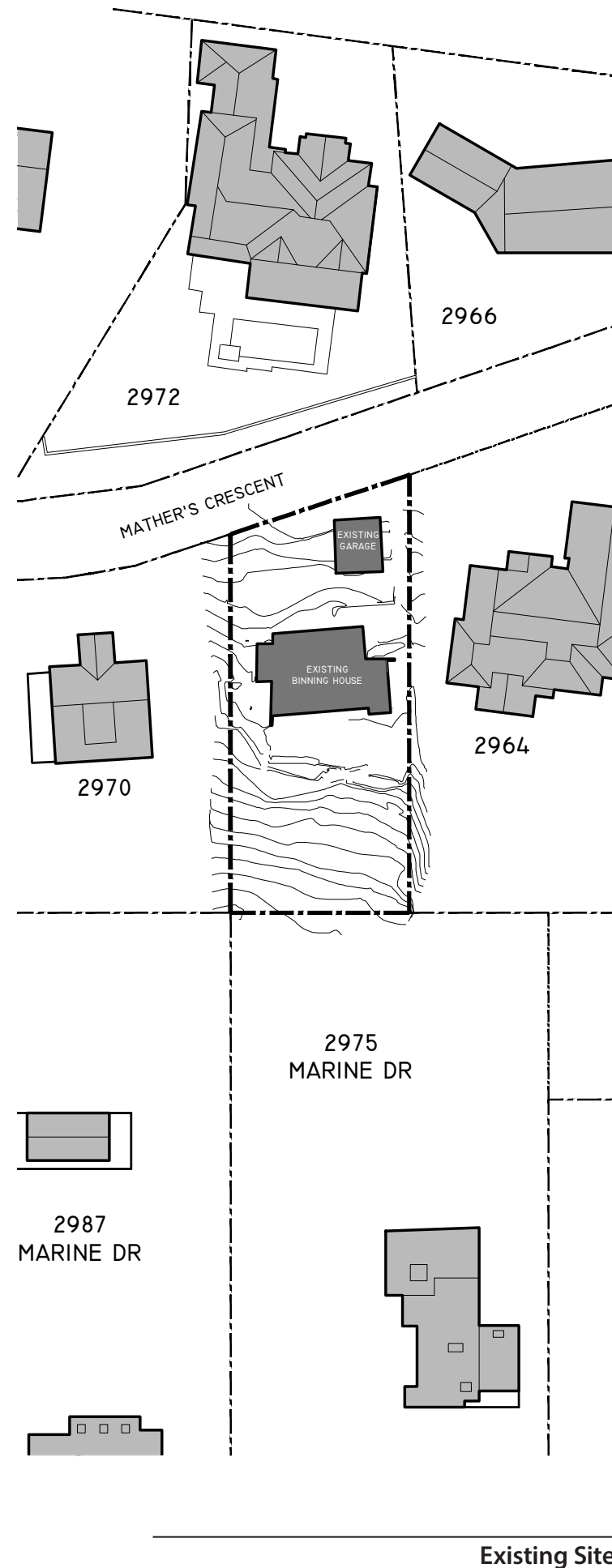
Binning House Location:  
2968 Mather's Crescent, West Vancouver



View from the Binning House rear yard garden

## The Site - Existing

Situated in Altamont, one of West Vancouver's most sought after neighborhoods, the Binning House is nestled on a hill. The site's orientation is north-south which allows for ample sun exposure while the undulating terrain and side yard tree coverage shelter the site from prevailing winds and the afternoon sun. The total area of the existing site is 12,837 sqft.



Existing Site

## Additions

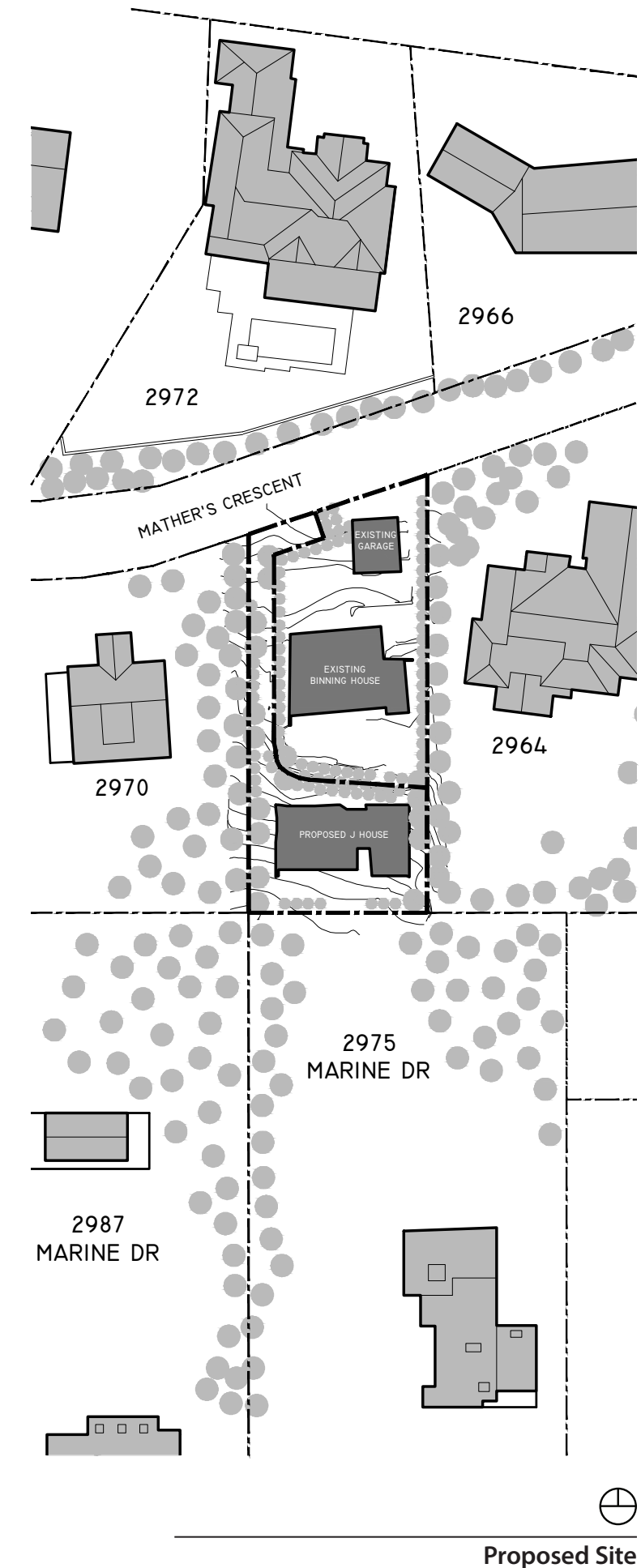
There have been two main additions to the Binning House. First, in 1966, a 2-car garage + shed was constructed at street level and secondly, in 1989, a bathroom was added to the west elevation of the house itself.

## The Site - Proposed

The existing garage + shed will remain intact and be restored to match the restoration of the main house. The sub-division will respect the most southerly existing retaining walls and preserve the rear yard garden's current size. Tiered planting has been designed to maintain a sense of wilderness beyond the garden and conceal the new infill residence further downslope. The 1989 bathroom addition will be removed to allow pedestrian access to the new residence.

## Neighbor Consideration

The property to the **east** sits approximately 5'-0" above the proposed infill roof peak (a flat green roof,) thus their view lines will not be impeded. The abandoned house to the **west** will remain hidden due to its elevation as well as the amount of tree coverage on its property. Its views will remain the same. The house to the **south** is approximately 150 feet away from the proposed infill residence and will therefore not be disturbed in any way.



Proposed Site

# Neighbor Consideration

## North



2972 Mather's Avenue

The **northern** property sits approximately 4'-0" above the existing garage roof peak, thus their view lines will not be impeded.

## East



2964 Mather's Crescent

The property to the **east** sits approximately 5'-0" above the proposed infill roof peak (a flat green roof,) thus their view lines will not be impeded.

## South



2975 Marine Drive

The house to the **south** is approximately 150 feet away from the proposed infill residence and will therefore not be disturbed in any way.

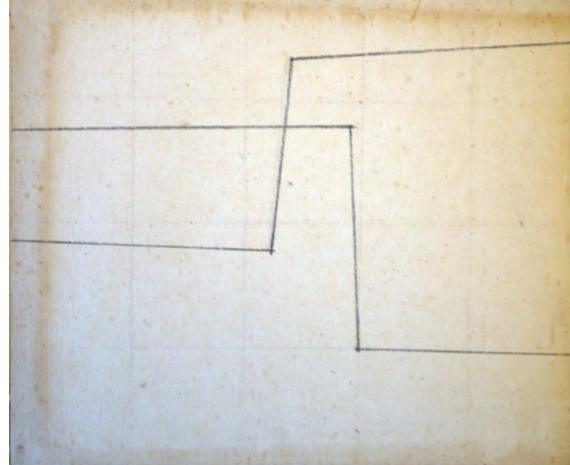
## West



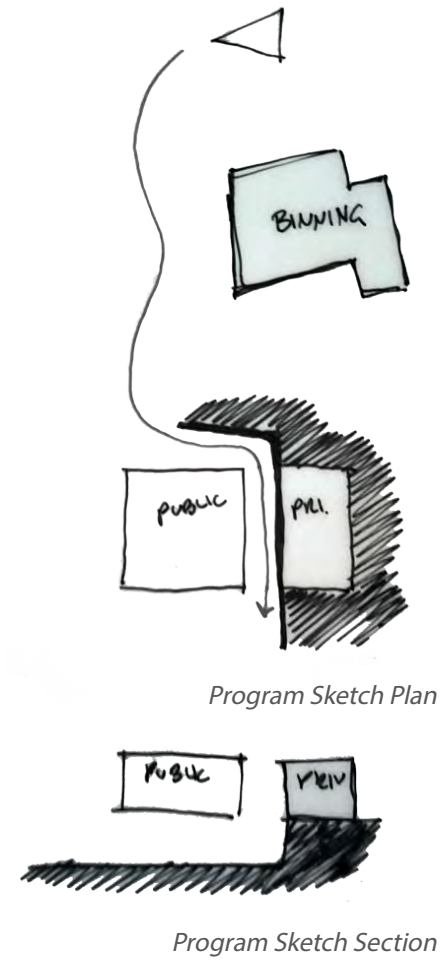
2970 Mather's Crescent

The house to the **west** will remain hidden due to its location as well as the amount of tree coverage on its property. Its views will remain the same.

# Design Proposal

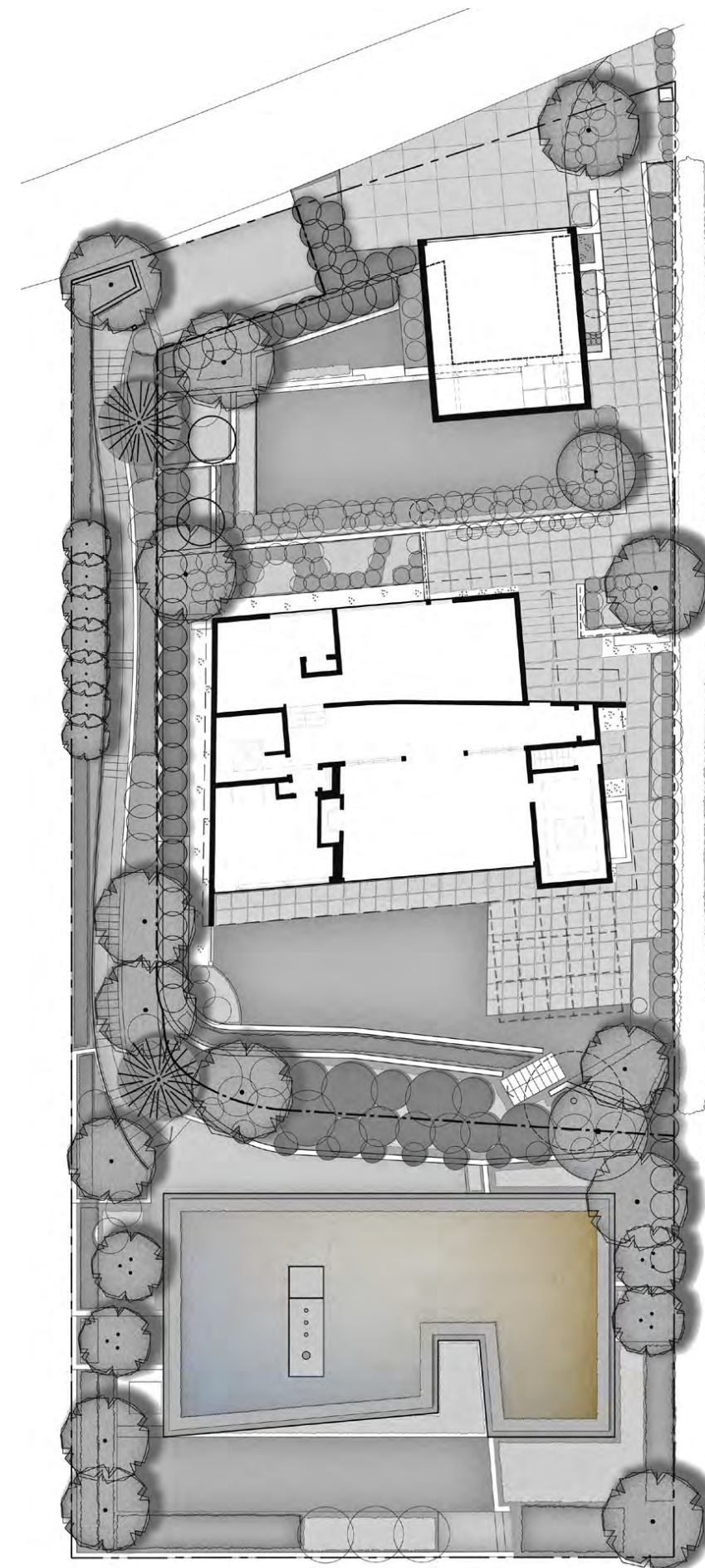


Line Study by Bertram Binning



Program Sketch Plan

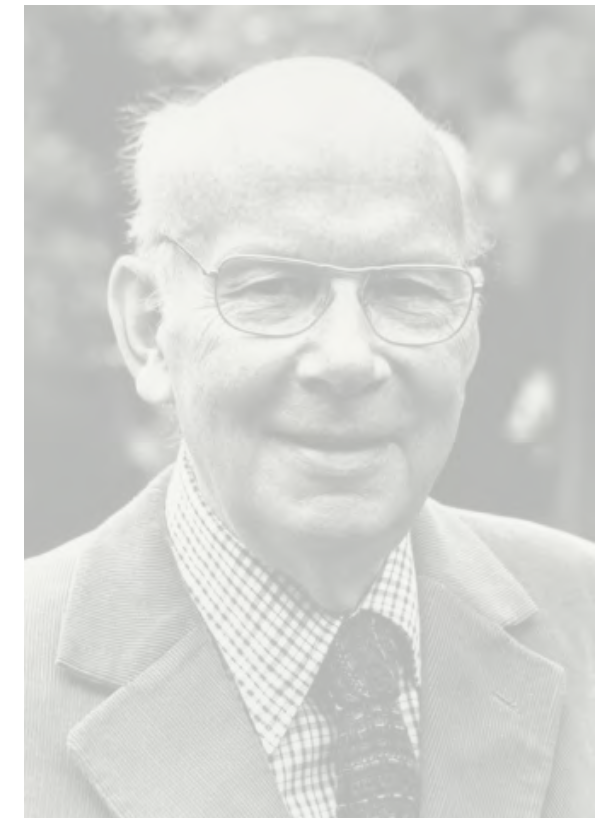
Program Sketch Section



Proposed Landscape Diagram

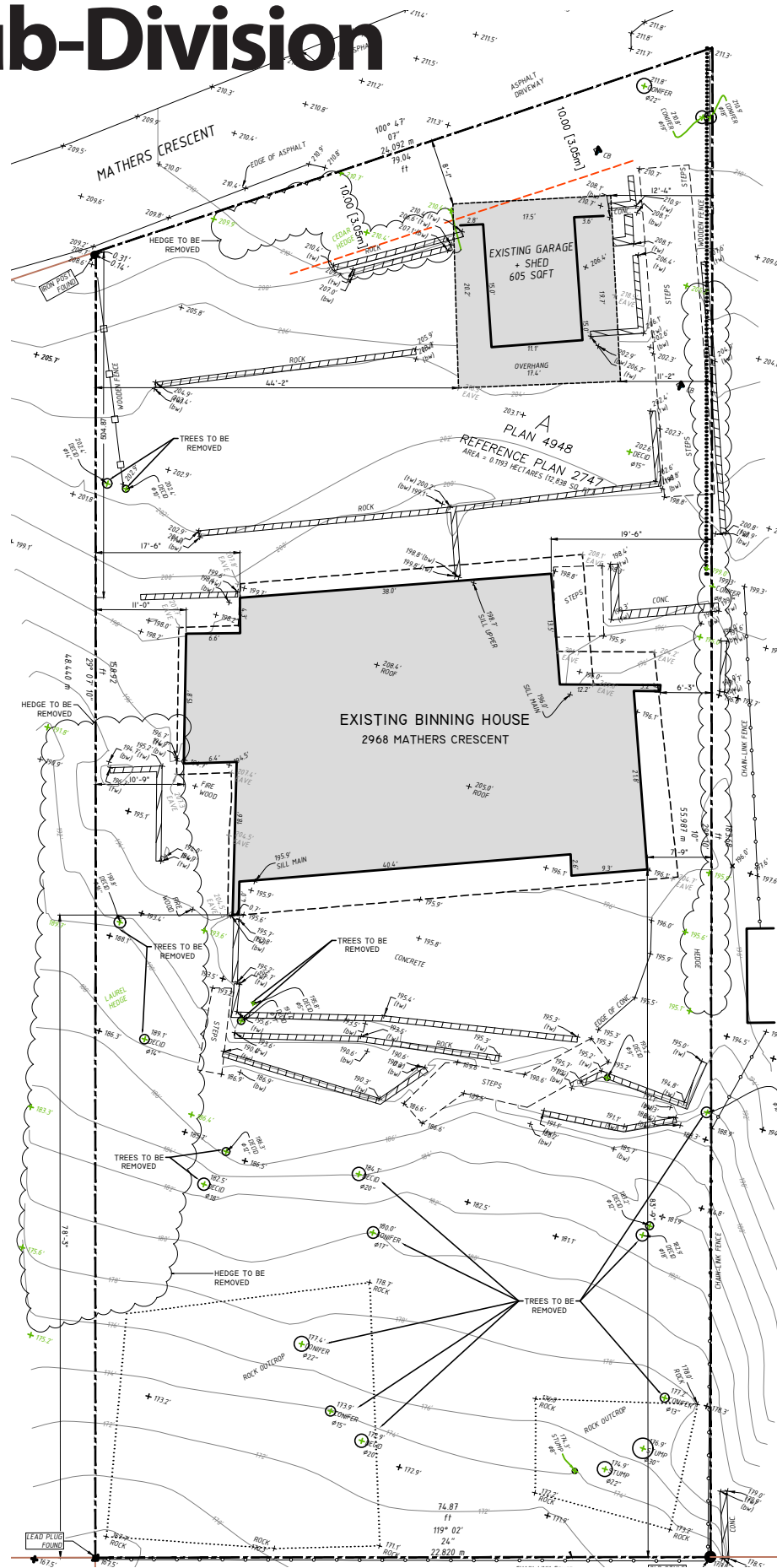
## Modernism:

- asymmetrical compositions
- use of general cubic shapes
- flat roofs
- use of reinforced concrete
- metal and glass frameworks often resulting in large windows in horizontal bands
- an absence of ornament or moldings



Prof. Bertram Charles Binning

# Sub-Division



Existing Site Plan

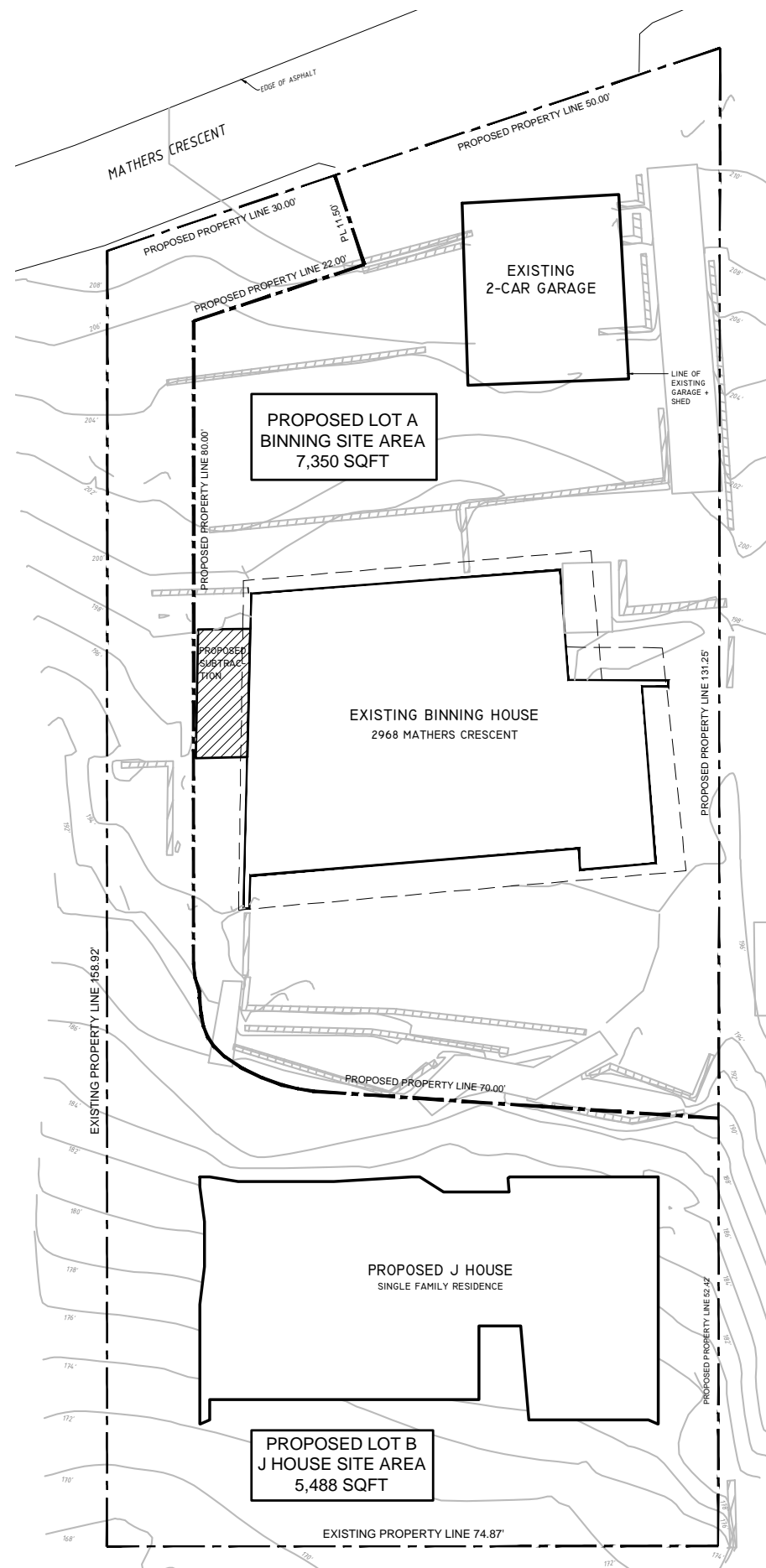
**The**

existing 12,837 sqft Binning property will be **sub-divided into two lots:**

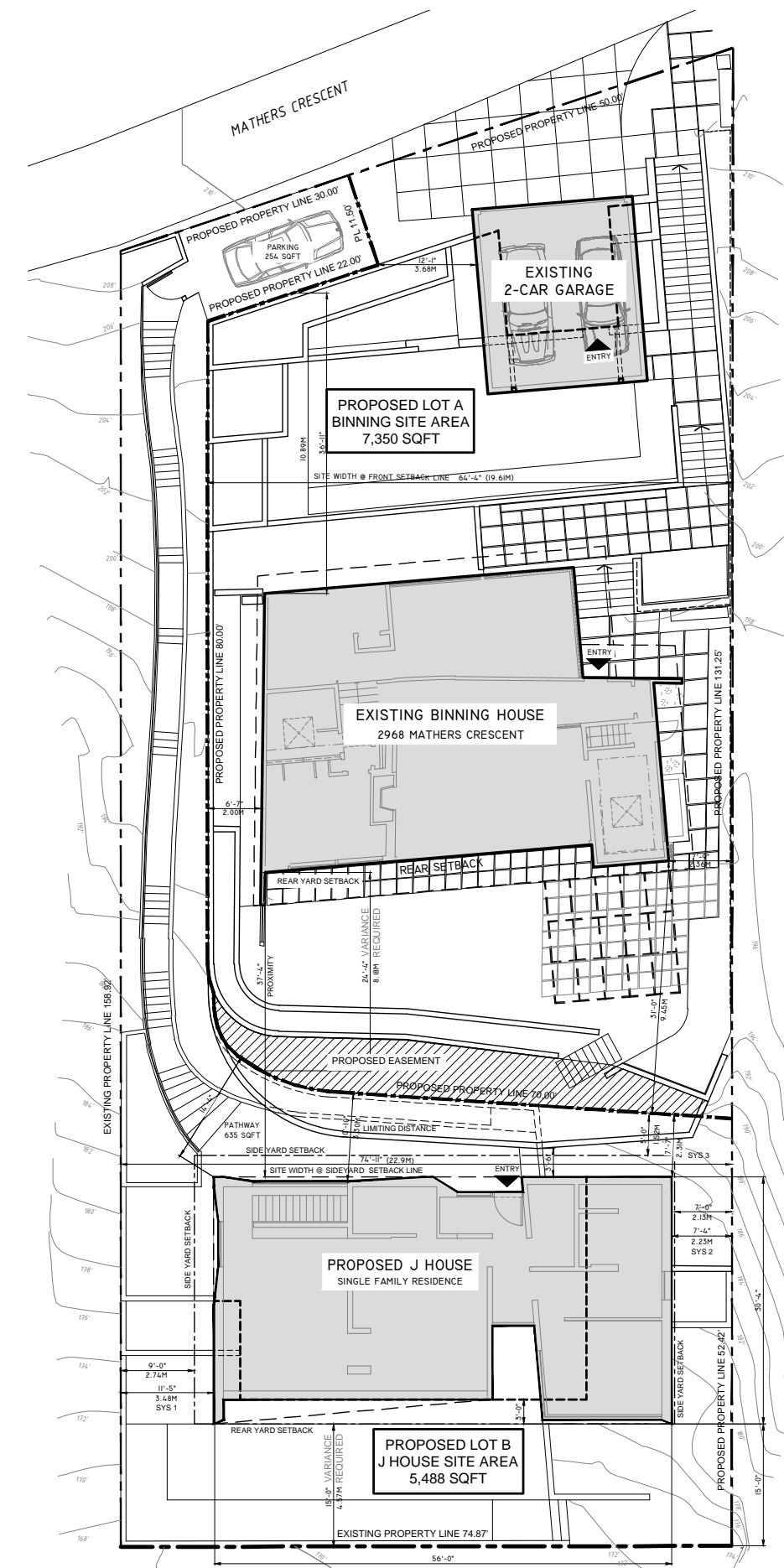
- Lot A** (Binning) 7,350 sqft
- Lot B** (Infill j\_House) 5,488 sqft

**The Binning property** will retain all of its landscape features such as the eastern entry sequence and private front and rear yard gardens. The 1989 bathroom addition will be removed to make way for planting alongside a pedestrian footpath providing access to the new residence. The southern property line of Lot A is located along the most southerly existing retaining walls. The bottom tier has been cantilevered over the pedestrian footpath to maximize the planting area above and conceal the infill residence below.

**Lot B** has been appropriately sized in order to meet the desired programmatic criteria for a new residence while respecting the *genius loci* of the Binning House. The proximity between the two houses is at a minimum distance of 37'-4" while the j\_House roof peak elevation is 5'-0" lower than the main floor level of the Binning House.

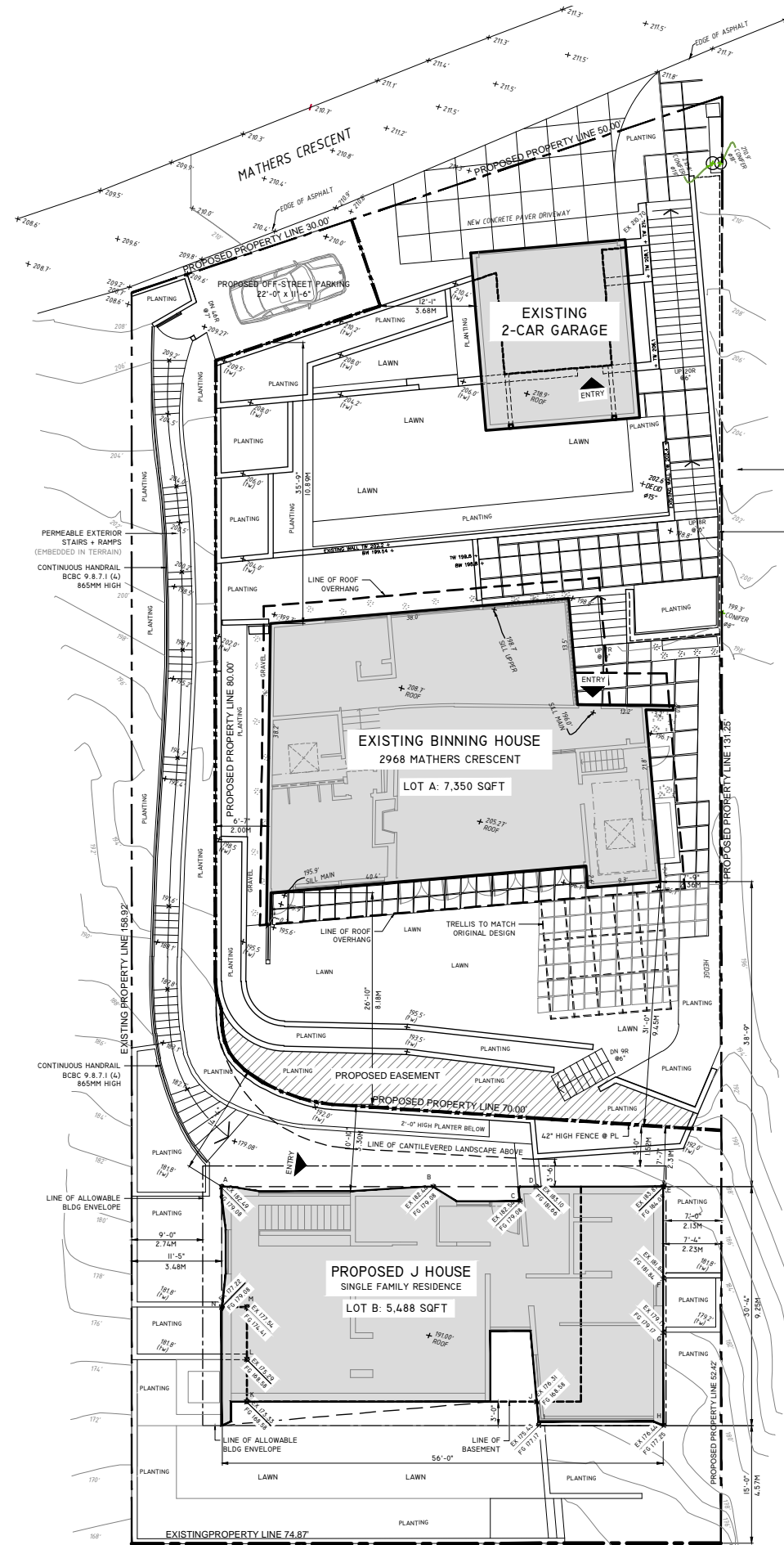


Proposed Subdivision



Proposed Set Backs

# Site Plan



Proposed Site Plan

## GARAGE + SHED AREA

621 SQFT OF BUILT AREA  
57.7 M<sup>2</sup>

EXEMPTIONS:  
440 SQFT FOR GARAGE  
240 SQFT FOR BLDG >15'  
FROM PRINCIPLE BLDG  
THEREFORE GARAGE + SHED  
ARE EXEMPT FROM TOTAL FSR

## GARAGE ELEVATIONS

ROOF PEAK ELEV. 218.78  
MAIN FLOOR ELEV. 210.70  
SHED SLAB ELEV. 203.00

AVERAGE GRADE: 207.97

## BINNING HOUSE AREA

1552 SQFT  
144.2 M<sup>2</sup>

## BINNING HOUSE ELEVATIONS

ROOF PEAK ELEV. 208.69  
UPPER FLOOR ELEV. 198.70  
MAIN FLOOR ELEV. 196.00  
BASEMENT SLAB ELEV. 188.42

## BINNING SITE COVERAGE

INCLUDING ACCESSORY BLDG  
SITE AREA: 7,350 SQFT

PERMITTED: 2,856 SQFT  
PROPOSED: 2,000 SQFT

## J\_HOUSE AREA

ALLOWABLE: 2,551 SQFT  
PROPOSED: 1,709 SQFT (1,492 MAIN + 217 BASEMENT)  
159 M<sup>2</sup>

EXEMPTIONS:  
991 SF OF BASEMENT  
< 2'-0" ABOVE FINISHED GRADE  
1,208 (TOTAL BASEMENT) - 991= 217 SF

## J HOUSE ELEVATIONS

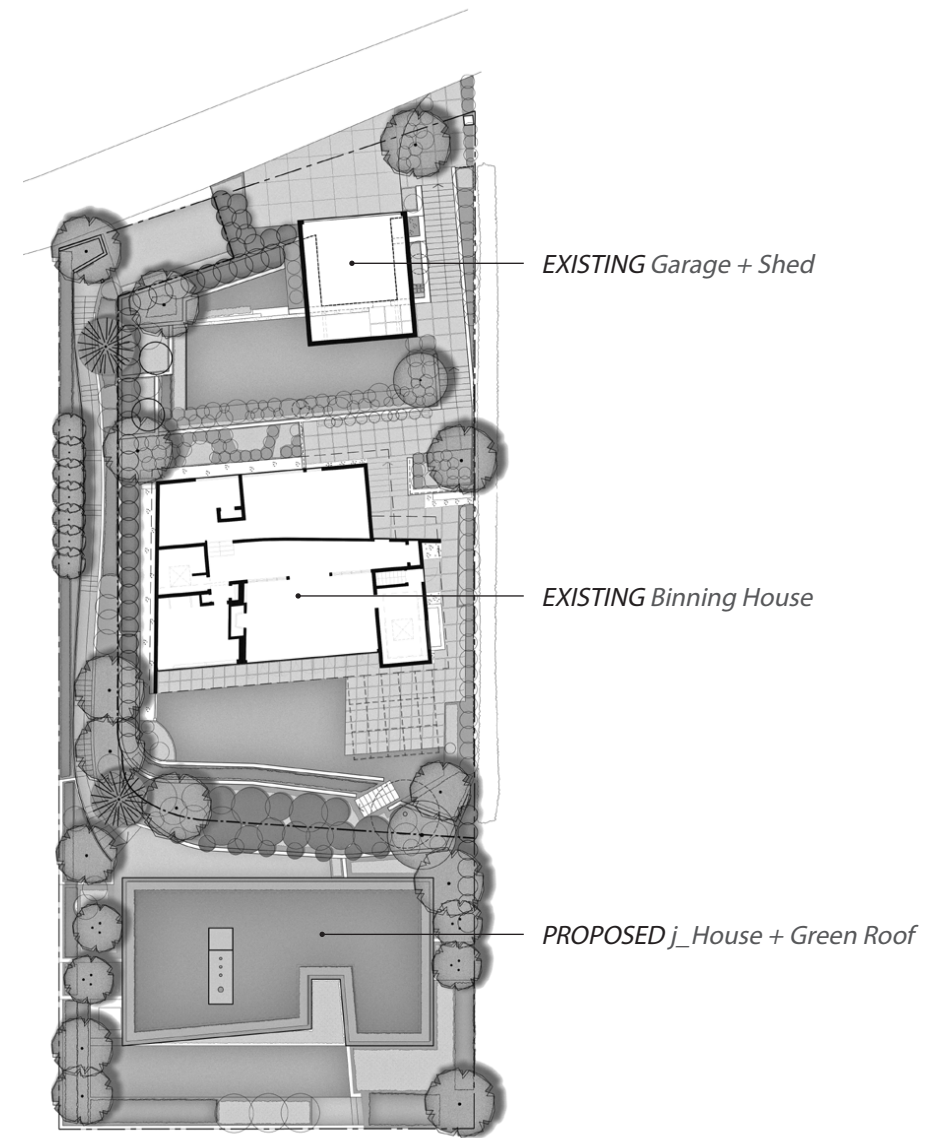
ROOF PEAK ELEV. 191.00  
MAIN FLOOR ELEV. 179.25  
BASEMENT SLAB ELEV. 169.58

AVERAGE GRADE: 175.78

## J\_HOUSE SITE COVERAGE

SITE AREA: 5,488 SQFT

PERMITTED: 2,195 SQFT 40%  
PROPOSED: 1,700 SQFT 31%



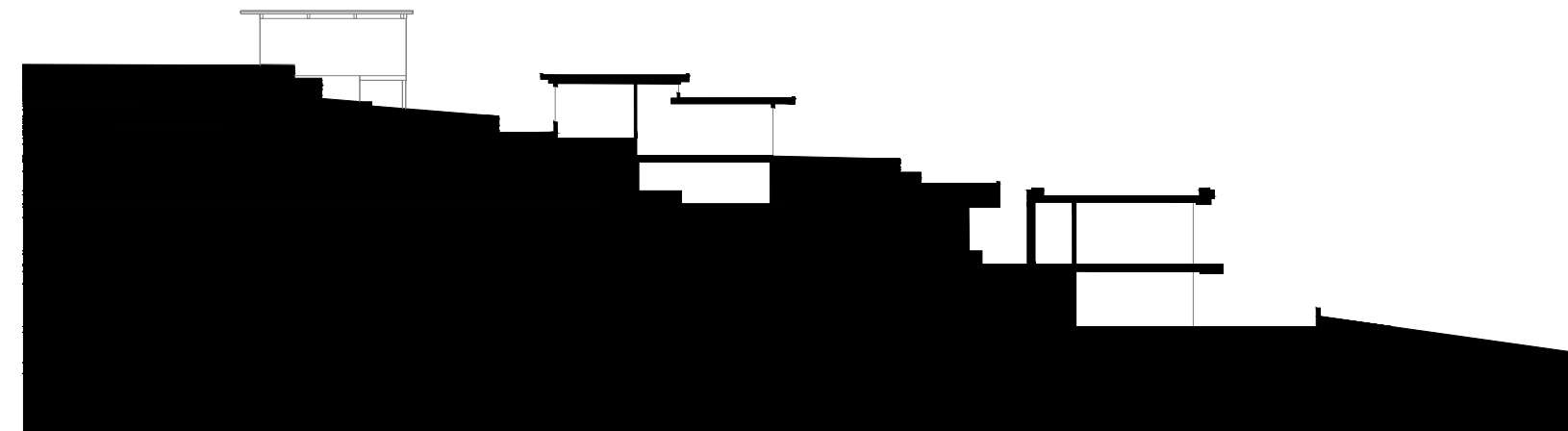
Proposed Landscape Diagram

## Site Features

The sites' natural + finished topography allows for complete privacy between the Binning House property and the proposed infill residence. An average of 12'-6" of tiered and cantilevered planting area will create a buffer of foliage which will obscure the infill house from public view while trees have been specifically located to maintain an enigmatic boundary between manicured garden and wilderness - a concept of great interest to 'West Coast Modernism'.

Access to the infill residence will be via an exterior footpath which is sunken into the land; hidden from public view. This path extends 150' from the car park to the front door and meanders the natural fall line of the site.

The cantilevered planter overhangs the footpath creating a 'cave' like condition which conceals the front door entry. This planter is 'peeled' back, allowing light to cascade over the north side of the house and illuminate the interior stairwell.

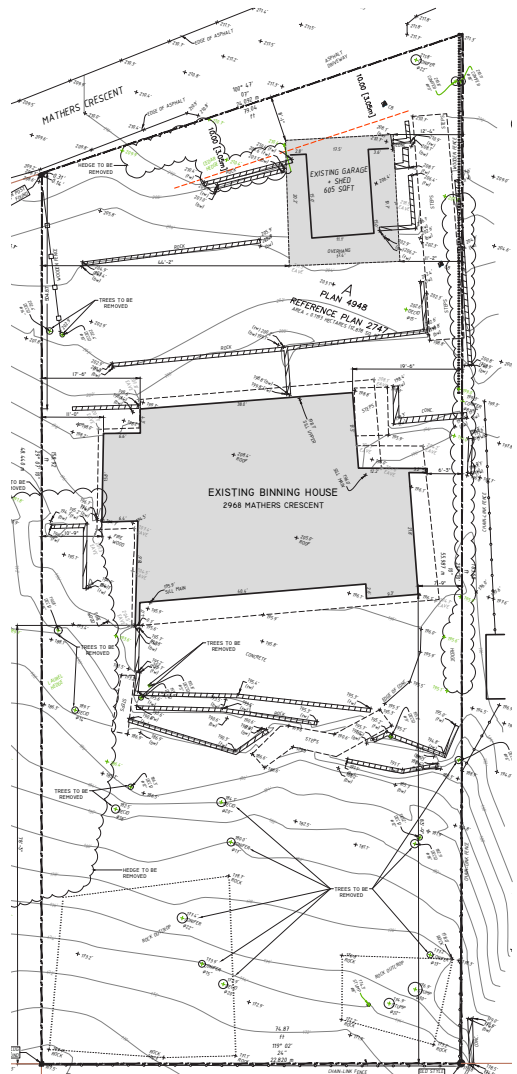


Site Section Diagram

# Streetscape



Existing Streetscape



Existing Site Plan



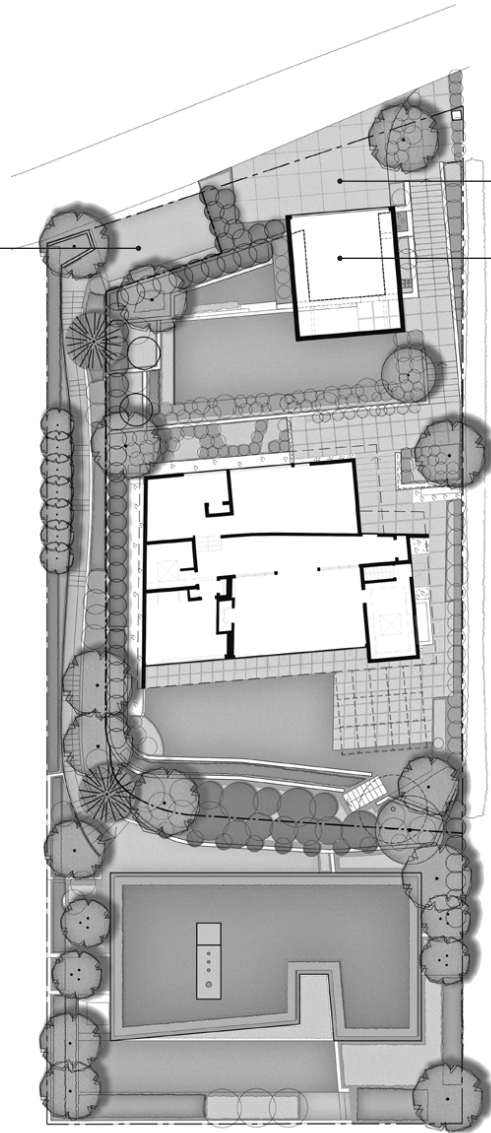
Existing Streetscape

# Streetscape



Proposed Streetscape

NEW Off-Street Parking  
(Obscured from public view  
at Binning House entry)



NEW Concrete Paver Apron

EXISTING Garage + Shed

Proposed Landscape Diagram

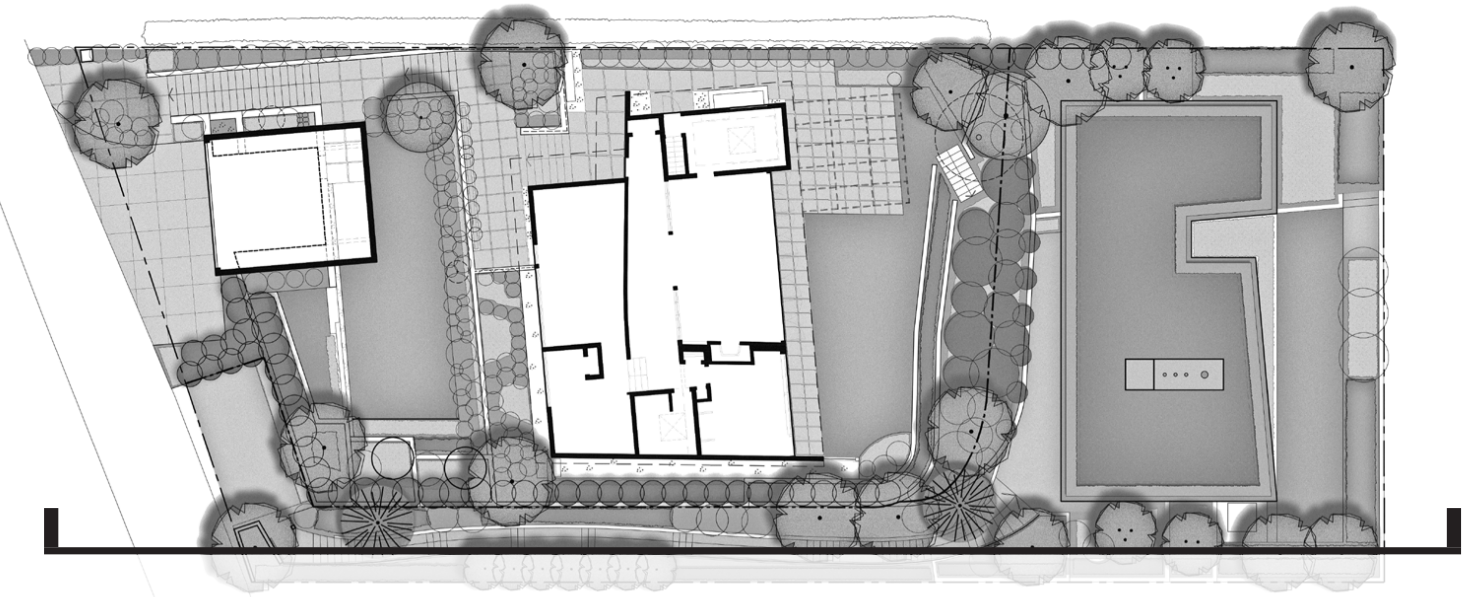
## Street Features

The front street hedge will be pulled in slightly to allow off-street parking for the infill residence while obscuring it from the public entering the museum. A 42" high planter, located at the north west corner of the site, will house the new street address and mailbox. A man gate will be inset from the planter and located atop the exterior footpath.

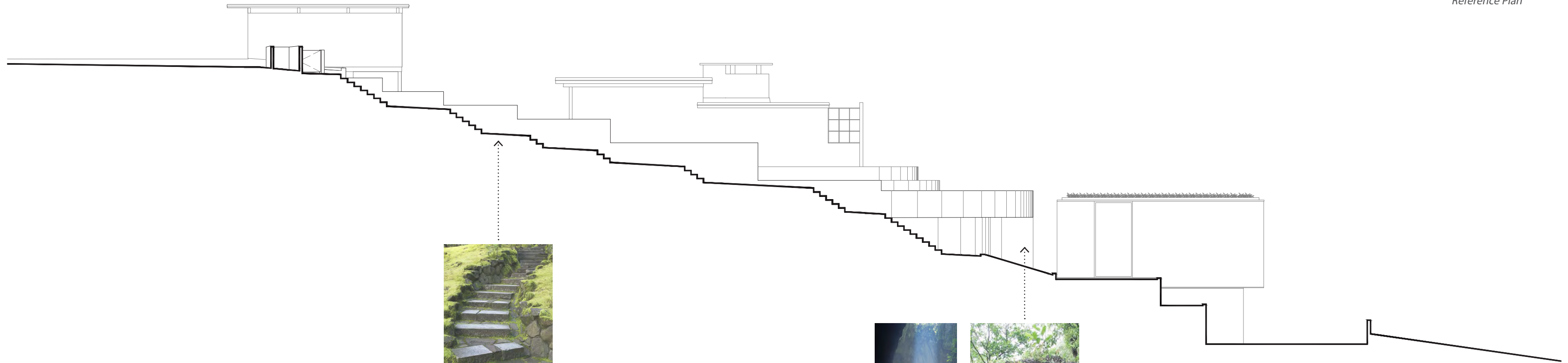


Existing Streetscape

# Exterior Stair \_ Section



Reference Plan



Exterior Stair Precedent



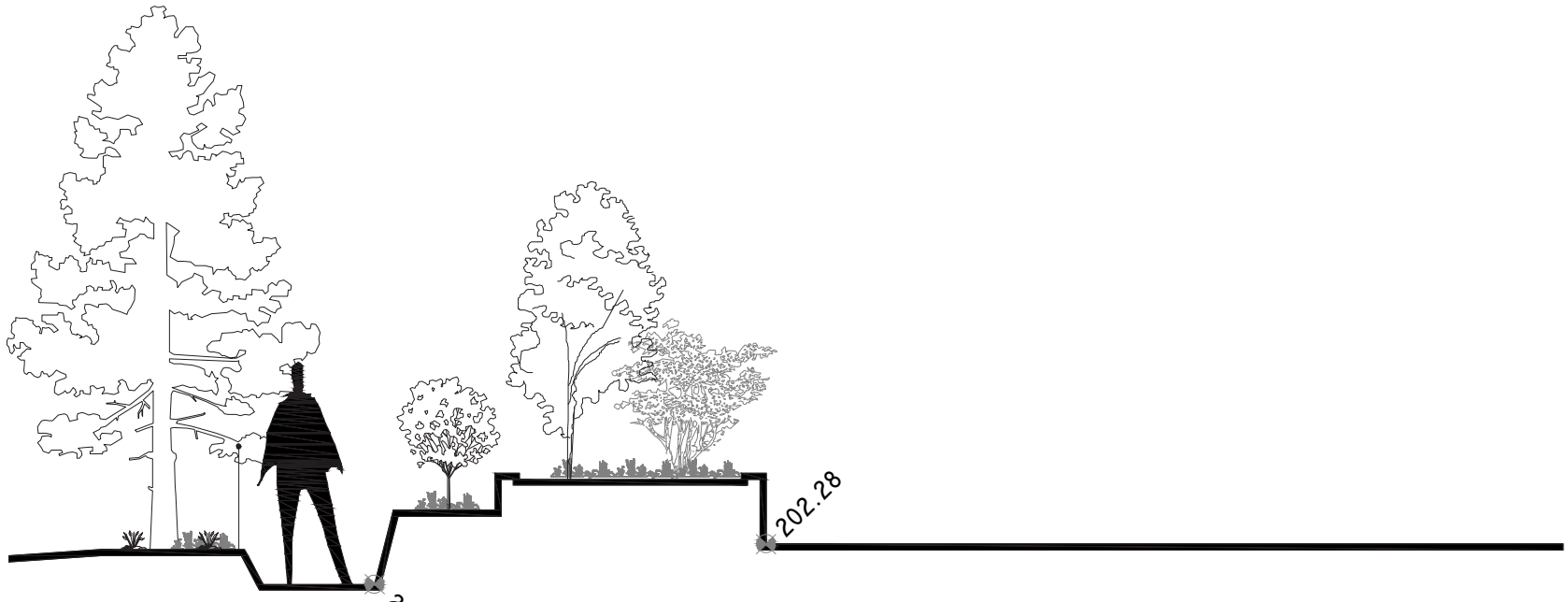
Entry 'Mood'



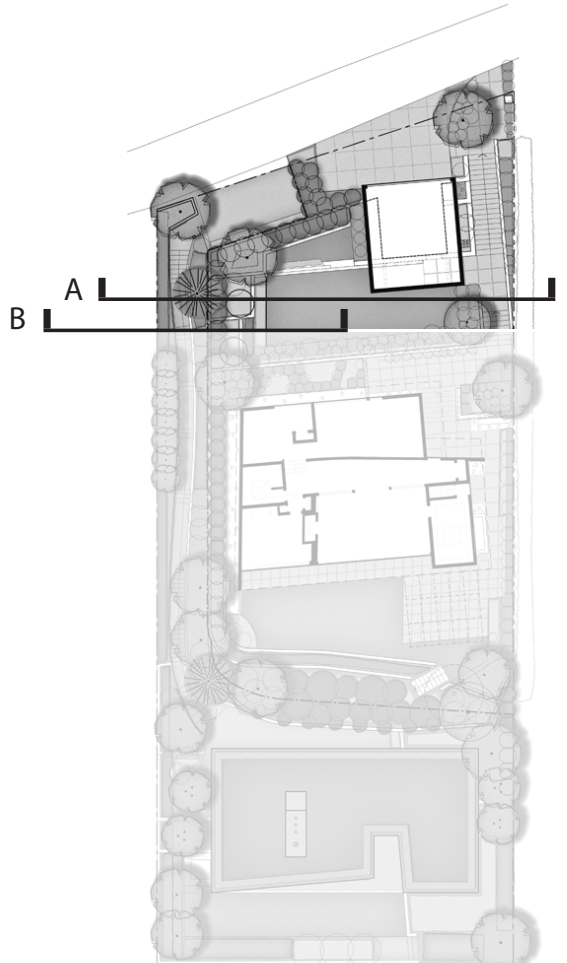
# Exterior Stair\_X Sections



Exterior Stair X Section - A



Exterior Stair X Section - B

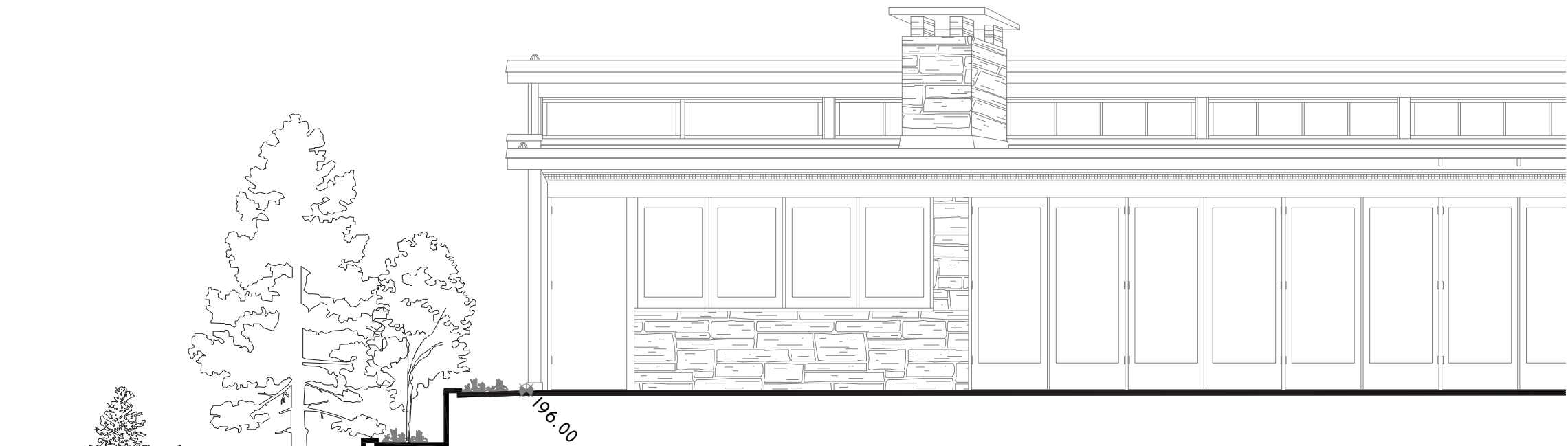


Reference Plan

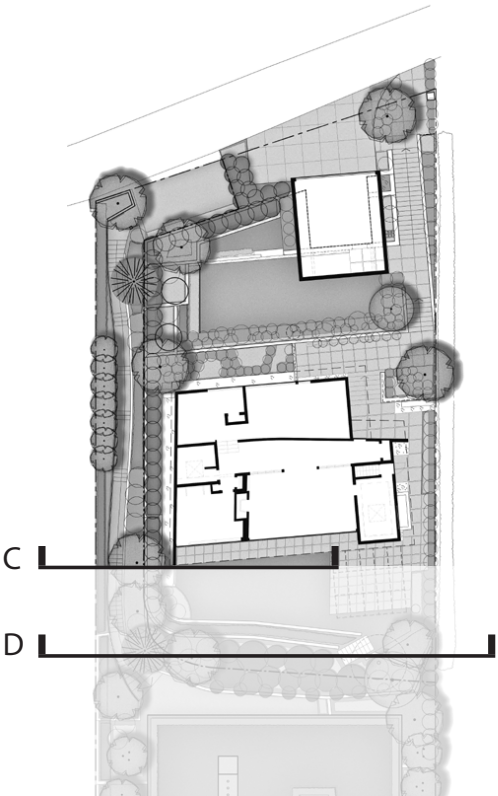


Exterior Stair Precedent

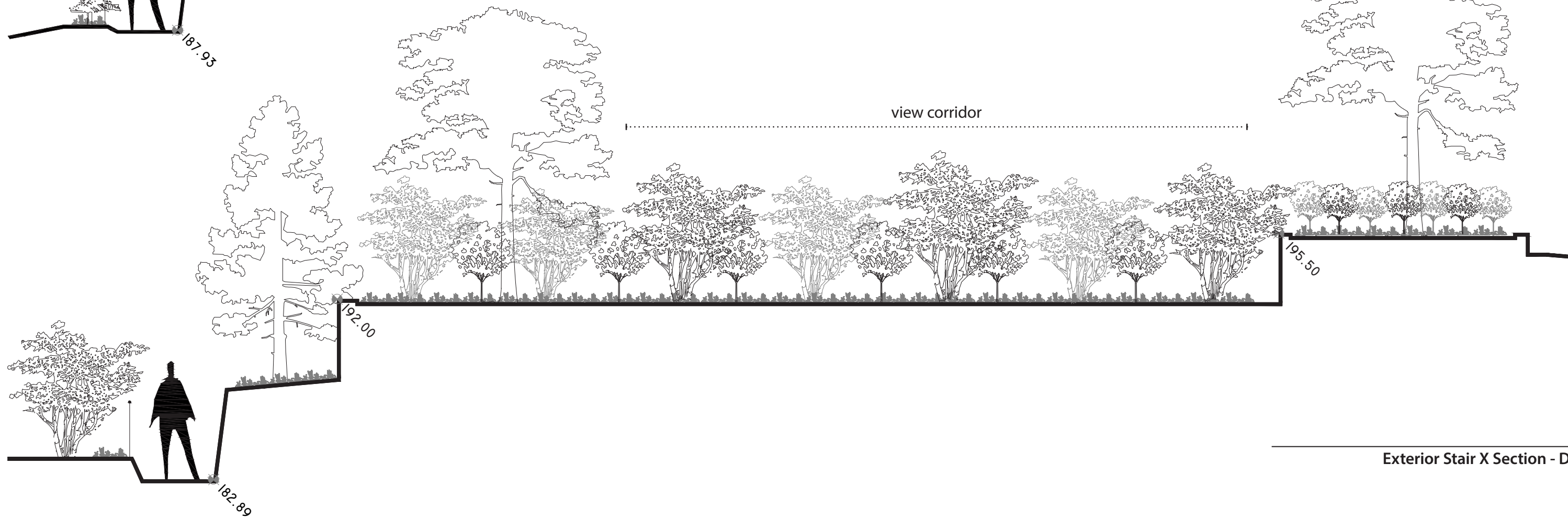
# Exterior Stair\_X Sections



Exterior Stair X Section - C



Reference Plan

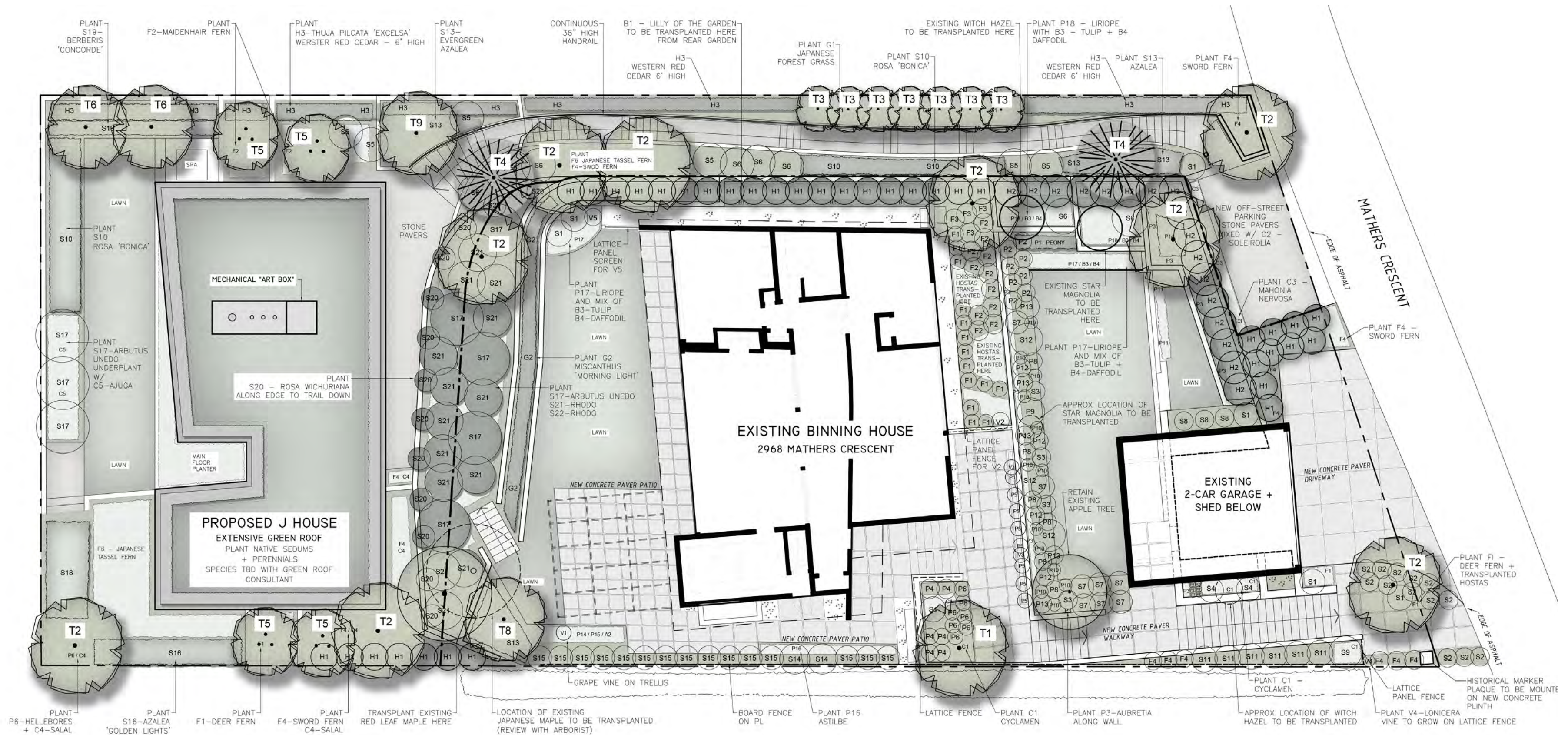


Exterior Stair X Section - D

# Landscape Plan

"Through photographic evidence of the garden in its early state, we have worked to identify the plant species and post-war style of planting that Jessie & B.C. Binning had created for their wonderful West Coast Modern home. Working with a local nursery, as well as researching plant catalogues from the 1940's, we have come up with a scheme which we feel reflects the vibrancy and character of the original home, a place where the garden was cared for and lived in. The interior-exterior connections of the residence play a strong role in the lifestyle of the house, and the owner's spent much time taking in the views across to the UBC Endowment Lands. The Binning residence maintains its existing siting, settled into the slope of the site."

Ron Rule Consultants



# Plant List



Historic Photo - Binning Garden

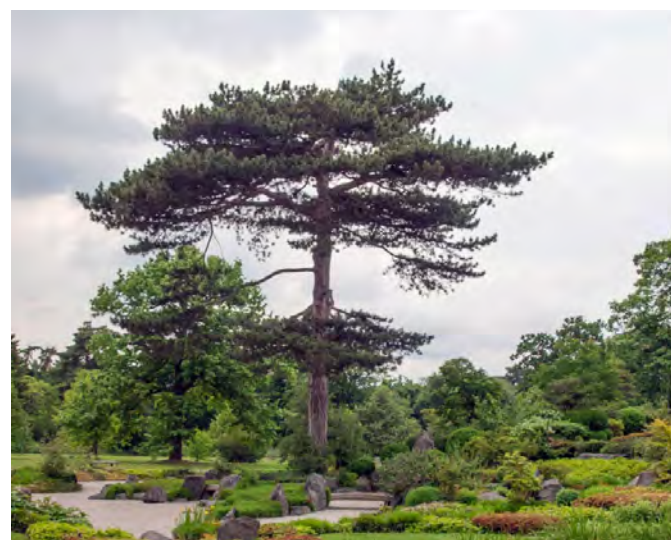


Historic Photo - Binning Garden

| BINNING HOUSE - PLANT LIST  |     |   |                                |                           | FERNS              |     |   |                               |                              |
|---|-----|---|--------------------------------|---------------------------|--------------------|-----|---|-------------------------------|------------------------------|
| Code  | Qty | Botanical Name  | Common Name                    | Details                   |                    |     |   |                               |                              |
| <b>TREES</b>  |     |   |                                |                           | F1                 | 55  | Blechnum spicant  | Deer Fern                     | 1'-6" o.c. / #1 POT          |
| T1  | 1   | Cornus nutallii   | Pacific Dogwood                | 12' tall / B&B            | F2                 | 30  | Adiantum Venustum   | Maidenhair Fern               | 2'-0" o.c. / #1 POT          |
| T2  | 7   | Acer palmatum (Green Leaf)  | Japanese Maple (Green Leaf)    | 18'-25' tall / B&B        | F3                 | 10  | Matteucia struthiopteris  | Ostrich Fern                  | 2'-0" o.c. / #1 POT          |
| T3  | 7   | Liquidambar styraciflua 'Slender Silhouette'  | Columnar Sweet Gum             | 14'- 16' HIGH/B&B         | F4                 | 50  | Polystichum munitum   | Western Sword Fern            | 2'-6" o.c. / #1 POT          |
| T4  | 2   | Pinus nigra   | Austrian Pine                  | 10' + tall / B&B          | F5                 | 30  | Dryopteris 'Brilliance'   | Autumn Fern                   | 1'-6" o.c. / #1 POT          |
| T5  | 4   | Acer circinatum 'Pacific Fire'  | Pacific Fire Vine Maple        | 7' + tall / B&B           | F6                 | 65  | Polystichum polyblepharum   | Japanese Tassel Fern          | 1'-6" o.c. / #1 POT          |
| T6  | 2   | Acer ginnala 'Flame'  | Amur Maple                     | 14' + tall / B&B          | <b>PERENNIALS</b>  |     |   |                               |                              |
| T7  | 1   | Acer shirasawanum 'Aureum'  | Golden Fullmoon Maple          | 13' + tall / B&B          | P1                 | 3   | Paeonia 'Berry Garcia'  | Peony                         | 2'-6" o.c. / #1 POT          |
| T8  | 1   | Acer palmatum 'Osakazuki'   | Japanese Maple                 | 12' + tall / B&B          | P2                 | 5   | Anemone 'September Charm'   | Japanese Anemone              | 2'-0" o.c. / #1 POT          |
| T9  | 1   | Cornus 'Eddie's White Wonder'   | Eddie's White Wonder Dogwood   | 14' + tall / B&B          | P3                 | 85  | Aubretia 'Purple Cascade'   | Aubretia                      | 1'-6" o.c. / #1 POT          |
| *1 qty. Red Maple, 1 qty. Witch hazel, 1 qty. Magnolia stellata to be relocated on site as noted. |     |   |                                |                           | P4                 | 6   | Phlox paniculata 'David'  | David Phlox (white flower)    | 2'-6" o.c. / #1 POT          |
| <b>HEDGES</b>   |     |   |                                |                           | P5                 | 10  | Dahlia (mix): 'Labyrinth', 'Cafe au Lait', 'Fantasie du Cape', 'Sylvia', 'Bishop of York' | Dahlia                        | 1'-6" o.c. / #1 POT          |
| H1  | 12  | Prunus lusitanica   | Portugese Laurel               | 3'-0" o.c. / 5' HIGH      | P6                 | 18  | Helleborus 'Cotton Candy'   | Lenten Rose                   | 1'-6" o.c. / #1 POT          |
| H2  | 17  | Prunus lusitanica   | Portugese Laurel               | 3'-0" o.c. / 8' HIGH      | P7                 | 10  | Iris germanica 'Clarence'   | Bearded Iris                  | 1'-6" o.c. / #1 POT          |
| H3  | 50  | Thuja plicata 'Excelsa'   | Western Red Cedar              | 3'-0" o.c. / 6' HIGH      | P8                 | 12  | Papaver orientalis 'Princess Victoria Louise'   | Oriental Poppy                | 1'-6" o.c. / #1 POT          |
| <b>SHRUBS</b>   |     |   |                                |                           | P9                 | 1   | Cynara scolymus   | Artichoke                     | 2'-6" o.c. / #1 POT          |
| S1  | 8   | Rhododendron (species to be determined) (Species Rhodo to be sources via Golden Spruce Nurseries) | Species Rhodo                  | 4'-6" o.c. / 4'-7" HIGH   | P10                | 25  | Digitalis purpurea 'Sutton's Apricot'   | Foxglove                      | 1'-0" o.c. / 4" POT          |
| S2  | 14  | Taxus baccata 'Repandens'   | Spreading Yew                  | 2'-6" o.c. / 15" HIGH     | P11                | 8   | Lavendula angustifolia 'Violet Intrigue'  | English Lavender              | 1'-6" o.c. / #1 POT          |
| S3  | 5   | Rosa 'Munstead Wood' (David Austin)   | Shrub Rose                     | 2'-0" o.c. / 18" HIGH     | P12                | 10  | Lupinus 'Noble Maiden'  | Lupin (white flower)          | 1'-6" o.c. / #1 POT          |
| S4  | 2   | Camellia sasanqua 'Showa-No-Sakae'  | Showa-No-Sakae Camellia        | 5'-0" o.c. / 30" HIGH     | P13                | 5   | Perovskia atriplicifolia  | Russian Sage                  | 2'-0" o.c. / #1 POT          |
| S5  | 5   | Arbutus unedo 'Compacta'  | Compact Strawberry Shrub       | 4'-6" o.c. / 36" HIGH     | P14                | 10  | Geranium 'Rozanne'  | Rozanne Geranium              | 2'-0" o.c. / #1 POT          |
| S6  | 4   | Ceanothus thyrsiflorus Victoria   | California Lilac               | 4'-6" o.c. / 36" HIGH     | P15                | 5   | Artemisia 'Powis Castle'  | Wormwood                      | 1'-6" o.c. / #1 POT          |
| S7  | 10  | Daphne odora 'Marginata'  | Winter Daphne                  | 3'-0" o.c. / 18" HIGH     | P16                | 12  | Astilbe 'Delft Lace'  | False Spirea                  | 1'-6" o.c. / #1 POT          |
| S8  | 4   | Rosa 'Bill Read'  | Shrub Rose                     | 2'-0" o.c. / 18" HIGH     | P17                | 40  | Liriope muscari 'Big Blue'  | Lily Turf                     | 1'-3" o.c. / #1 POT          |
| S9  | 2   | Taxus brevifolia  | Pacific Yew                    | 5'-0" o.c. / 4'-6" + TALL | P18                | 45  | Liriope muscari 'Monroe's White'  | Lily Turf                     | 1'-3" o.c. / #1 POT          |
| S10   | 40  | Rosa 'Bonica'   | Bonica Shrub Rose              | 2'-6" o.c. / 30" HIGH     | <b>GROUNDCOVER</b> |     |   |                               |                              |
| S11   | 5   | Hydrangea 'Bloomstruck'   | Bloomstruck Hydrangea (purple) | 4'-0" o.c. / 36" HIGH     | C1                 | 55  | Cyclamen hederifolium   | Ivyleaf Cyclamen              | 1'-6" o.c. / #1 POT          |
| S12   | 4   | Cistus purpureus  | Purple Rock Rose               | 3'-0" o.c. / 18" HIGH     | C2                 | 30  | Soleirolia soleirolii   | Baby's Tears                  | 9" o.c. / 4" POT             |
| S13   | 16  | Azalea 'Girard's Pleasant White'  | Evergreen Azalea               | 3'-6" o.c. / 24" HIGH     | C3                 | 20  | Mahonia nervosa   | Creeping Mahonia              | 1'-3" o.c. / 1 GAL POT       |
| S14   | 2   | Mahonia 'Charity'   | Charity Oregon Grape           | 3'-6" o.c. / 36" HIGH     | C4                 | 9   | Gaultheria shallon  | Salal                         | 2'-6" o.c. / 1 GAL POT       |
| S15   | 12  | Rhododendron yakushimanum 'Crete'   | Crete Yak Rhodo                | 2'-6" o.c. / 18" HIGH     | C5                 | 33  | Ajuga 'Chocolate Chip'  | Carpet Bugle                  | 1'-0" o.c. / 9 cm POT        |
| S16   | 5   | Azalea 'Golden Lights'  | Deciduous azalea               | 4'-0" o.c. / 30" HIGH     | <b>VINES</b>       |     |   |                               |                              |
| S17   | 8   | Arbutus unedo   | Strawberry Shrub               | 6'-0" o.c. / 48" HIGH     | V1                 | 1   | Vitis (clippings to be taken from site & planted)   | Grape Vine                    | Transplanted                 |
| S18   | 10  | Choisya 'Aztec Pearl'   | Mexican Mock Orange            | 3'-6" o.c. / 30" HIGH     | V2                 | 1   | Clematis montana 'Elizabeth'  | Clematis                      | 4'-0" o.c. / #1 POT          |
| S19   | 10  | Berberis 'Concorde'   | Dwarf Japanese Berberis        | 2'-6" o.c. / 18" HIGH     | V3                 | 3   | Parthenocissus tricuspidata   | Boston Ivy                    | 4'-0" o.c. / #1 POT          |
| S20   | 15  | Rosa wichuriana   | Memorial Trailing Rose         | 5'-0" o.c. / 1 GAL POT    | V4                 | 2   | Lonicera 'Gold Flame'   | Honeysuckle Vine              | 4'-0" o.c. / #1 POT          |
| S21   | 6   | Rhododendron 'Cunningham's White'   | Rhodo                          | 5'-0" o.c. / 4' - 6' HIGH | V5                 | 1   | Wisteria  |                               |                              |
| S22   | 8   | Rhododendron 'Blue Peter'   | Rhodo                          | 5'-0" o.c. / 4' - 6' HIGH | <b>BULBS</b>       |     |   |                               |                              |
| <b>GRASS</b>  |     |   |                                |                           | B1                 | 30  | Convallaria majalis   | Lily of the Valley            | Transplanted                 |
| G1  | 30  | Hakonechloa macra 'Aureola'   | Japanese Forest Grass'         | 2'-0" o.c. / #1 POT       | B2                 | 60  | Allium 'Tall Allium Mix'  | Ornamental Onion              | 1'-0" o.c. / by the bag (20) |
| G2  | 18  | Miscanthus sinensis 'Morning Light'   | Maiden Grass                   | 2'-0" o.c. / #2 POT       | B3                 | 150 | Tulip 'Joyful Hearts Mix'   | Tulip                         | 9" o.c. / by the bag (12)    |
|   |     |   |                                |                           | B4                 | 150 | Narcissi 'Spring Mix'   | Daffodil                      | 9" o.c. / by the bag (20)    |
|   |     |   |                                |                           | <b>ANNUALS</b>     |     |   |                               |                              |
|   |     |   |                                |                           | A1                 | 10  | Calendula officianalis (yellow flower)  | Marigold (yellow flower)      | 1'-0" o.c. / #1 POT          |
|   |     |   |                                |                           | A2                 | 6   | Pelargonium (Pink / Salmon Colour)  | Geranium (pink/salmon colour) | 1'-6" o.c. / #1 POT          |



T8 - Japanese Maple



T4 - Austrian Pine



T2 - Green Leaf Japanese Maple



S17 - Strawberry Shrub



S1 - Rhododendron

# Proposed Binning House View + Garden



*Proposed View from Binning House*  
Adapted from the original photograph by  
Perlmutter, Michael. *Binning House*. Gordon Goff, 2017



*Original Backyard*



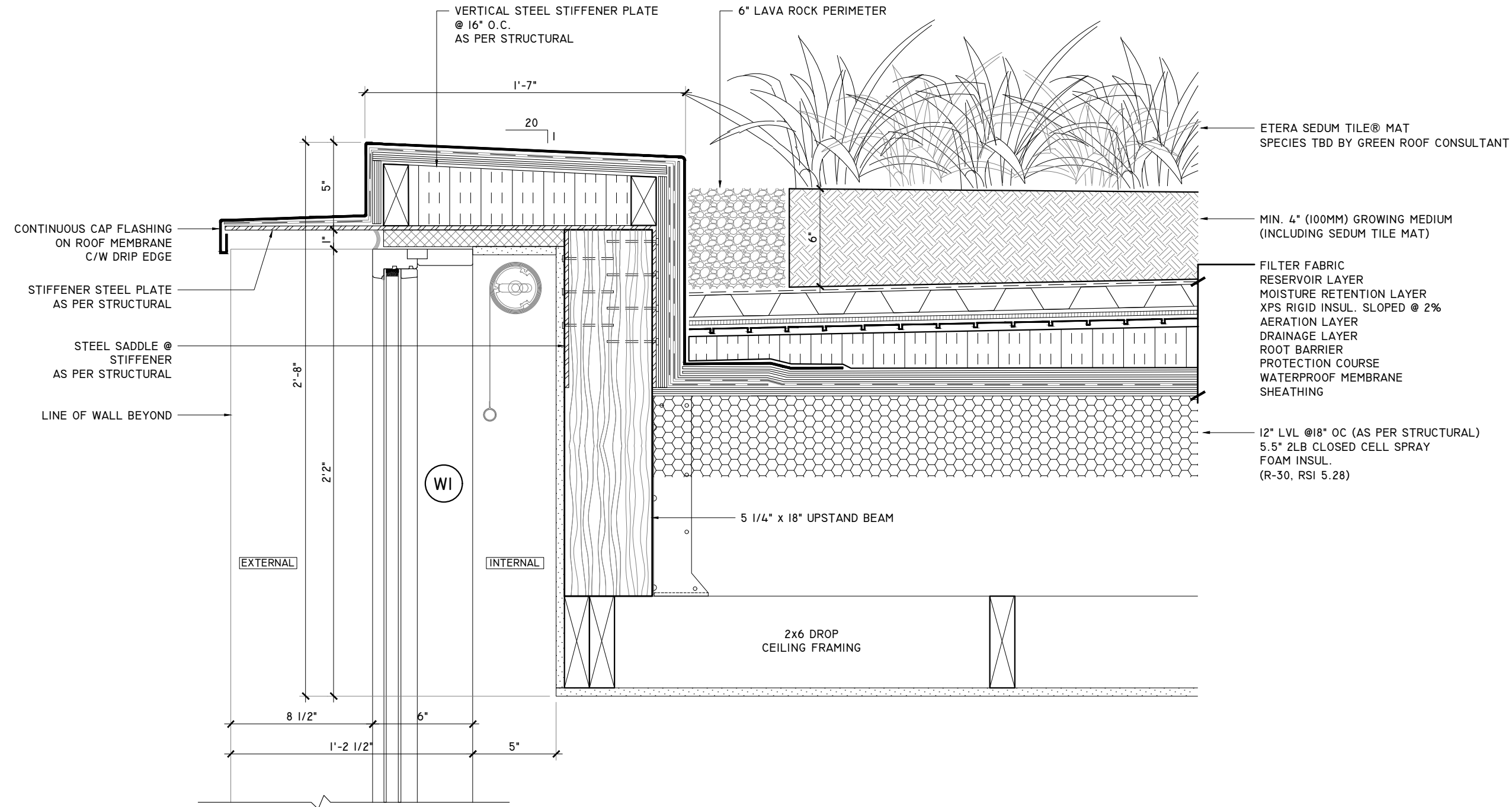
*Site Section Diagram*

## Rear Yard Design Intent

The rear yard garden will remain as per existing. However, the tiered planting area south of the garden will allow ample space and depth for planting native tree and bush species. A sense of wilderness beyond the manicured garden will be created and obscure the infill house below while a view corridor to the UBC peninsula will be maintained. In this way, the spatial experience and ambiance of the Binning House will better reflect its original design.

A proposed green roof will be 5'-0" lower than the main floor of the Binning House, thus the new residence will be completely concealed from public view within the museum. However, while standing at the perimeter of the garden, one might see (through the foliage) a flourishing green roof, lending itself as a natural plane framing the view.

# Green Roof Detail



Green Roof + Window Detail

## Etera - Tuff Stuff - Sedum Tile® Mat



| Plant Name                                | Flower Time  | Flower Color | Winter Interest | Zone  | Mature Height |
|---|--------------|--------------|-----------------|-------|---------------|
| Sedum album 'Coral Carpet'                | Early Summer | White        | Yes             | 4 - 8 | 0.5 - 1"      |
| Sedum cautucolum <i>Signature Variety</i> | Mid Summer   | Pink         | No              | 3 - 8 | 3 - 6"        |
| Sedum kamtschaticum                       | Early Summer | Yellow       | Yes             | 3 - 8 | 5 - 6"        |
| Sedum middendorffianum diffusum           | Mid Summer   | Yellow       | Yes             | 3 - 8 | 3 - 4"        |
| Sedum reflexum 'Blue Spruce'              | Late Spring  | Yellow       | Yes             | 3 - 8 | 4 - 6"        |
| Sedum rupestre <i>Signature Variety</i>   | Mid Summer   | Yellow       | Yes             | 4-8   | 4 - 6"        |
| Sedum sexangulare                         | Mid Summer   | Yellow       | Yes             | 3-8   | 3 - 4"        |
| Sedum spurium 'Album Superbum'            | Mid Summer   | White        | Yes             | 4-8   | 4 - 6"        |
| Sedum spurium 'Fuldaglut'                 | Early Summer | Red          | Yes             | 3-8   | 4 - 6"        |
| Sedum spurium 'Summer Glory'              | Mid Summer   | Pink         | Yes             | 3-8   | 4 - 6"        |
| Sedum takesimensis 'Golden Carpet'        | Mid Summer   | Yellow       | Yes             | 4 - 8 | 4 - 6"        |

**Overview**

The Sedums in Tuff Stuff are the toughest, most durable, most drought resistant choices available. They have proven ability to survive wind, cold, heat, drought, and tough environments that limit plant choices. Each SEDUM TILE® mat includes 8-10 of the listed varieties. Substitutes may be used for non-signature varieties.

**Benefits**

- Quick and easy installation
- Immediate vegetative cover
- The coconut fiber base assures effective rooting of the plants to the underlying growth media
- Minimal maintenance requirements once established

**Technical Data**

- Vegetation: minimum 95% coverage
- Fiber/soil base: approximately 1" thick
- Size: 12" w x 24" l x 2-3" h (2 sq. ft. per tile)
- Max weight: 5.48 lb./sq. ft. fully saturated

**Installation**

Install SEDUM TILE mat directly over a minimum 2" fully saturated growth media. Maintain good overall contact with the media avoiding gaps between and beneath the TILE. Water thoroughly after installation.

## Green Roof Consultant

Architek™

202-28 WEST 7TH AVE  
VANCOUVER, BC V5Y 1L6  
+1 604 714 0028 / INFO@ARCHITEK.COM

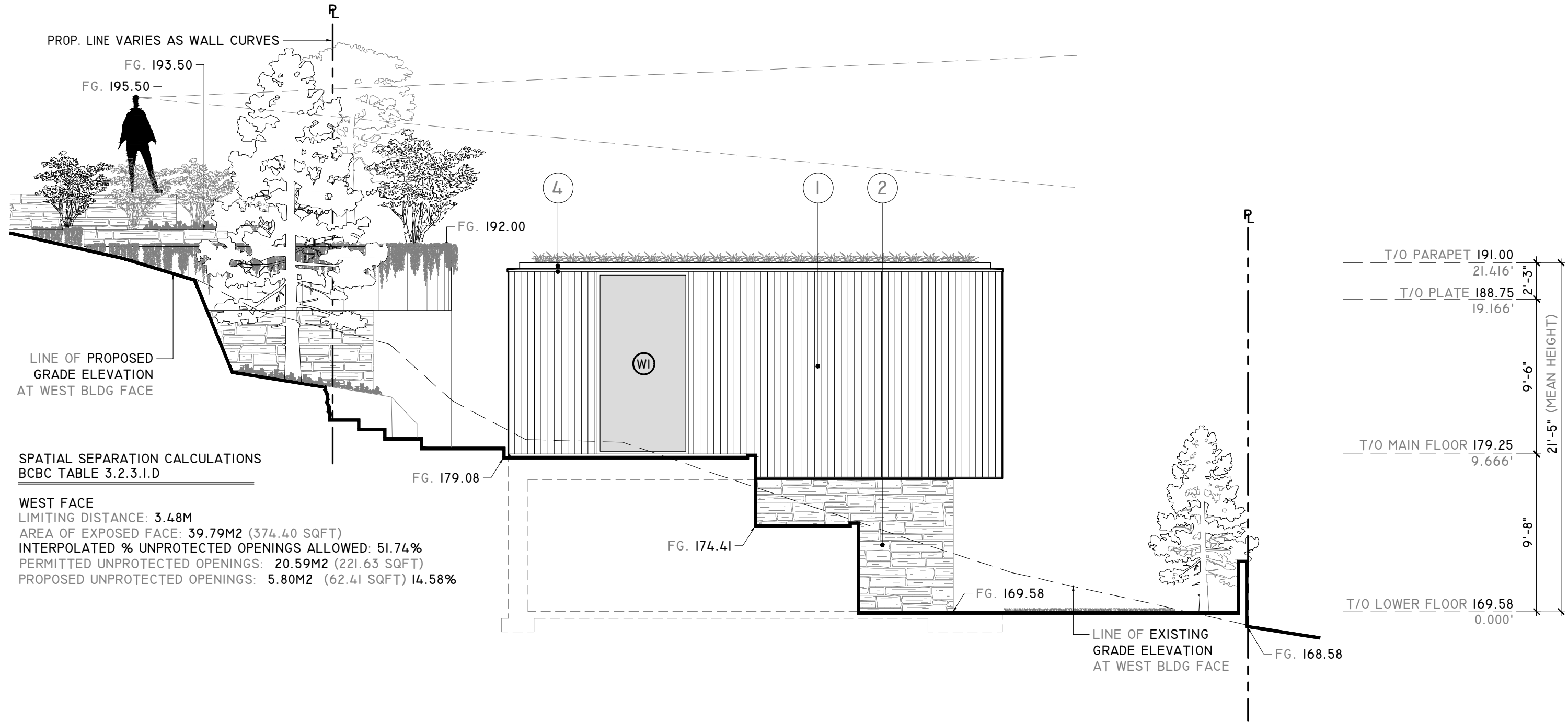
# j\_House West Elevation

## EXTERIOR FINISH SCHEDULE

- 1 T+G RED CEDAR SIDING
- 2 STONE WALL - LOCAL BASALT - DRY FIT
- 3 ARCHITECTURAL CONCRETE
- 4 DARK GREY METAL FLASHING
- 5 DARK GREY METAL PLANTER BOX
- 6 WEATHERED DARK BRASS PANELING

## LEGEND

- FG PROPOSED FINISHED GRADE
- EX EXISTING/NATURAL GRADE



Not to Scale ⊕

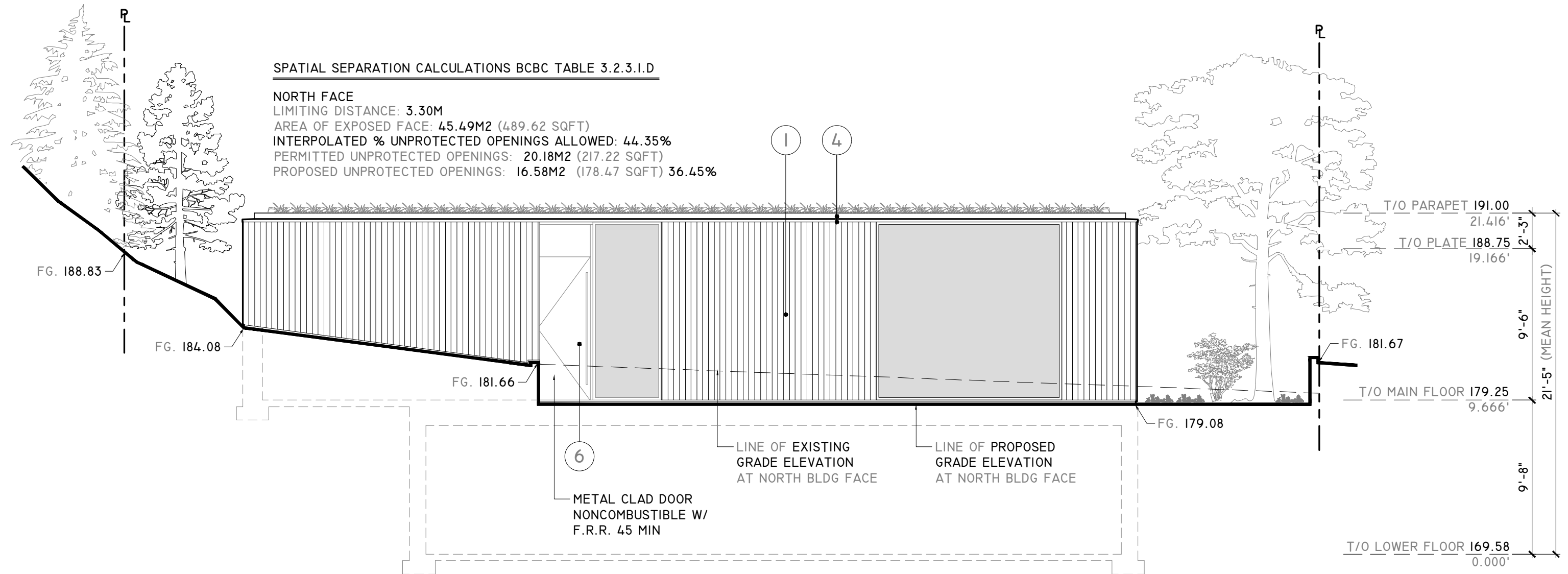
# j\_House North Elevation

## EXTERIOR FINISH SCHEDULE

- 1 T+G RED CEDAR SIDING
- 2 STONE WALL - LOCAL BASALT - DRY FIT
- 3 ARCHITECTURAL CONCRETE
- 4 DARK GREY METAL FLASHING
- 5 DARK GREY METAL PLANTER BOX
- 6 WEATHERED DARK BRASS PANELING

## LEGEND

- FG PROPOSED FINISHED GRADE
- EX EXISTING/NATURAL GRADE



Not to Scale

# j\_House East Elevation



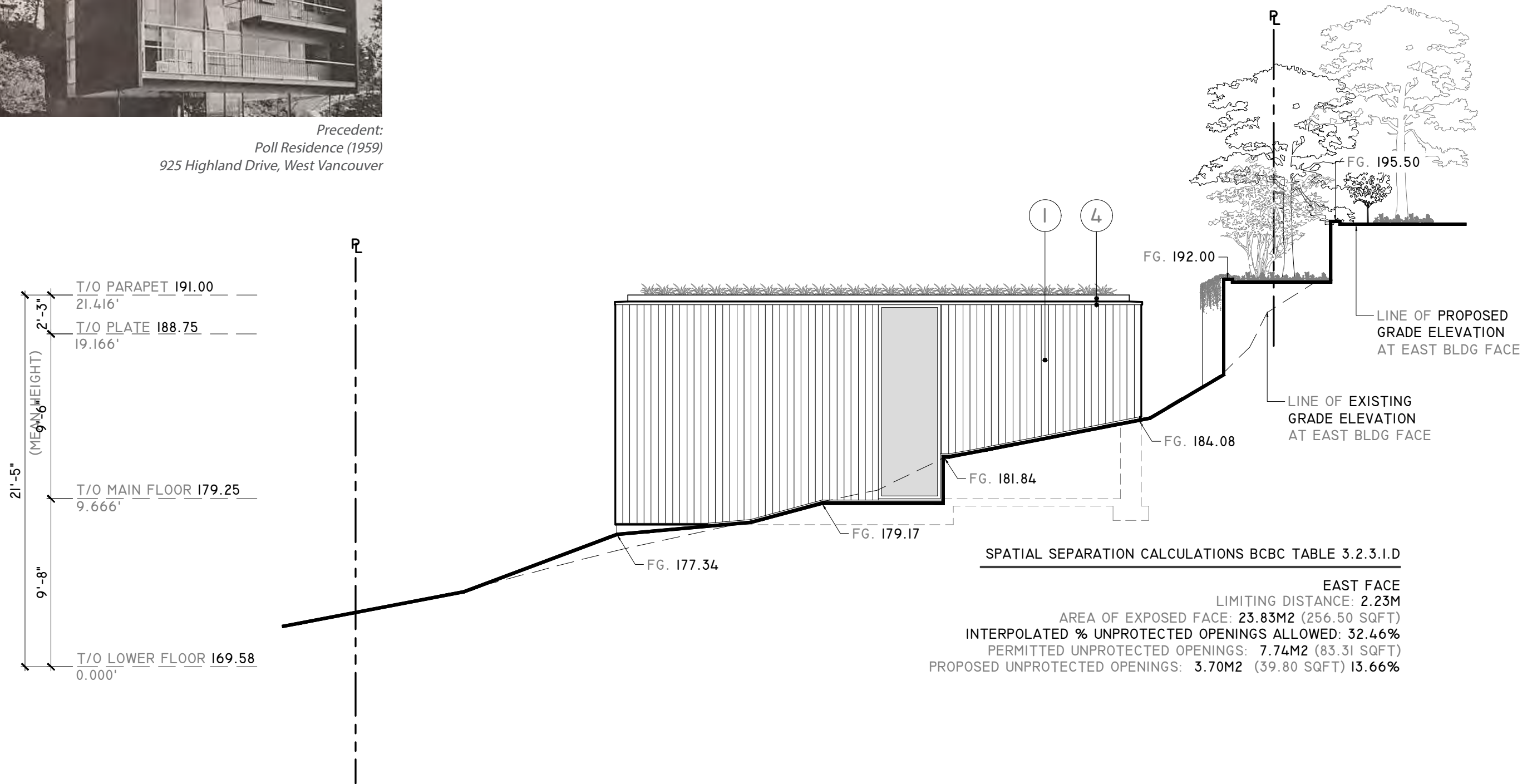
Precedent:  
Poll Residence (1959)  
925 Highland Drive, West Vancouver

## EXTERIOR FINISH SCHEDULE

- 1 T+G RED CEDAR SIDING
- 2 STONE WALL - LOCAL BASALT - DRY FIT
- 3 ARCHITECTURAL CONCRETE
- 4 DARK GREY METAL FLASHING
- 5 DARK GREY METAL PLANTER BOX
- 6 WEATHERED DARK BRASS PANELING

## LEGEND

- FG PROPOSED FINISHED GRADE
- EX EXISTING/NATURAL GRADE



Not to Scale

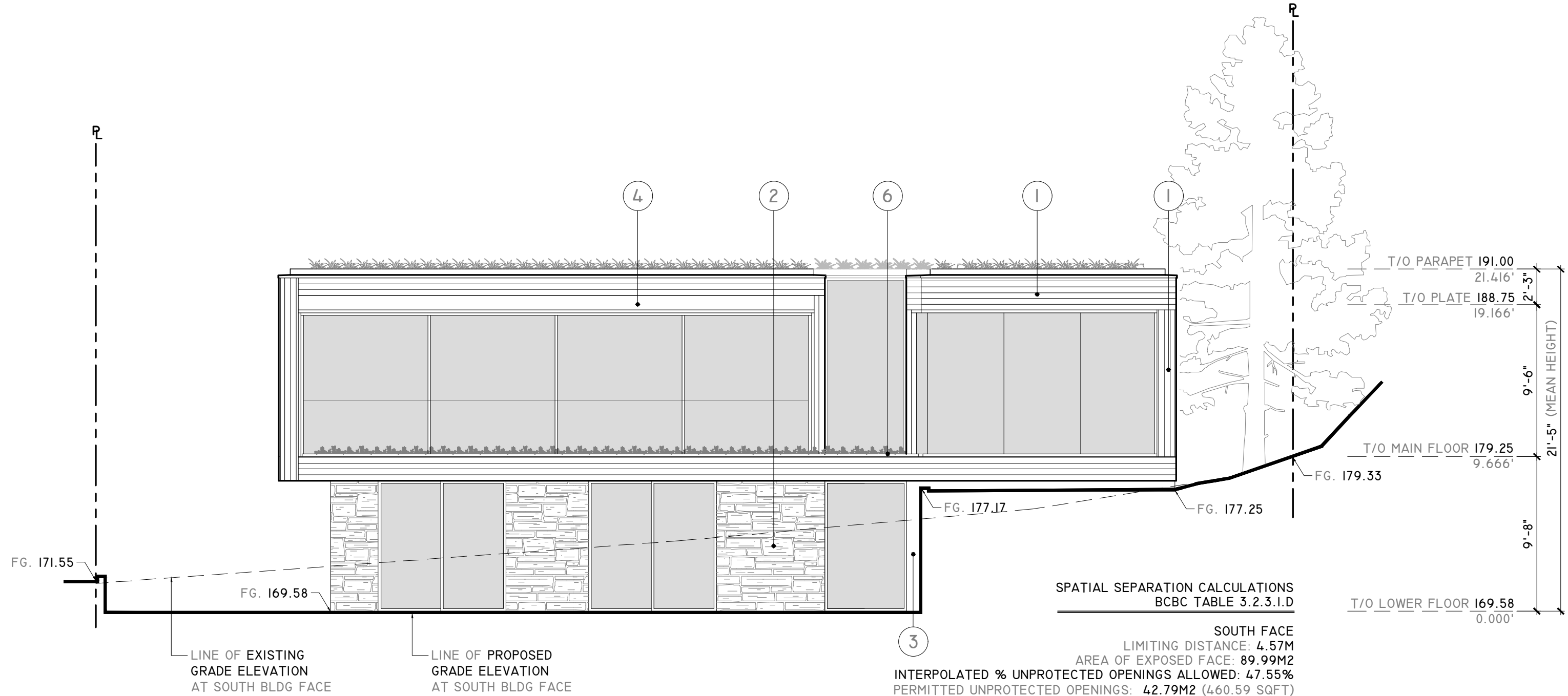
# j\_House South Elevation

## EXTERIOR FINISH SCHEDULE

- 1 T+G RED CEDAR SIDING
- 2 STONE WALL - LOCAL BASALT - DRY FIT
- 3 ARCHITECTURAL CONCRETE
- 4 DARK GREY METAL FLASHING
- 5 DARK GREY METAL PLANTER BOX
- 6 WEATHERED DARK BRASS PANELING

## LEGEND

- FG PROPOSED FINISHED GRADE
- EX EXISTING/NATURAL GRADE



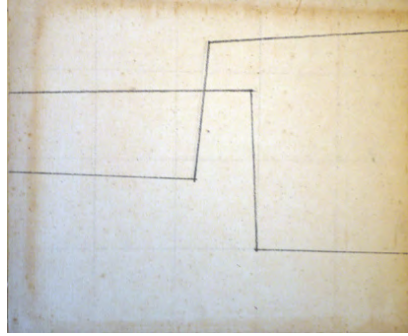
### SPATIAL SEPARATION CALCULATIONS BCBC TABLE 3.2.3.1.D

**SOUTH FACE**  
 LIMITING DISTANCE: 4.57M  
 AREA OF EXPOSED FACE: 89.99M<sup>2</sup>  
 INTERPOLATED % UNPROTECTED OPENINGS ALLOWED: 47.55%  
 PERMITTED UNPROTECTED OPENINGS: 42.79M<sup>2</sup> (460.59 SQFT)  
 PROPOSED UNPROTECTED OPENINGS: 59.69M<sup>2</sup> (642.53 SQFT) 66.33%

**\*\*\*ALTERNATIVE SOLUTION REQUIRED TO MEET  
 SPATIAL SEPARATION REQUIREMENTS  
 IE...EXTERIOR SPRINKLERS**

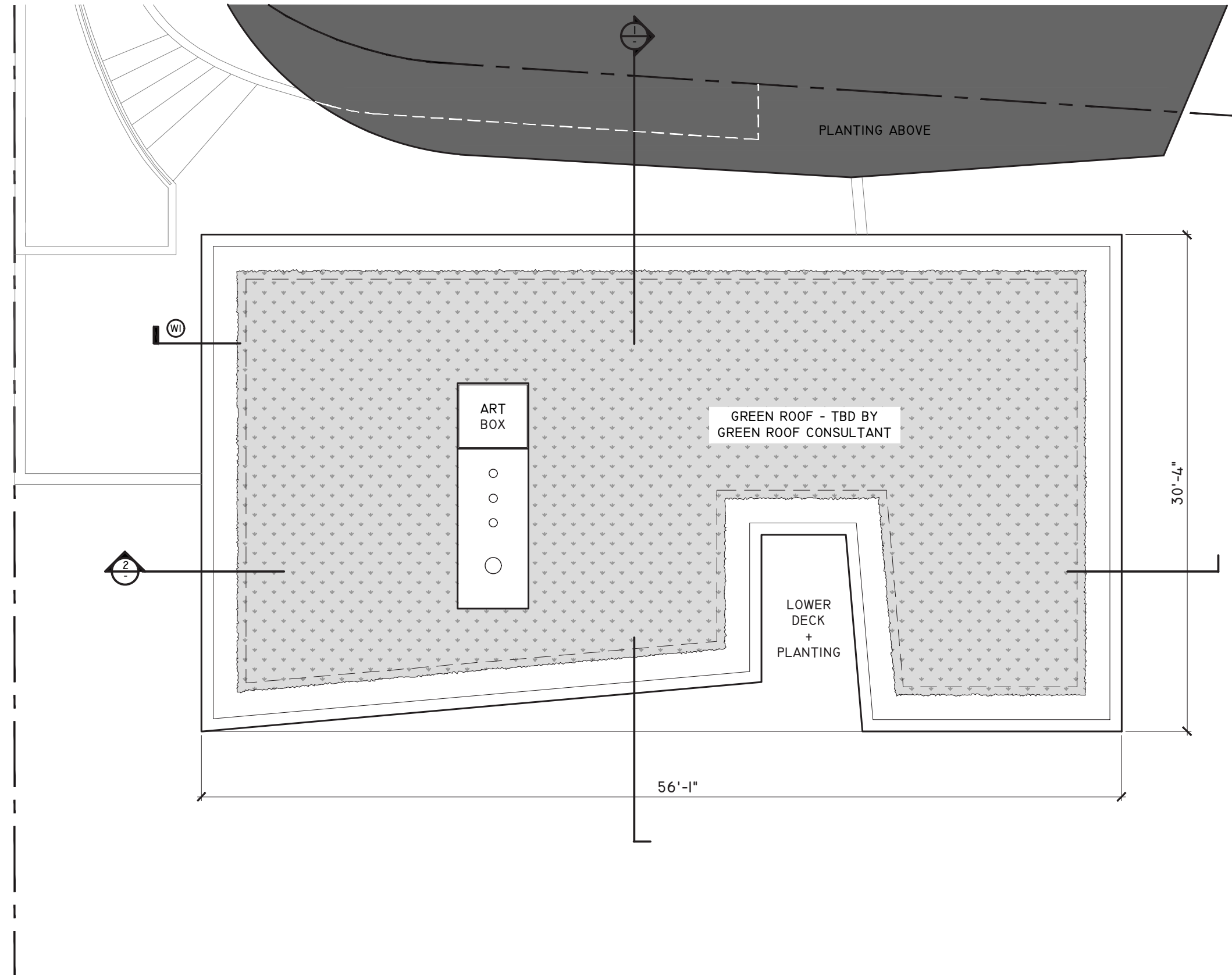
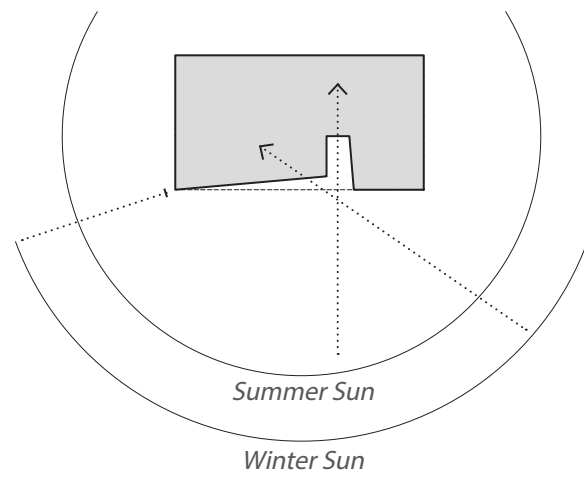


# j\_House Roof Plan



Line Study by Bert Binning

The roof will be void of all mechanical protrusions, save for those concealed by the proposed mechanical 'art box'.



Not to Scale 

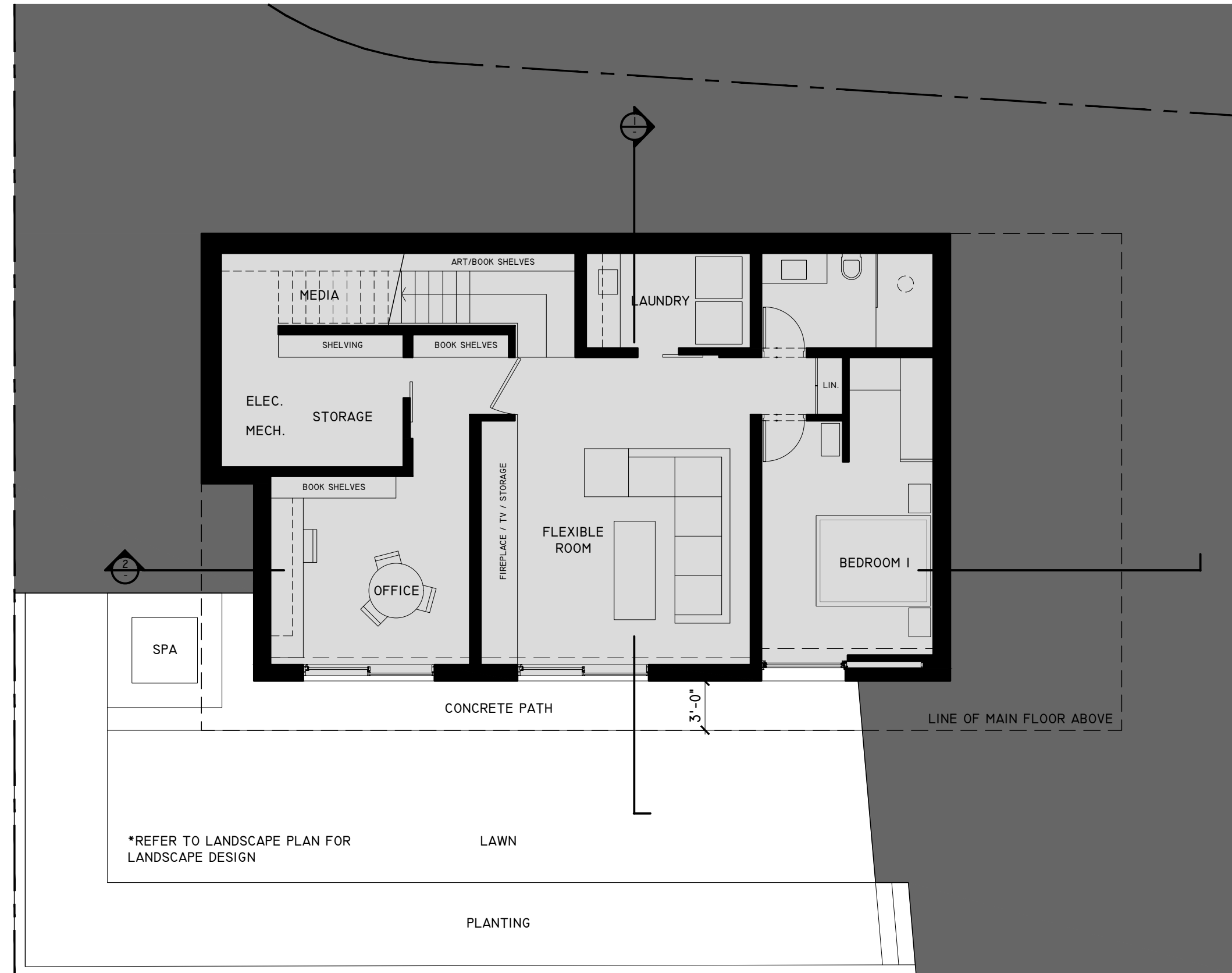


# j\_House Main Floor - Entry Perspective



# j\_House Basement Plan

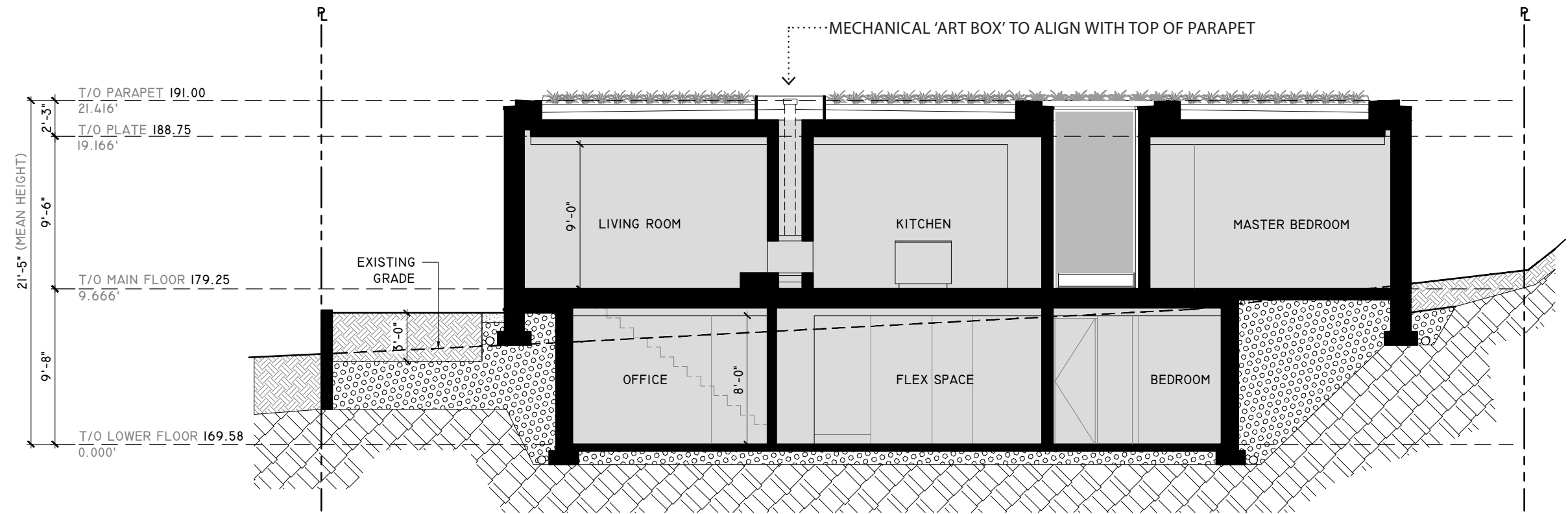
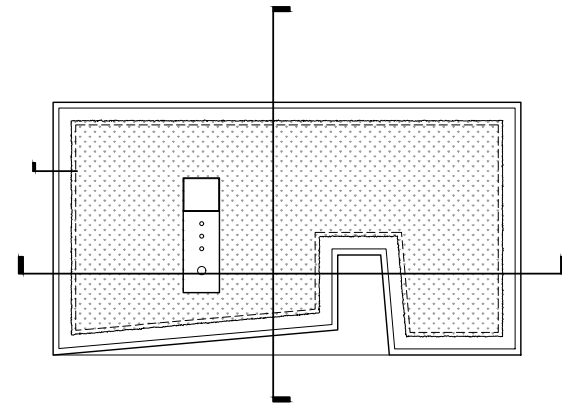
The house is situated to minimize the amount of excavation + site disturbance necessary to provide adequate living space.



\*REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN

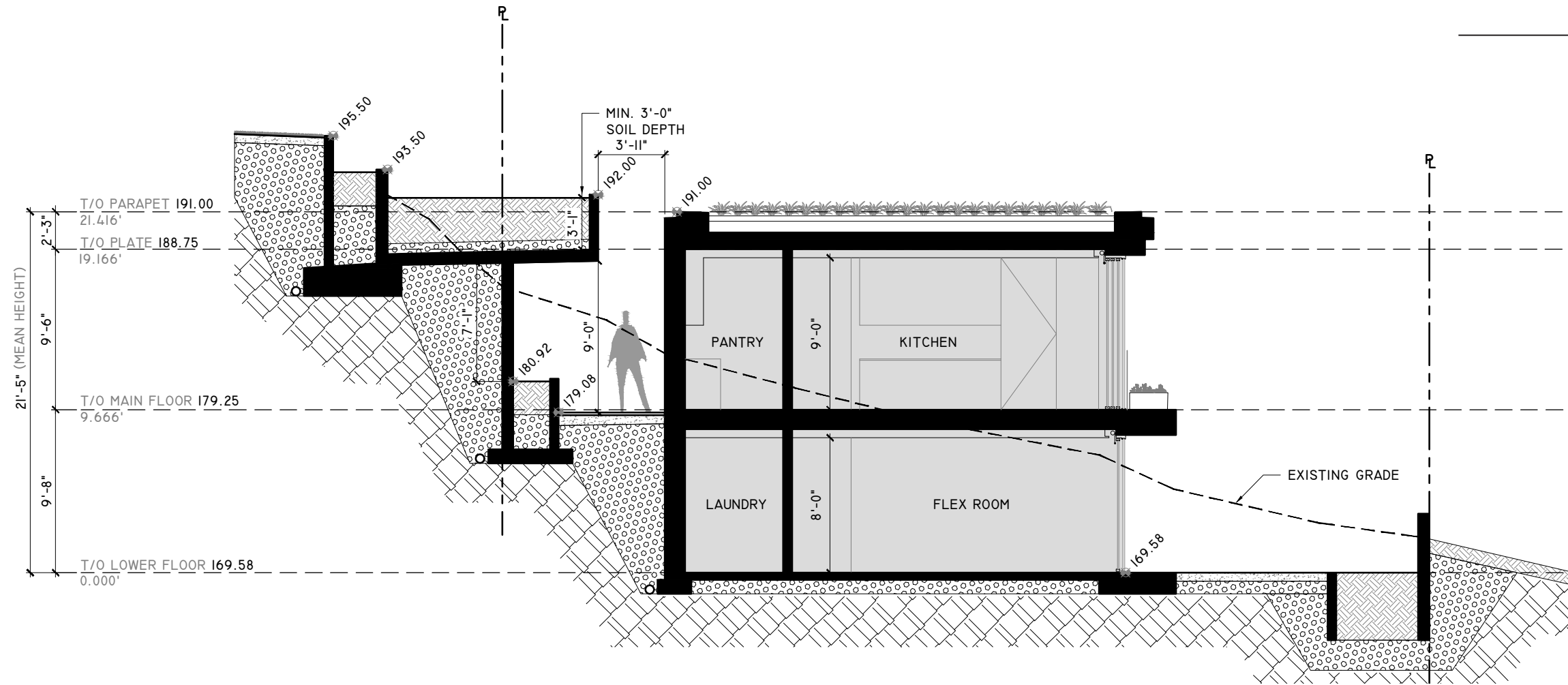
Not to Scale 

# j\_House Sections



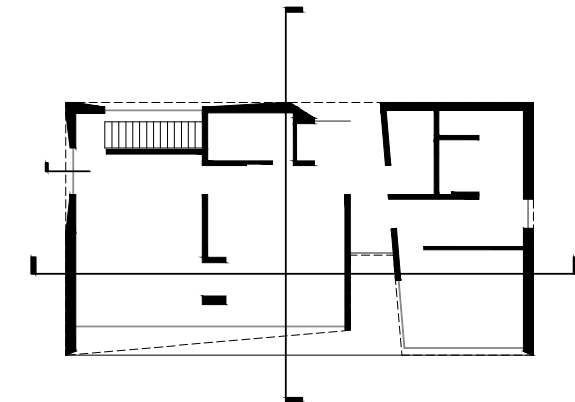
Long Section - 2

Scale 1/8" = 1'-0" ⊕



Cross Section - 1

Scale 1/8" = 1'-0" ⊕



# Conservation Plan

## The

heritage conservation of the Binning House will be carried out in accordance with the recommendations of the **Heritage Conservation Plan prepared by Donald Luxton & Associates Inc.**

Particular attention will be given to restoring the exterior to its original 'glory' when it was first constructed. However, better building practices than originally utilized will be implemented to ensure the Binning House's future durability. A new roof system and the reinforcing of the foundation where necessary, are all part of the proposed conservation plan.

Many elements of the interior, such as the original hardwood floors, stone walls, and hallway mural, will be conserved and restored.



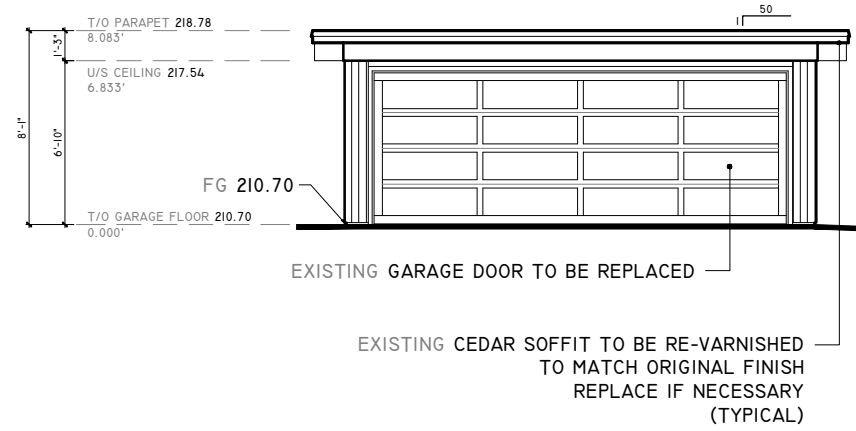
## BINNING HOUSE

2968 MATHERS CRESCENT, WEST VANCOUVER

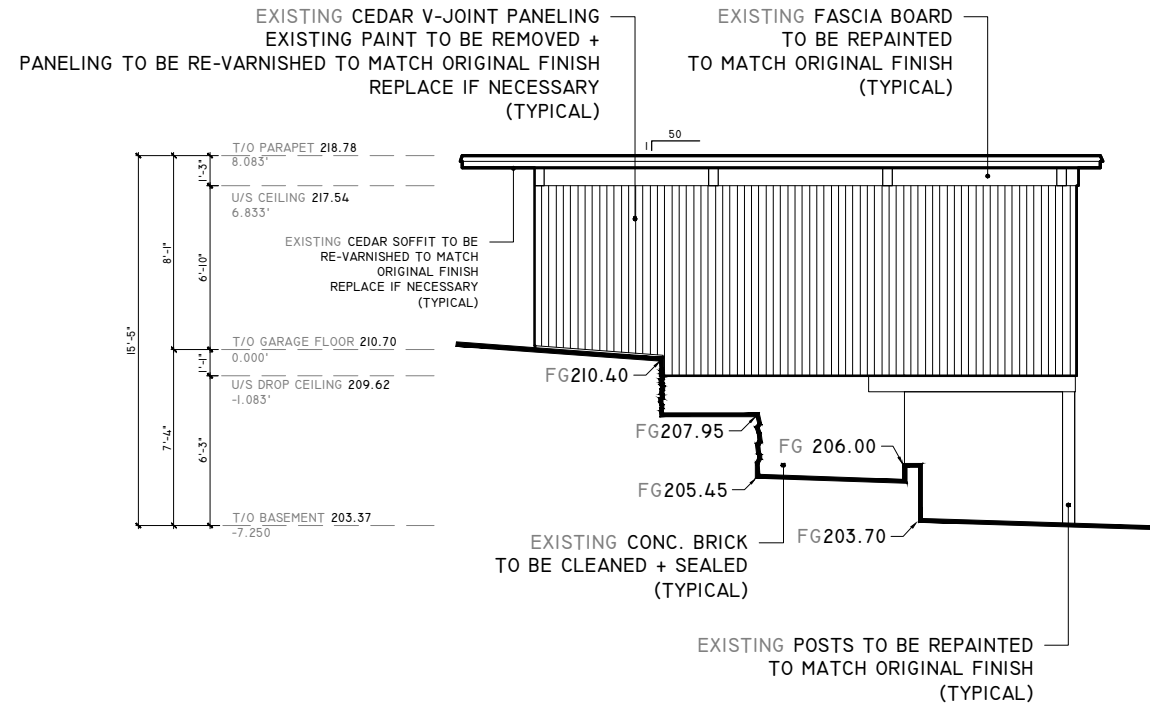
## CONSERVATION PLAN

APRIL 2017

# Existing Garage Elevations - Restorations



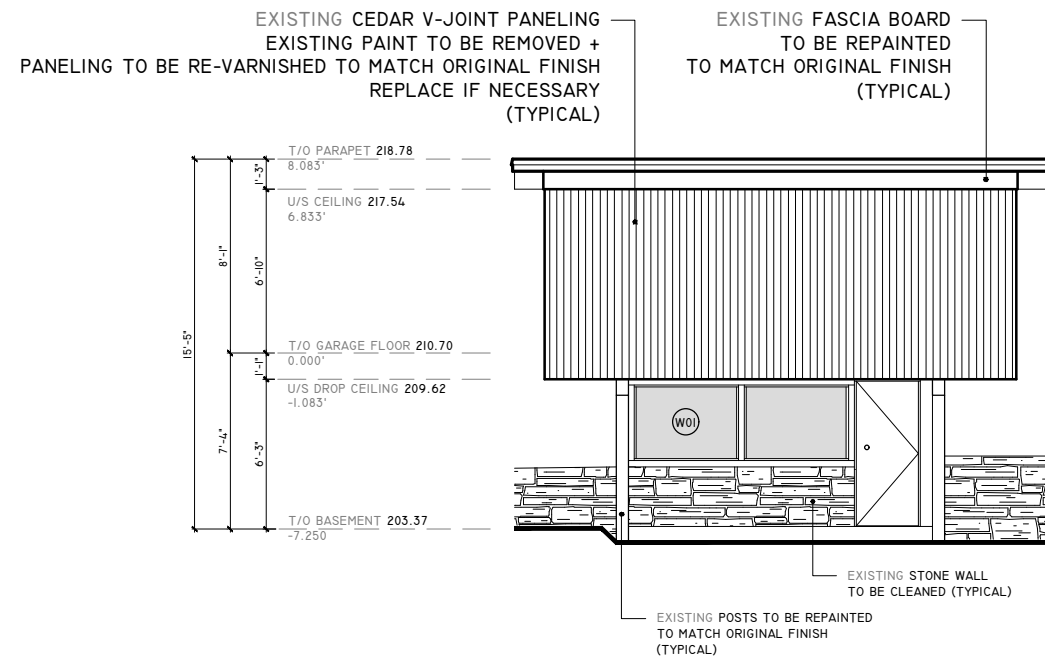
North Elevation



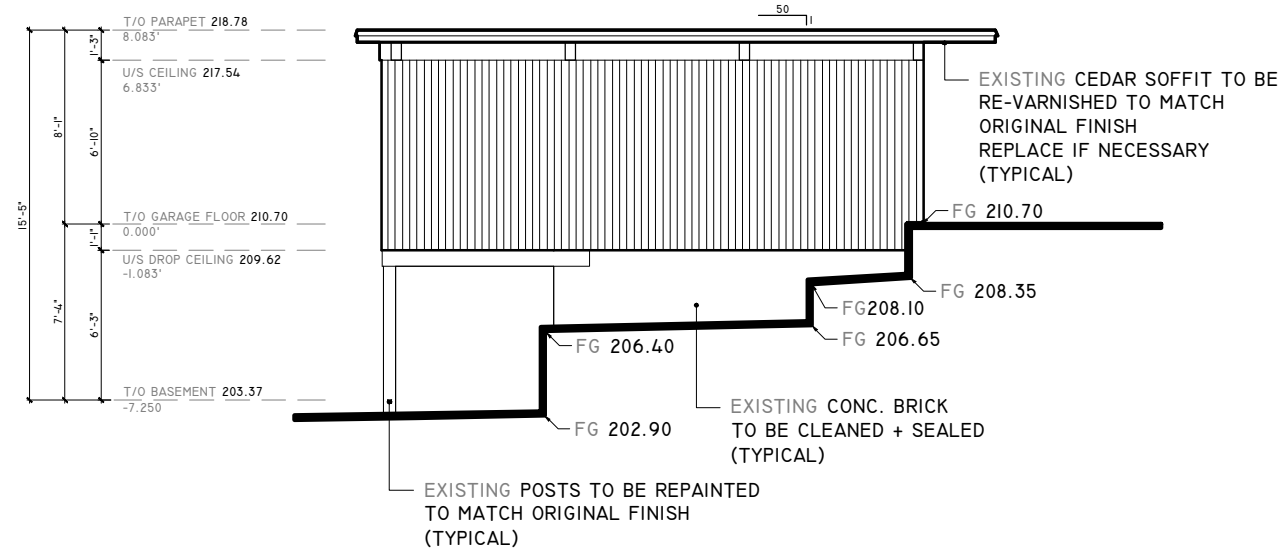
West Elevation



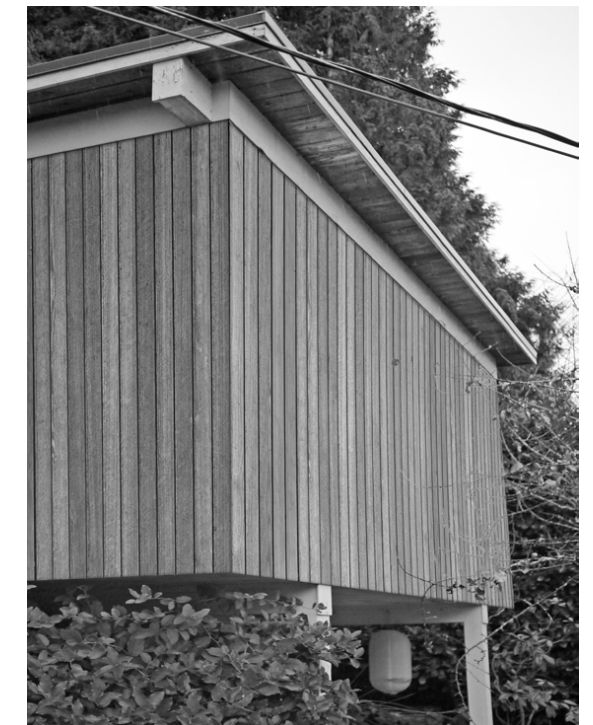
View of Existing Garage from Garden



South Elevation



East Elevation



Proposed Cedar Siding

Scale 1/8" = 1'-0"

# Binning House Revitalization

## FLOOR FINISH SCHEDULE

- F1 HARD WOOD FLOORING  
TO BE RESTORED TO ORIGINAL FINISH
- F2 FIR FLOORING  
TO BE RESTORED TO ORIGINAL FINISH
- F3 LINOLEUM FLOORING  
TO BE REMOVED AND REPLACED WITH:  
TILE IN BATHROOM - 'BINNING' STYLE  
RESTORE HARDWOOD IN KITCHEN
- F4 EXPOSED CONCRETE  
TO BE CLEANED AND PATCHED WHERE  
INECESSARY
- F5 ORIGINAL ARCHITECTURAL  
CONCRETE TILE PAVERS  
TO REPLACE EXISTING EXPOSED AGGREGATE  
CONCRETE PAVERS

## WALL FINISH SCHEDULE

- 1 PLASTER  
TO BE RE-PAINTED + RE-PLASTERED WHERE  
NECESSARY TO MATCH ORIGINAL FINISH  
COLOR TBD
- 2 V-JOINT CEDAR PANELING (3 1/4"  
O.C.)  
PAINT TO BE REMOVED AND PANELS TO BE  
RE-VARNISHED TO MATCH ORIGINAL FINISH  
OR: IF NECESSARY REPLACE WITH NEW CEDAR  
PANELING TO MATCH ORIGINAL FINISH
- 3 GYPSUM BOARD  
TO BE RE-PAINTED - COLOR TBD
- 4 'ROCK FACE' STONE WALL  
TO BE CLEANED AND GROUT TO BE RE-SEALED
- 5 WALLPAPER  
TO BE REMOVED AND RE-PAINTED AND  
RE-PLASTERED WHERE NECESSARY - COLOR  
TBD
- 6 CEDAR BOARD INTERIOR FASCIA  
TO BE RE-VARNISHED TO MATCH ORIGINAL  
FINISH
- 7 SHOWER TILE  
TO BE CLEANED AND GROUT RE-SEALED OR  
TILE TO BE REPLACED
- 8 INTERIOR MURAL  
TO BE CLEANED AND TOUCHED UP WHERE  
NECESSARY TO MATCH ORIGINAL DESIGN
- 9 EXPOSED CONCRETE  
TO BE CLEANED AND PATCHED WHERE  
NECESSARY

## Interior Restoration



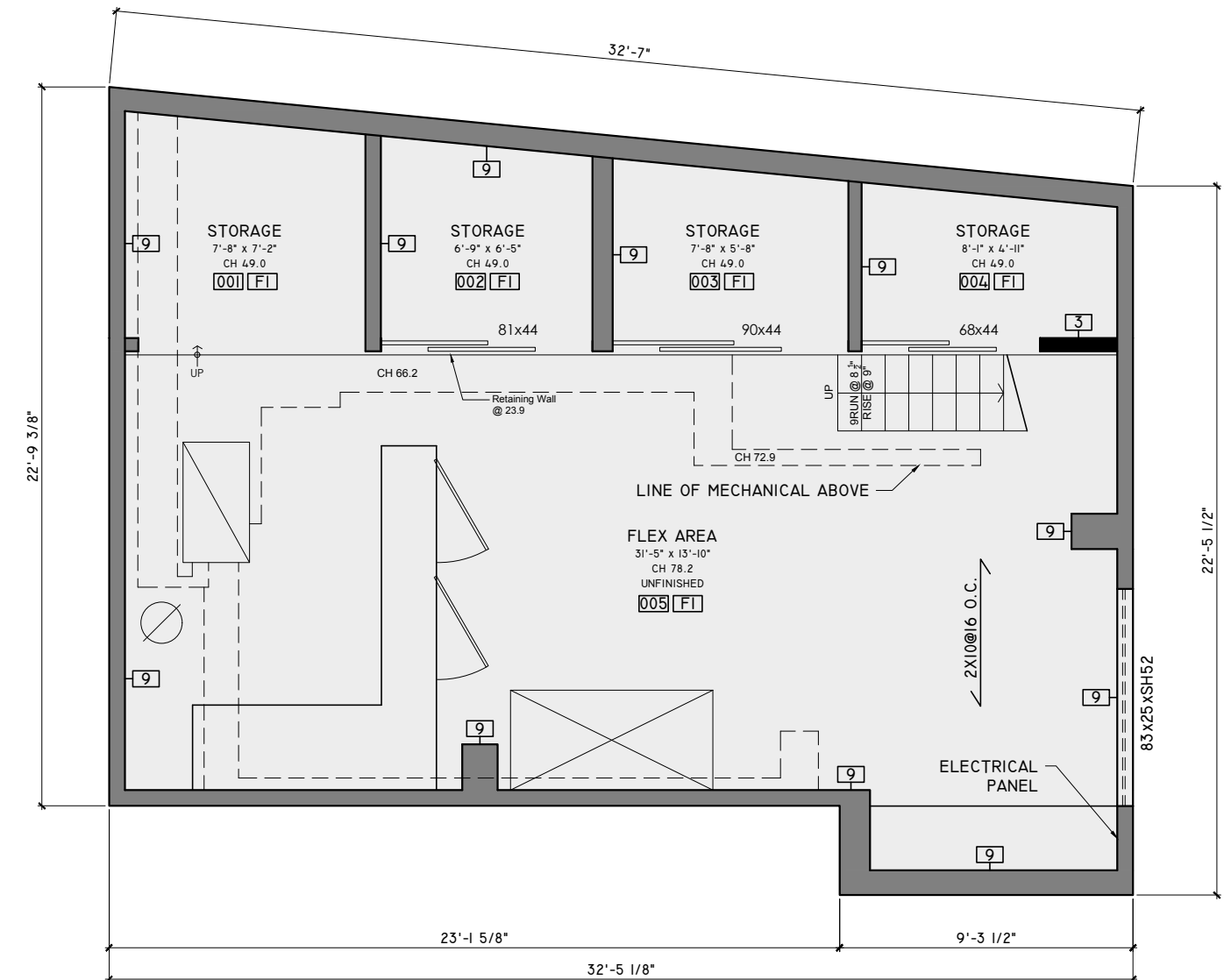
Binning Interior Mural



Binning Interior Hall

The majority of the interior will either be restored or replaced in accordance to the recommendations of the Conservation Plan<sup>1</sup>. For example, the linoleum on the kitchen floor will be removed to expose the hardwood restored to its original finish. The inside/outside existing concrete paver's will need to be replaced with those that match the original design. The interior hallway mural will be attended to by a specialist. **Please refer to the Finish Schedule + Main Floor Plan for further details.**

1 *Binning House Conservation Plan*  
Donald Luxton and Associates Inc.  
April, 2017



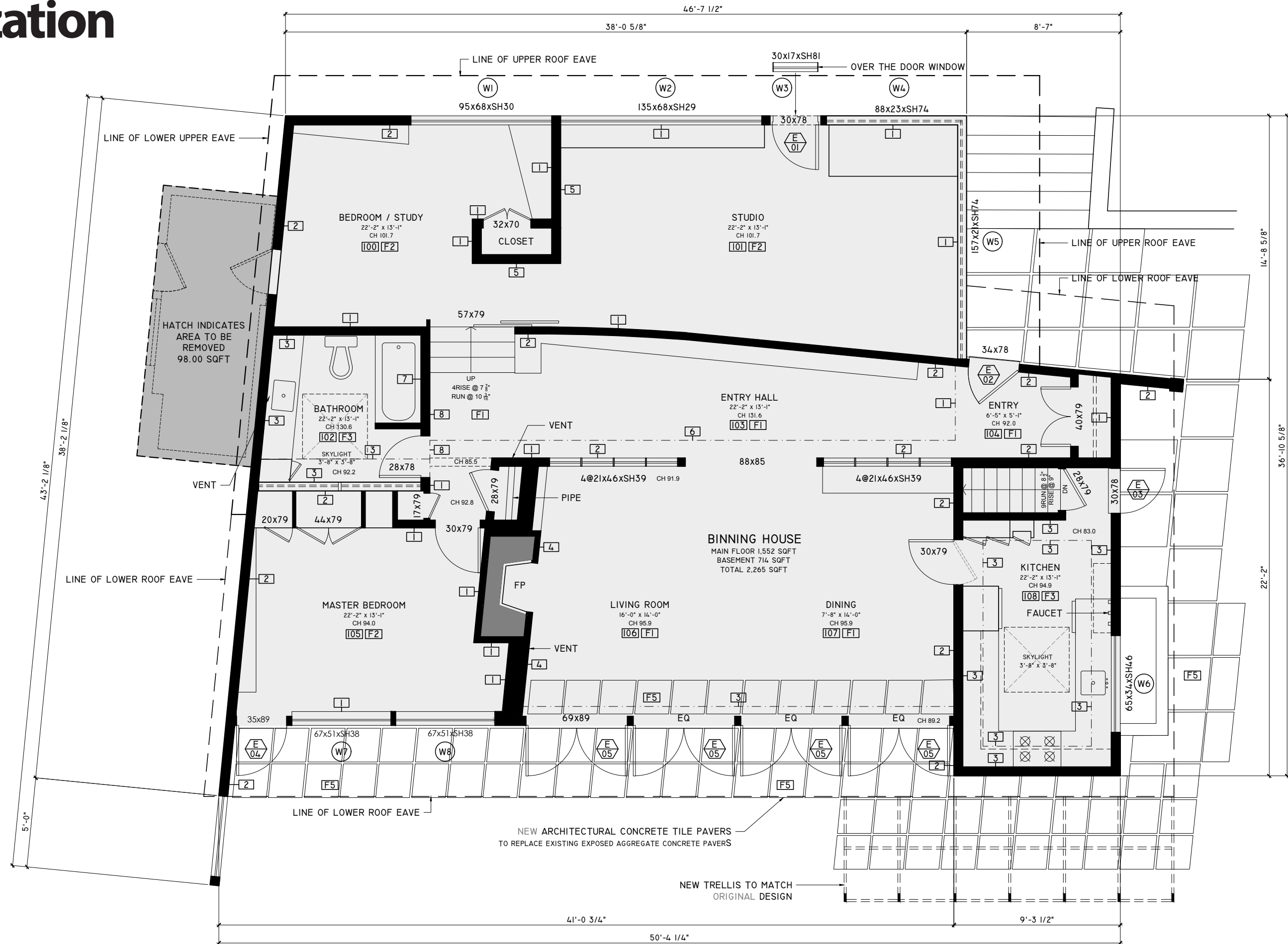
# Binning House Revitalization

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RESTORE HARDWOOD IN KITCHEN
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INECESSARY
- F5 ORIGINAL ARCHITECTURAL  
CONCRETE TILE PAVERS  
TO REPLACE EXISTING EXPOSED AGGREGATE  
CONCRETE PAVERS

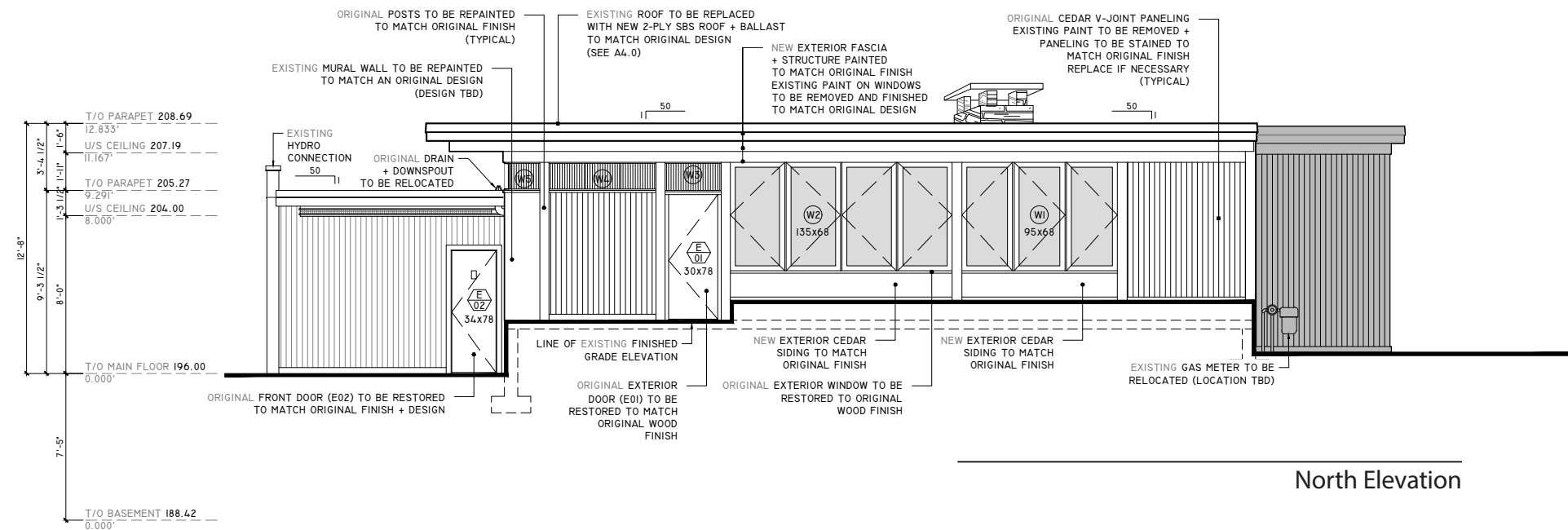
## WALL FINISH SCHEDULE

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TO BE RE-PAINTED + RE-PLASTERED WHERE  
NECESSARY TO MATCH ORIGINAL FINISH  
COLOR TBD
- 2 V-JOINT CEDAR PANELING (3 1/4"  
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PAINT TO BE REMOVED AND PANELS TO BE  
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TO BE CLEANED AND GROUT TO BE RE-SEALED
- 5 WALLPAPER  
TO BE REMOVED AND RE-PAINTED AND  
RE-PLASTERED WHERE NECESSARY - COLOR  
TBD
- 6 CEDAR BOARD INTERIOR FASCIA  
TO BE RE-VARNISHED TO MATCH ORIGINAL  
FINISH
- 7 SHOWER TILE  
TO BE CLEANED AND GROUT RE-SEALED OR  
TILE TO BE REPLACED
- 8 INTERIOR MURAL  
TO BE CLEANED AND TOUCHED UP WHERE  
NECESSARY TO MATCH ORIGINAL DESIGN
- 9 EXPOSED CONCRETE  
TO BE CLEANED AND PATCHED WHERE  
NECESSARY

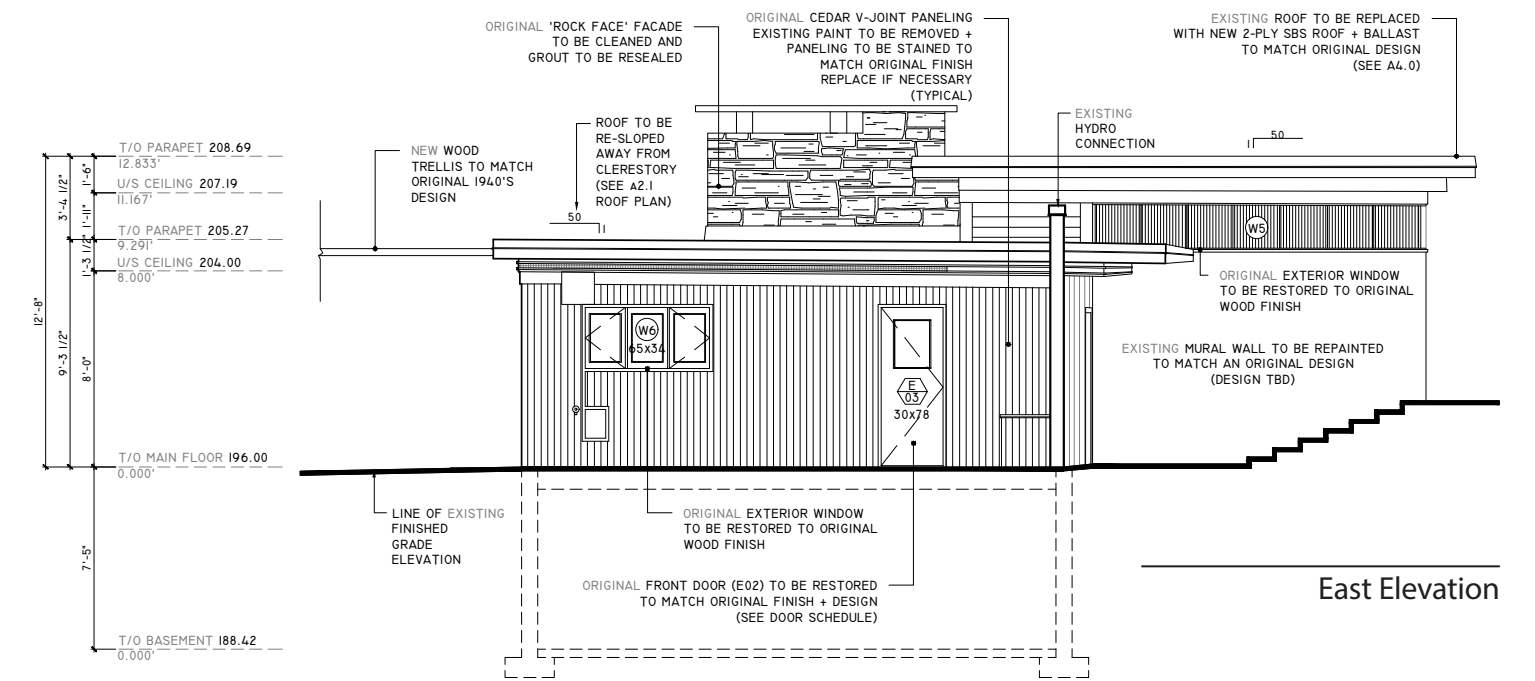




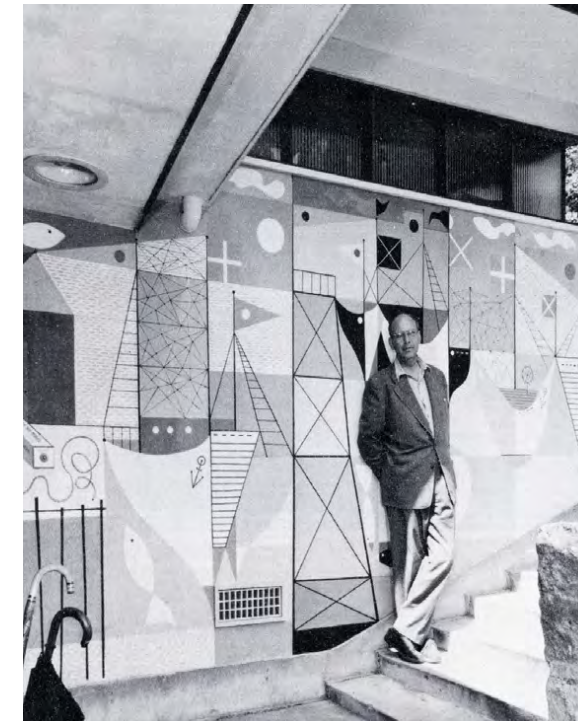
# Binning House Revitalization



North Elevation



East Elevation



Existing Entry Conditions

Past Mural Variations

## Exterior Restoration

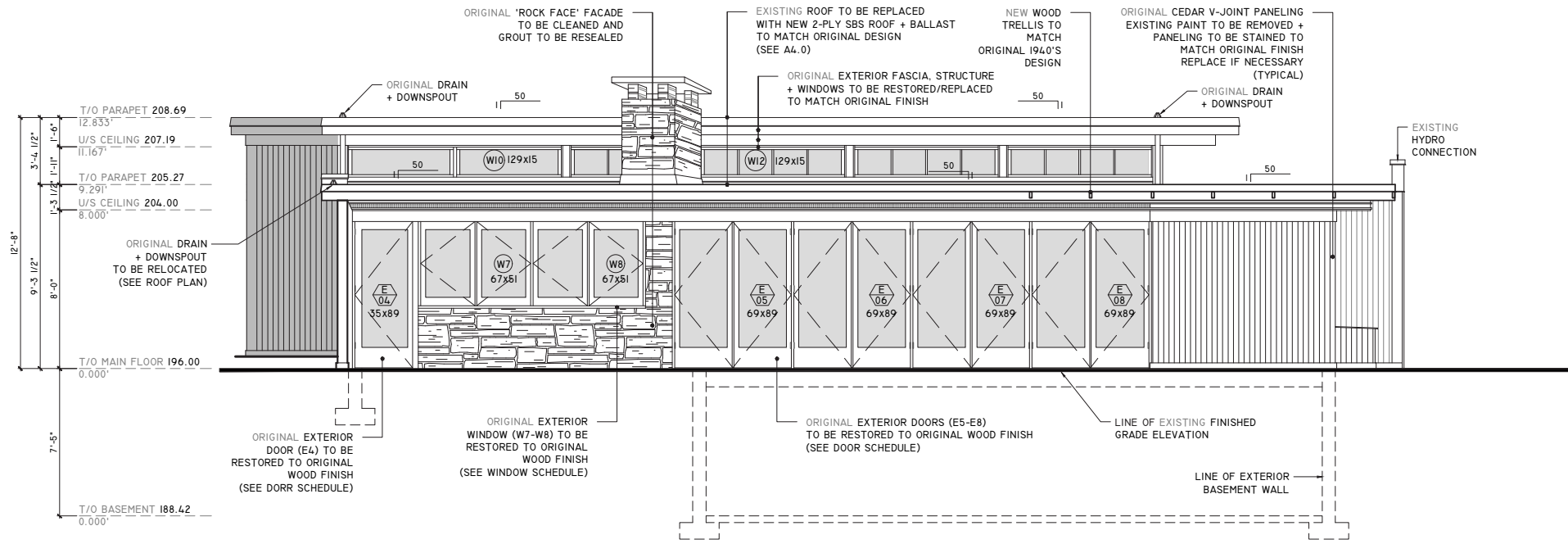
All exterior elements will be restored in accordance to the recommendations of the *Conservation Plan*<sup>1</sup>. There is evidence of rot in various locations and an investigation will be undertaken to determine which specific elements need replacement. The cedar siding will be completely replaced and varnished to match the original design while the windows are intended to stay in place while they are sanded, cleaned and re-stained. The existing exposed aggregate concrete pavement will be replaced to match the original parallelogram pattern while the concrete foundation walls will be repaired and/or reinforced where necessary.

## Mural Restoration

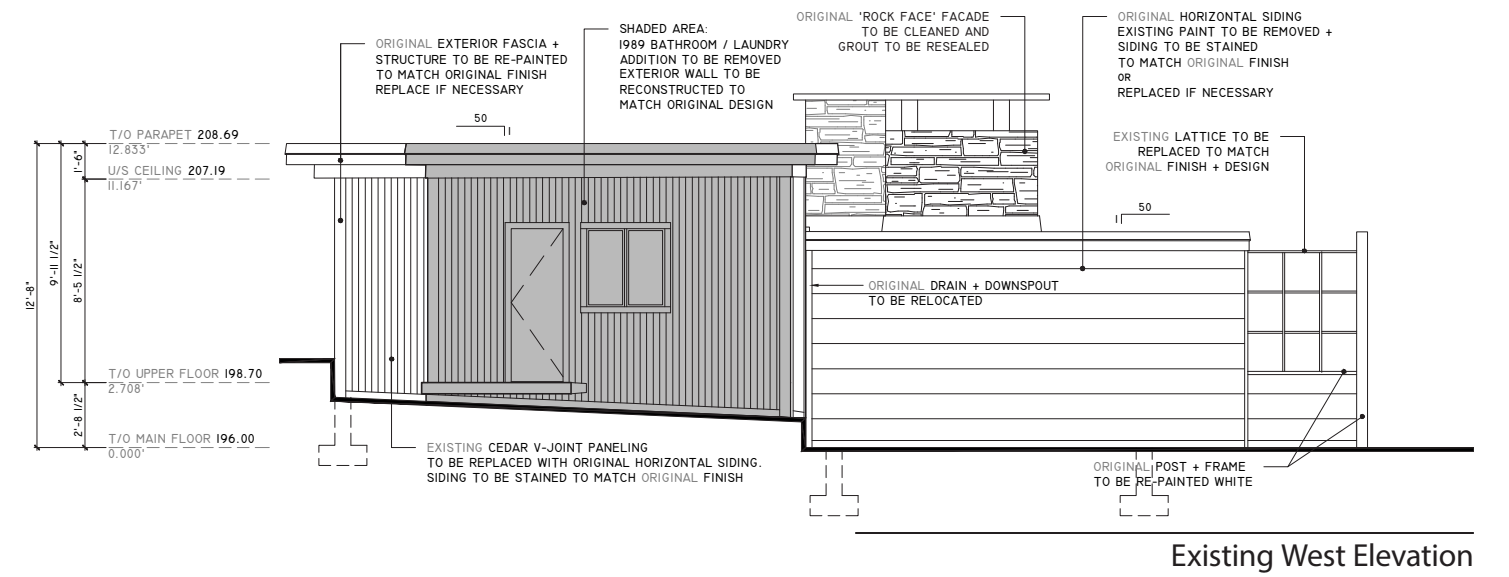
The infamous exterior 'Binning Mural' is one of the most important elements to conserve and restore. A specialist will be hired to 'peel back the layers' of the paint in order to expose the mural shown directly to the left (*with Bert Binning*). An artist will then be commissioned to retrace and repaint the mural to match the original design.

<sup>1</sup> *Binning House Conservation Plan*  
Donald Luxton and Associates Inc.  
April, 2017

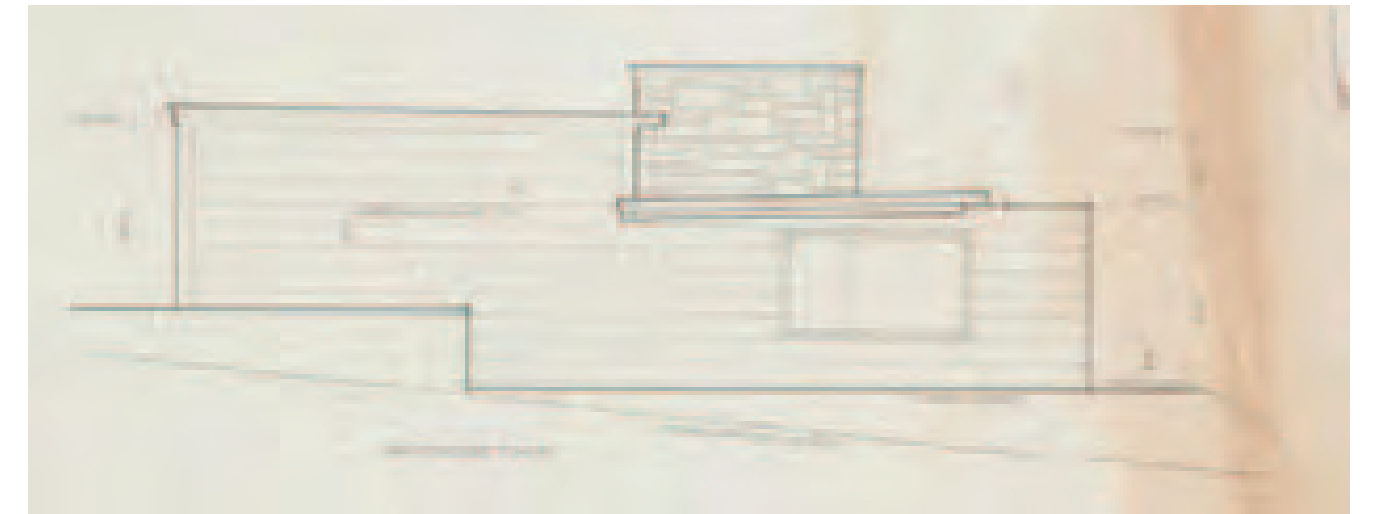
# Binning House Revitalization



South Elevation



Existing West Elevation



Original West Elevation



Original Garden Trellis

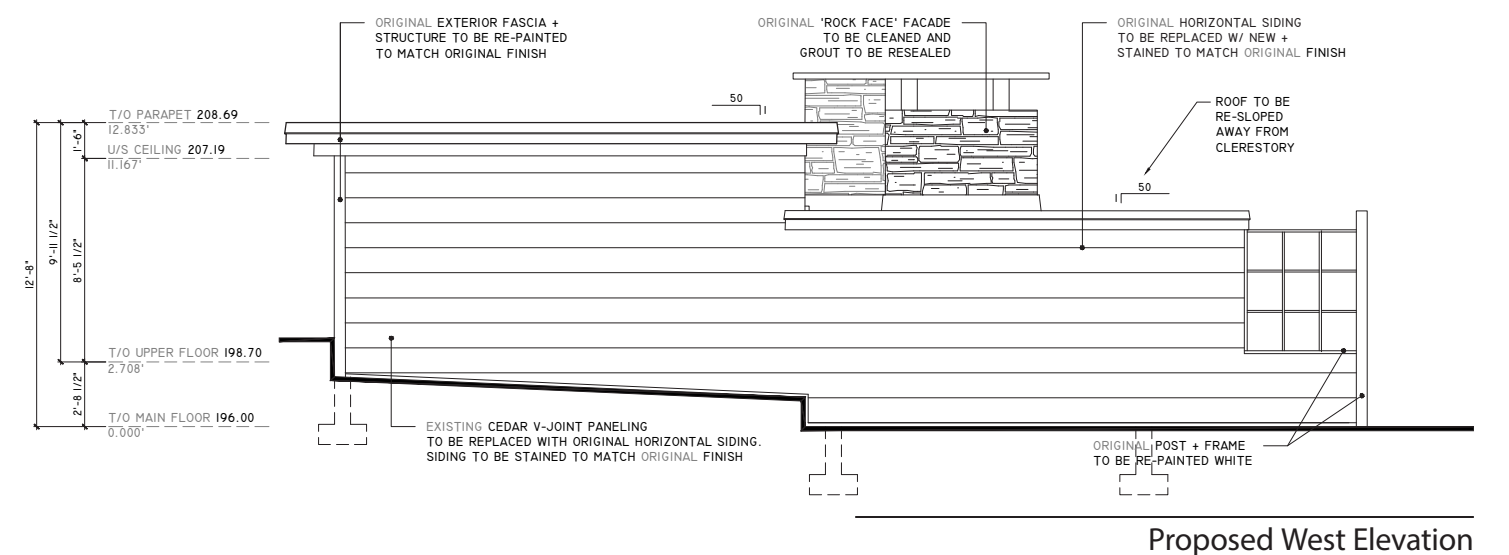
## Garden Trellis

"The original large wood trellis appended to the east portion of the south facade is shown in several archival photos from the 1940s. It was later replaced by a shallow trellis, which extends the full length of the south facade; this second trellis is extant."<sup>1</sup>

A new trellis on a 3'-0" grid will be installed to match the original design extending the living room space to the outside.

## West Elevation

The 1989 bathroom addition will be removed and all siding replaced to match the original design intent. This elevation differs from the rest of the house in that the siding is horizontal and much wider.



Proposed West Elevation

<sup>1</sup> Binning House Conservation Plan  
Donald Luxton and Associates Inc.  
April, 2017

# Materials - Binning House



Garage - Restoration

## The

existing cedar panel facades of both the garage and Binning House will be replaced with new tongue + groove red cedar siding with an 1/8" reveal between the boards to match the original design. A water based stain will be applied to match the color of the original lacquer - a lacquer which is no longer available. The exposed structural elements and windows will be repainted or replaced if necessary to match the original design as well.



Binning House - Historical Photo of South Facade



Binning House - Historical Photo of North Facade Entry

# Materials - j\_House

Basalt stone - locally quarried .....>

Red cedar t+g siding .....>  
stained dark brown

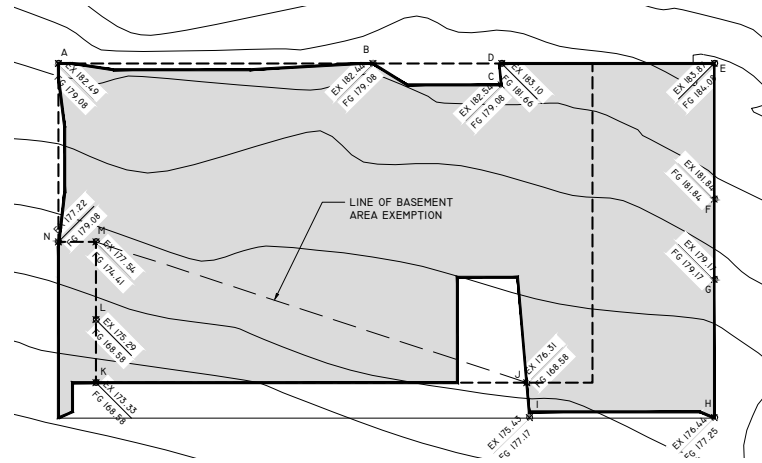
Dark colored .....>  
aluminum flashing +  
windows

Dark patina .....>  
weathered brass



j\_House Materials Precedent

# Project Data



Average Grade + BLDG Height Calculation Reference

## AVERAGE FINISHED GRADE ELEVATION

Elevation (y) X Length = x

|   | Elevation | Elevation (y) | Length | X       |
|---|-----------|---------------|--------|---------|
| A | 179.08    | 179.08        | 26.92  | 4820.83 |
| B | 179.08    | 179.08        | 11.00  | 1969.88 |
| C | 179.08    | 180.37        | 1.83   | 330.08  |
| D | 181.66    | 182.87        | 18.17  | 3322.75 |
| E | 184.08    | 182.96        | 11.58  | 2118.68 |
| F | 181.84    | 180.51        | 6.92   | 1249.09 |
| G | 179.17    | 178.26        | 11.83  | 2108.76 |
| H | 177.34    | 177.30        | 15.83  | 2806.66 |
| I | 177.26    | 172.92        | 2.50   | 432.30  |
| J | 168.58    | 168.58        | 36.83  | 6208.80 |
| K | 168.58    | 168.58        | 5.42   | 913.70  |
| L | 168.58    | 171.50        | 6.67   | 1143.87 |
| M | 174.41    | 176.75        | 3.25   | 574.42  |
| N | 179.08    | 179.08        | 15.25  | 2730.97 |

TOTAL 2,298.74 174.00 30,730.79

AVERAGE GRADE = Xt / Lt

Therefore Average FINISHED Grade = 75,214.37 / 304.91 = 176.61

Max BLDG Height = 201.61 \*\*\*GOVERNS

| BINNING HOUSE PROJECT DATA                  |                         |                       |          |                    |
|---|-------------------------|-----------------------|----------|--------------------|
| EXISTING ZONING                             | RS-2                    | PROPOSED              | -        |                    |
| EXISTING SITE AREA (SF)                     | 12,837                  | PROPOSED              | -        |                    |
| EXISTING SITE WIDTH                         | 24 m                    | PROPOSED              | -        |                    |
| EXISTING SITE DEPTH                         | 52 m                    | PROPOSED              | -        |                    |
|   |                         |                       | ft/sqft  | m/m2               |
| BINNING SITE AREA (SF) LOT A                | -                       | PROPOSED              | 7,350    | 541 m <sup>2</sup> |
| BINNING SITE WIDTH                          | VARIANCE REQUIRED       | PROPOSED              | 64.33'   | 19.6 m             |
| BINNING SITE DEPTH                          | -                       | PROPOSED              | 116.5'   | 35.5 m             |
| j_HOUSE SITE AREA (SF) LOT B                | -                       | PROPOSED              | 5,488    | 510 m <sup>2</sup> |
| j_HOUSE SITE WIDTH                          | VARIANCE REQUIRED       | PROPOSED              | 75.0'    | 22.9 m             |
| j_HOUSE SITE DEPTH                          | -                       | PROPOSED              | 162.58'  | 51.4 m             |
|   |                         |                       |          |                    |
| MAX. ALLOWABLE F.S.R.                       | BYLAW                   | PROPOSED              | SQFT     |                    |
| Existing                                    | 35%                     | 13% (existing)        | 1,674    |                    |
| Binning House (Accessory BLDG Exempt)       | 35%                     | 21% (Lot A)           | 1,552    |                    |
| j_House                                     | 2,551 sqft              | 34% (Lot B)           | 1,709    |                    |
|   |                         |                       |          |                    |
| MAX. ALLOWABLE SITE COVERAGE                | BYLAW                   | PROPOSED              | SQFT     |                    |
| Existing                                    | 40%                     | 16% (existing)        | 2,113    |                    |
| Binning House + Accessory BLDG              | 40%                     | 27%                   | 2,000    |                    |
| j_House                                     | 40%                     | 31%                   | 1,700    |                    |
|   |                         |                       |          |                    |
| MAX. BLDG HEIGHT (ft)                       | BYLAW                   | PROPOSED              |          |                    |
| Binning House                               | 25'                     | 11.5' AS PER EXISTING |          |                    |
| Accessory BLDG                              | 12'                     | 10.9' AS PER EXISTING |          |                    |
| j_House                                     | 25'                     | 16.22'                |          |                    |
|   |                         |                       |          |                    |
| BUILDING HEIGHT (ft)                        | BINNING                 | ACCESSORY             | j_HOUSE  |                    |
| Stores                                      | 1                       | 1                     | 1        |                    |
| Average Grade                               | 197.20                  | 207.97                | 176.61   |                    |
| Building Heights Above Average Grade        | 11.49                   | 10.90                 | 14.39    |                    |
| Elevation at Roof Peak                      | 208.69                  | 218.78                | 191.00   |                    |
| Elevation of Basement                       | 188.42                  | 203.42                | 169.58   |                    |
| Elevation of Main Floor                     | 196.00                  | 210.70                | 179.25   |                    |
|   |                         |                       |          |                    |
| SET BACKS                                   | BYLAW                   | PROPOSED              |          |                    |
| BINNING HOUSE LOT A                         |                         |                       |          |                    |
| SYS #1                                      | MIN. SYS 1.5 m CSYS 16' | 2.00 m                |          |                    |
| SYS #2                                      | MIN. SYS 1.5 m CSYS 16' | 2.36 m                |          |                    |
| FRONT                                       | 9.14 m                  | 10.89 m               |          |                    |
| REAR  | 9.14 m                  | 8.18 m                |          | VARIANCE REQUIRED  |
|   |                         |                       |          |                    |
| j_HOUSE LOT B                               |                         |                       |          |                    |
| SYS #1                                      | MIN. SYS 1.5 m CSYS 16' | 3.48m                 |          |                    |
| SYS #2                                      | MIN. SYS 1.5 m CSYS 16' | 2.23m                 |          |                    |
| SYS #3                                      | MIN. SYS 1.5 m          | 2.31m                 |          |                    |
| FRONT                                       | 9.14 m                  | 34.90 m               |          |                    |
| REAR  | 9.14 m                  | 4.57 m                |          | VARIANCE REQUIRED  |
|   |                         |                       |          |                    |
| BUILDING AREA (actual - including basement) | EXISTING                | PROPOSED              | DELETION |                    |
| BINNING HOUSE                               | 2,364 sqft              | 2,266 sf              | 98 sf    |                    |
| ACCESSORY BLDG                              |                         | 621 sf                |          |                    |
| TOTAL                                       |                         | 2,887 sqft            |          |                    |
|   |                         |                       |          |                    |
| j_HOUSE                                     |                         | 2,701 sqft            |          |                    |
|   |                         |                       |          |                    |
| PARKING                                     | BYLAW                   | EXISTING              | PROPOSED |                    |
| BINNING HOUSE                               | Min. 1                  | 2                     | 2        |                    |
| j_HOUSE                                     | Min. 1                  |                       | 1        |                    |



BCB by BCB  
Bert Binning

## Key Points

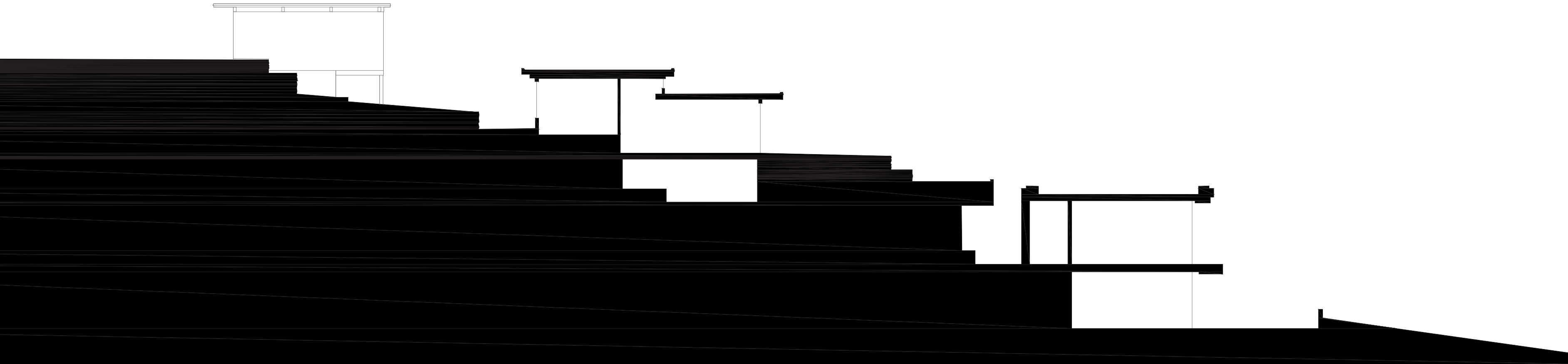
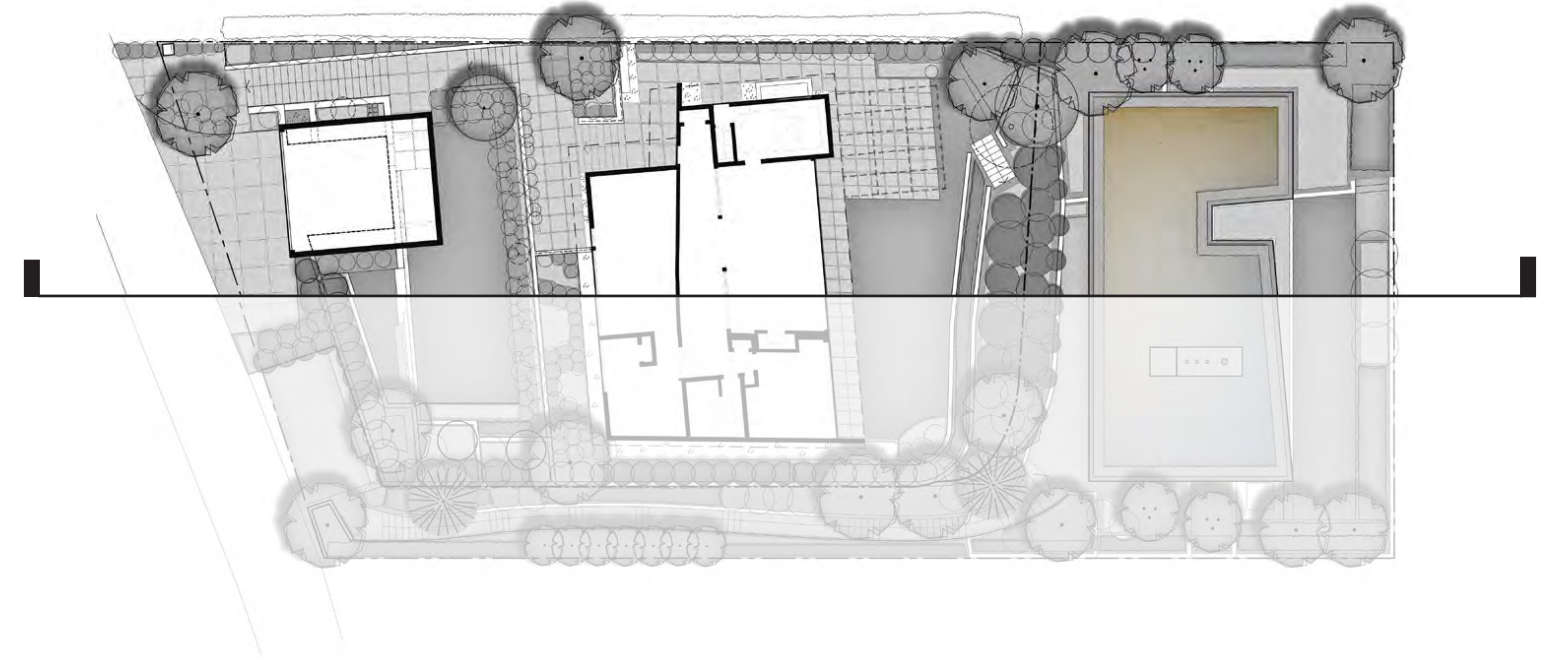
- Binning House Lot A site coverage = 2,000 sqft  
j\_House Lot B site coverage = 1,700 sqft  
**300 sqft LESS**
- Binning House Lot A actual built area = 2,887 sqft  
j\_House Lot B actual built area = 2,701 sqft  
**186 sqft LESS**
- j\_House allowable FSR = 2,551 sqft  
j\_House proposed FSR = 1,709 sqft  
**842 sqft LESS**
- j\_House allowable BLDG Height = 201.61 ft  
j\_House proposed BLDG Height = 191.00 ft  
**10.61 ft LESS**

# Proposal Conclusions

## *In summary,*

we feel our proposal is an appropriate, thoughtful, and respectful response to the challenge of saving and restoring the Binning House. More importantly, B.C. Binning's legacy as an educator will live on as generations of students and professionals will surely benefit from experiencing his life's work, set in the context of his enduring architectural achievement.

There will likely never be a candidate more willing to make this vision into a reality. Not only is the current owner willing to fund the restoration and open the house to the public, he will also walk up and down 46 steps everyday in all types of weather out of respect and admiration for the private museum. I sincerely hope that you will decide to approve this proposal, as a restored and accessible Binning House not only contributes to the legacy of the house, but to that of the Binnings as well.



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*Proposed View from Binning House*  
Adapted from the original photograph by  
Perlmutter, Michael. *Binning House*. Gordon Goff, 2017

