



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 1, 2005
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RTS No.: 5354
CC File No.: 1401-86
Meeting Date: October 4, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Heritage Designation - 689 West 19th Avenue

RECOMMENDATION

- A. THAT Council approve the designation of 689 West 19th Avenue, the Middlemass House, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property.
- B. THAT 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.

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 building at 689 West 19th Avenue, known as the Middlemass House, as protected heritage property under the Vancouver Charter. The owner of the property is volunteering to provide heritage designation in conjunction with a development-building permit application for this site.

DISCUSSION

Heritage Value: The building at 689 West 19th Avenue, the Middlemass House, is listed in the "B" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photographs, Appendix B). This two storey wood frame house has architectural and historical significance. It was built in 1922 for the original owner, Joesph S. Middlemass, and is a good example of a Craftsman house common to Vancouver's older neighbourhoods. It features a decorative front porch with flared columns, alternately narrow and wide coursing in the shingle cladding, and a bay window on its west side facing Heather Street.

The house presently sits on two legal lots. There was potential for the house to be demolished and a house to be built on each lot. However, the prospective owner approached City staff to review the options to retain the heritage house by shifting it over to the westerly lot, and to improve the livability of the upper floor. The heritage designation, proposed to be applied to the westerly lot only, will ensure that future changes to the exterior fabric will be in keeping with the original heritage character. Shifting the heritage house to the westerly lot will enable the easterly lot to be developed under the RS-7S zoning in a manner compatible with the neighbourhood context.

Compatibility with Community Planning Objectives: The building is located in the RS-7S Zoning District. The rehabilitation and heritage designation of 689 West 19th Avenue supports the intent of the RS-7S District Schedule to maintain the single-family residential character of the neighbourhood.

Zoning Considerations: As part of the development-building permit application for this site the applicant proposes to move the heritage house slightly to the west so that it sits on the corner lot. A modest amount of additional floor area was sought to offset the low ceiling height in parts of the upper floor. Discussions with the applicant determined the additional floor area could be accommodated in an enlargement to the rear and in dormers on each side. The design is compatible with the heritage character of the house.

The RS-7S District Schedule permits an FSR of 0.64. The Director of Planning is authorized and prepared to approve an additional 10% increase, bringing the FSR to 0.704, to compensate for the less functional upper floor and basement area in exchange for heritage designation and exterior rehabilitation. The Director of Planning is also prepared to relax the front yard and side yard provisions to accommodate the existing non-conforming front porch and stairs and a bay window on the west side, and building depth to allow for the modest addition at the rear. In exchange for these Director of Planning heritage relaxations, the owner has submitted an agreement to accept designation of the property.

Support Required to Enable Conservation: The property owner has submitted a letter (on file with the Legal Services Department) requesting the designation of 689 West 19th Avenue

and waiving any future compensation demands. Therefore, no additional support to achieve appropriate conservation of this building is required.

Notification: As part of the development-building permit application review process, 20 property owners were notified. Responses to this notification are forthcoming, and will be reported separately to Council at Public Hearing.

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*.

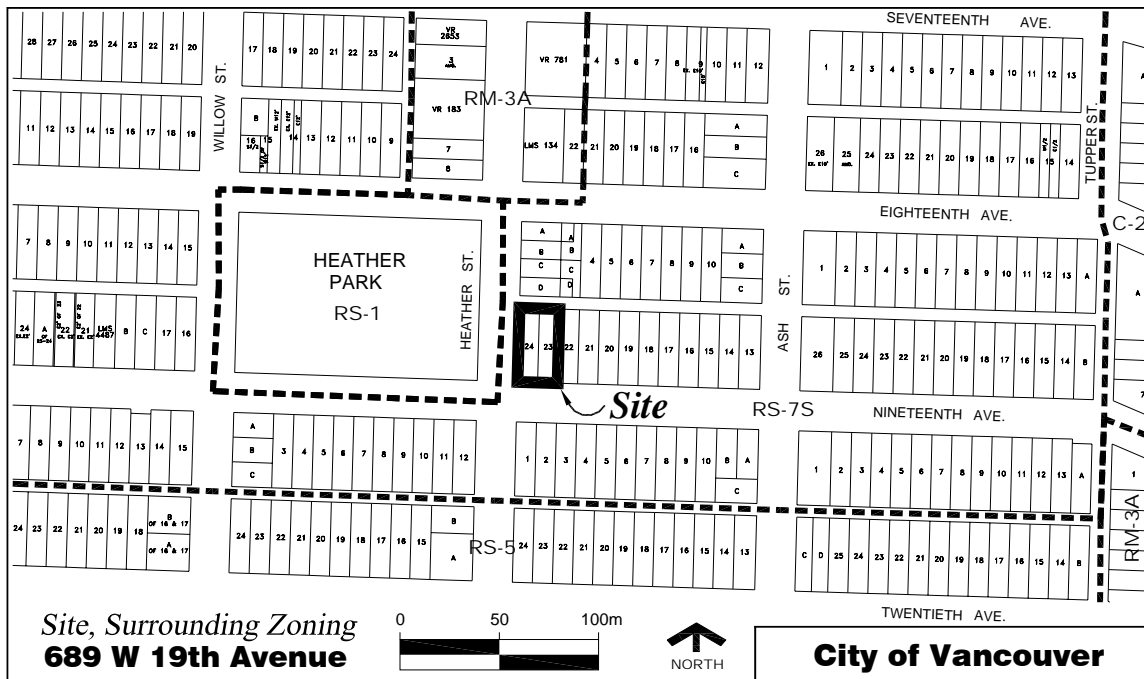
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

An important long-term heritage policy of the City is to protect heritage resources through voluntary designation. The owner of the Middlemass House at 689 West 19th Avenue has agreed to the heritage designation in exchange for approval by the Director of Planning of a modest amount of additional floor area. Designation of the building will protect the exterior components of this building 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 689 West 19th Avenue as Protected Heritage Property.

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Site, Surrounding Zoning
689 W 19th Avenue

City of Vancouver

