



ADMINISTRATIVE REPORT

Report Date: May 19, 2016
Contact: Jane Pickering
Contact No.: 604.873.7456
RTS No.: 11488
VanRIMS No.: 08-2000-20
Meeting Date: May 31, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: Temporary Heritage Protection of 1550 West 29th Avenue

RECOMMENDATION

- A. THAT Council considers that the exterior and interior of the house at 1550 West 29th Avenue [PID: 011-009-276; Lot 2, Block 750, District Lot 526, Plan 6011] may be heritage property.
- B. THAT pursuant to Section 589 of the Vancouver Charter, Council orders that the whole of the exterior and the interior of the house be subject to temporary protection in accordance with the provisions of Section 591 of the Vancouver Charter for a period of 120 days from May 31, 2016.
- C. THAT Council directs the form of this order shall be satisfactory to the City's Director of Legal Services and that the Order shall be executed on behalf of the Council by the Director of Legal Services.

REPORT SUMMARY

This report recommends that Council order that the exterior and interior of the house at 1550 West 29th Avenue be subject to temporary protection for a period of 120 days. The action will allow time for a Statement of Significance (SoS) to be prepared to determine the heritage value of the house, to complete a Heritage Register Evaluation, and to consider the feasibility of retaining the house. Staff will report back to Council with the findings of the work prior to the expiration of the 120 day period.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Section 589 of the Vancouver Charter permits Council to order temporary protection of property for up to 120 days if it considers that the property is or may be heritage property. If the whole of the house is subject to a temporary protection order as recommended in this

report, Section 591 of the Vancouver Charter provides that no alterations to the existing building or any new construction can be undertaken during the temporary protection period, except in specified circumstances.

Heritage Policies and Guidelines (1986).

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The Acting General Manager of Planning and Development Services recommends approval of the foregoing.

REPORT

Background/Context

A complete Development Permit Application DE418631 proposing to demolish the existing house and replace it with a 2 storey plus cellar one-family dwelling with a detached accessory building (garage with four parking spaces) at 1550 West 29th Avenue was submitted on December 4, 2014. The owners and their designer first met with City staff on June 10, 2013, prior to Council approval of the Heritage Action Plan (HAP) in December 2013, which includes actions related to updating the Vancouver Heritage Register and amending RS zones to encourage heritage and character home retention. At the time of the application the owners were given advice that as their initial enquiry pre-dated the HAP, demolition of the house could be pursued if there was no response during neighbourhood notification. Notification was sent to 60 neighbours and no comments were received during the period from February 24-March 10, 2015. On April 15, 2015 conditional approval of the application was granted and a prior-to letter with conditions of approval was sent to the applicant. In March 2016 emails from citizens concerned with the proposed demolition of the house were received and a number of media stories were published and aired. The house was also listed for sale at that time, but is not for sale now. On April 5, 2016, staff met with the owner and applicant to discuss retention opportunities. A week later the applicant wrote back advising that, after consideration of the options, the owners wished to move forward with demolition and construction of a new house.

On May 12, 2016 the Director of Planning issued an order for a heritage inspection of the house (See Appendix B). The order was issued under provisions of the Heritage Procedure By-law (section 7.1(c)) and section 583 of the Vancouver Charter. While the house is subject to the heritage inspection order it is also subject to temporary protection under section 591 of the Vancouver Charter noted above. Staff and a heritage consultant attended at the property on May 18, 2016 to undertake the heritage inspection.

Strategic Analysis

The heritage inspection involved a site visit to assess the current condition of the house. Much of the original materials, detailing and features on the exterior and interior of the house remain intact (see photos in Appendix A). This includes the stucco and half-timber detailing, heavy brackets, original wood windows and entry door on the exterior. The interior features

include the wood panelled entry hall, wood stair rail and balusters, wood floors with inlays, a number of fireplaces, decorative ceiling details with plaster mouldings, and tiling in bathrooms all of which are original to the house.

In addition, preliminary research on the historical and cultural value of the house has also been undertaken. The house is not listed on the Vancouver Heritage Register, however it is one of the sites nominated as part of the Heritage Register upgrade currently underway as part of the Heritage Action Plan. The main residence was built in 1922 and was designed by architects Townley and Matheson, a prolific architectural firm that would later go on to design Vancouver City Hall among many other notable buildings in the city. When completed, the house was opened as a model "Electrical Home" by the Electrical Services League of BC to demonstrate to the public the "convenience from a house being properly and adequately wired for electricity."

Based on the heritage inspection and the research completed to date, the preliminary finding is that the house has sufficient heritage value to warrant the completion of a Statement of Significance (SoS) to fully consider and understand its heritage value. An SoS is a document that briefly explains what a historic place is and why it is important. It consists of a description of the historic place, the heritage value of the place and the character defining elements which are the principal features that contribute to the heritage value. A temporary protection order as recommended in this report will allow time for this work to be completed. Should Council approve the recommendations of this report, an SoS and Heritage Register evaluation will be completed by a heritage consultant and reviewed by the Vancouver Heritage Commission. Staff will then report back to Council prior to the expiry of the 120 day period. In addition, retention options will also be reviewed and assessed during this period.

Financial Implications

There are no financial implications.

Legal Implications

Section 589 of the Vancouver Charter permits Council to order temporary protection of a property for up to 120 days if it considers that the property is or may be heritage property. If the whole of the building is subject to the temporary protection order as recommended in this report, Section 591 of the Vancouver Charter provides that no alterations to the existing building or any new construction can be undertaken during the temporary protection period.

CONCLUSION

The house at 1550 West 29th Avenue is not listed on the Vancouver Heritage Register. The Acting General Manager of Planning and Development Services recommends that, since the house has or may have sufficient heritage value to justify conservation, Council approve an order for the temporary protection for 120 days to allow time for completion of a heritage evaluation and an assessment to determine the feasibility of retaining the house.

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Front Elevation



Main Entrance Hall and Stairs

Copy of Heritage Inspection Order



PLANNING AND DEVELOPMENT SERVICES
General Manager's Office

May 12, 2016



Dear [REDACTED]:

RE: Heritage Inspection Order - 1550 West 29th Avenue

This is an order by the Director of Planning requiring a heritage inspection of the property located at 1550 West 29th Street, Vancouver, B.C. (the "Property"). This order is being sent to you as the registered owner of the Property.

This order is being issued pursuant to section 7.1(c) of the Heritage Procedure By-law, No. 11350 and section 583 of the Vancouver Charter.

The inspection is being ordered for the purposes of assessing the heritage value and heritage character of the Property, and to help determine whether the Property merits heritage conservation.

This order is to remain in effect for no more than 30 days.

The heritage inspection must be carried out in an expeditious manner. In order to schedule a convenient date and time for the inspection, City staff will contact you to arrange a convenient time and date within 10 days.

While the Property is subject to this order, it is also subject to temporary heritage protection afforded by section 591 of the Vancouver Charter, which means that a person must not:

- "(a) alter the exterior of a building;
- (b) make a structural change to a building;
- (c) move a building;
- (d) alter, move or take an action that would damage a fixture or feature identified in the authorizing resolution, order or by-law for the temporary protection; or
- (e) alter, excavate or build on the property ... "

Copy of Heritage Inspection Order

unless this is done pursuant to heritage alteration permit.

The results of the inspection will be presented to City Council in a public report on May 31, 2016 at City Hall.

If you have any questions or concerns, please contact Marco D'Agostini at 604-873-7172.

Regards,

A handwritten signature in black ink, appearing to read "Jane Pickering". The signature is fluid and cursive, with a large loop at the end.

Jane Pickering, MCP, MCIP, RPP
Acting General Manager

tel: 604.873.7456

email: jane.pickering@vancouver.ca

cc: Grant Murray, Solicitor, Legal Services
Andrea Law, Assistant Director, Customer Service
Anita Molaro, Assistant Director of Planning, Urban Design
Marco D'Agostini, Senior Heritage Planner