



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: September 2, 2005  
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CC File No.: 1401-86  
Meeting Date: October 4, 2005

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Heritage Designation - 2722 West 7th Avenue

#### RECOMMENDATION

- A. THAT Council approve the designation of 2722 West 7<sup>th</sup> Avenue, the Williams House, listed on the Vancouver Heritage Register in the "B" 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 *Restore It* and *True Colours* programs.

#### 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 2722 West 7<sup>th</sup> Avenue, known as the Williams 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 *Restore It* and *True Colours* grant programs for 2005.

## DISCUSSION

**Heritage Value:** The house at 2722 West 7<sup>th</sup> Avenue is listed in the "B" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photograph, Appendix B). This two storey wood frame house has both architectural and historical significance. It was built in 1911 by builders Bentley and Wear, who constructed this as one of a cluster of six houses on this side of the block. The house is a good example of the early Craftsman style. It features a full width arched front porch, a bay window with leaded glass in the upper sashes, and an oriel above with a similar pattern of leaded glass in the paired transoms. Anthony Williams, an immigration inspector with the federal government, owned the house from 1926 until he died in 1941, followed by Florence Williams, a school teacher, who owned it until she died in 1983.

The owners were recipients of the Heritage Foundation's *Restore It* grant earlier this year, which assisted in the restoration of the shingle siding, and as a *True Colours* grant recipient, have subsequently 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 2722 West 7<sup>th</sup> 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 2722 West 7<sup>th</sup> 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 Williams House at 2722 West 7<sup>th</sup> Avenue have agreed to the heritage designation of this house as a condition of participating in the *Restore It* and *True Colours* programs 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 2722 West 7<sup>th</sup> Avenue as Protected Heritage Property.

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