



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 2, 2005
Author: Hugh McLean
Phone No.: 604.873.7056
RTS No.: 5334
CC File No.: 1401-86
Meeting Date: October 4, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Heritage Designation - 2650 West 5th Avenue

RECOMMENDATION

- A. THAT Council approve the designation of 2650 West 5th Avenue, the Straight House, listed on the Vancouver Heritage Register in the "C" category, as Protected Heritage Property and instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.
- B. THAT Council commend the building owners for designating their property on a voluntary basis and for participating in the Vancouver Heritage Foundation's *True Colours* program.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of Recommendations A and B.

COUNCIL POLICY

Heritage Policies and Guidelines state, in part, that:
The City's long-term goal is to protect through voluntary designation as many resources on the Vancouver Heritage Register as possible.

PURPOSE AND BACKGROUND

This report seeks Council's approval for the designation of the house at 2650 West 5th Avenue, known as the Straight House, as protected heritage property under the Vancouver Charter. The owners of the house are requesting the heritage designation on a voluntary basis as part of the Vancouver Heritage Foundation's *True Colours* grant program for 2005.

DISCUSSION

Heritage Value: The house at 2650 West 5th Avenue is listed in the "C" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photograph, Appendix B). This two storey wood frame house built in 1910 has architectural significance. It is the most westerly of a cluster of five heritage houses on this block, a good example of the A-frame variation of the Edwardian style. It features a full width front porch, and an oriel centred above, decorative woodwork in the soffits, and full length saddlebag dormers. An early owner was Robert Straight, a school principal and later school board administrator, who lived here with his wife Vera from 1921 to 1956.

As recipients of the *True Colours* grant, the owners have completed the painting in a colour scheme authentic to the style and era of this house.

Compatibility with Community Planning Objectives: The house is located in the RT-8 Zoning District. Heritage designation of 2650 West 5th Avenue supports the intent of the RT-8 District Schedule to encourage the retention and renovation of existing buildings which maintain a style and form consistent with the historical character of the area.

Zoning Considerations: The building is a single family dwelling. This is permitted under RT-8 zoning. There is no development application for this site.

Support Required to Enable Conservation: The property owners have submitted a letter (on file with the Legal Services Department) requesting the designation of 2650 West 5th Avenue and waiving any future compensation demands. Therefore, no additional support to achieve appropriate conservation of this building is required.

Notification: The Director of Legal Services has prepared the necessary Heritage By-law and requirements have been met for notification as specified by the *Vancouver Charter*.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

An important long-term heritage policy of the City is to protect heritage resources through voluntary designation. The owners of the Straight House at 2650 West 5th Avenue have agreed to the heritage designation of this house as a condition of participating in the *True Colours* program administered by the Vancouver Heritage Foundation. Designation will protect this heritage house from inappropriate alterations and demolition in the future. It is therefore

recommended that, subject to Council's consideration of the representations made at the Public Hearing, Council designate 2650 West 5th Avenue as Protected Heritage Property.

* * * * *



