



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: August 22, 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 - 1949 West 57th Avenue

#### RECOMMENDATION

- A. THAT the Earle House at 1949 West 57<sup>th</sup> Avenue be added to the Vancouver Heritage Register as a C-listed building.
- B. THAT the Council approve the designation of 1949 West 57<sup>th</sup> Avenue as Protected Heritage Property.
- C. THAT the Director of Legal Council 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.
- D. THAT Council commend the owner for voluntarily bringing forward the request to protect this building.

#### GENERAL MANAGER'S COMMENTS

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

#### 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 approval to add the Earle House at 1949 West 57<sup>th</sup> Avenue to the Vancouver Heritage Register as a C-listed building and to designate the site as Protected Heritage Property to secure the conservation and protection of this house.

## DISCUSSION

**Heritage Value:** The house at 1949 West 57<sup>th</sup> Avenue is a one and a half storey wood frame house with predominantly historical significance (Site Map, Appendix A), (Photographs, Appendix B). It is located on a portion of the original farm settled in 1892 by pioneers William and Eliza Shannon. The house, a good example of the Craftsman style, was built in 1920 by A.L. Earle and has remained in the Earle family to the present day. Its construction coincided with subdivision of this part of the Shannon farm in the early 1920s. The house was included in an early marketing brochure as an example of the more modest houses in the area; all the others included in this brochure were larger estates along Southwest Marine Drive.

**Compatibility with Community Planning Objectives:** The house is located in the RS-1 Zoning District. Heritage designation of 1949 West 57<sup>th</sup> Avenue supports the general intent of the RS-1 District Schedule to maintain the single family residential character.

**Zoning Considerations:** The building is a single family dwelling. This is permitted under RS-1 zoning. There is no development application for this site.

**Support Required to Enable Conservation:** The property owner has submitted a letter (on file with the Legal Services Department) requesting the designation of 1949 West 57<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*.

**Comments of the Vancouver Heritage Commission:** On July 18, 2005 the Commission reviewed this nomination to the Heritage Register. It expressed its support for the nomination and requested that the owner be commended for bringing this forward and bequeathing the property to the University of British Columbia.

## 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 Earle House at 1949 West 57<sup>th</sup> Avenue has been evaluated as worthy of addition to the Heritage Register, and the owner has voluntarily brought forward the heritage designation to staff. Its addition to the Heritage Register will formally recognize it as one of the earlier dwellings constructed in the 1920s on what was formerly part of the Shannon farm. Furthermore, heritage designation will protect this 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 approve the addition of 1949 West 57<sup>th</sup> Avenue to the Heritage Register and designate as Protected Heritage Property.

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