



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Date: March 16, 2006
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RTS No.: 5541
CC File No.: 11-2800-20
Meeting Date: April 4, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Heritage Register Update

RECOMMENDATION

- A. THAT the Vancouver Heritage Register be amended to include the eight publicly nominated heritage buildings listed in Appendix A.
- B. THAT the Vancouver Heritage Register be amended by deleting the addresses of two buildings demolished in 2005 listed in Appendix B.
- C. THAT the Vancouver Heritage Register be amended to change the addresses of 15 buildings listed in Appendix C.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

On September 23, 1986, Council resolved that the Vancouver Heritage Register (formerly the Vancouver Heritage Inventory) be kept up to date and that amendments be referred to Council on an annual basis.

PURPOSE

This report recommends that Council adopt amendments to the Vancouver Heritage Register including the addition of publicly-nominated buildings, deletion of buildings demolished over the past year, and address changes for consistency of by-law administration.

BACKGROUND

The Vancouver Heritage Inventory was adopted by Council in August 1986. In December 1994, Council approved the motion that the Inventory be continued as the Vancouver Heritage Register under the provisions of new provincial legislation.

The Heritage Register is the basis by which buildings may be considered for protection through heritage designation or a Heritage Revitalization Agreement (HRA), including incentives to encourage retention and restoration. In 2005, a total of 20 heritage buildings received heritage protection; of these, two had select interior features protected and 12 benefited from an HRA. By comparison, in 2004 there were 23 buildings, three of which had parts of interiors protected, of which 16 included an HRA.

There have been two separate amendments to the Heritage Register since Council received the last administrative report on January 18, 2005. An apartment building at 2530 Cambie Street was deleted as a B-listing and a house at 1949 West 57th Avenue was added as a C-listing as part of a heritage designation. This report includes the buildings that have been nominated to the Heritage Register since that time, and those that were demolished or have had address changes in 2005.

DISCUSSION

Nominations to the Heritage Register

It is recommended that eight buildings listed in Appendix A be added to the Heritage Register, made up of one B-listing and seven C-listings. The buildings were evaluated against established criteria which include architectural, historical and contextual significance, and the buildings' integrity. These nominations are supported by the Vancouver Heritage Commission. The buildings are:

- 3994-3996 West 10th Avenue, a 1913 Craftsman house purpose-built as a duplex, as a B-listing;
- B.C. Collateral and Loan Company, consisting of two buildings addressed as 71-75 and 77 East Hastings Street, built circa 1902, with the latter significantly modernized in the 1930s Art Deco style, each as C-listings; and
- A group of five houses at 73, 77, 81, 87 and 91 East 27th Avenue as C-listings dating from 1912, built as rental houses that remained in the same family ownership until 1962.

The nominations were initiated by the owners.

Deletions From the Vancouver Heritage Register

Between January 1, 2005 and December 31, 2005, a total of two demolition permits were issued for buildings listed on the Heritage Register. One was destroyed by fire and another was demolished upon redevelopment of the property. In addition, one building (2530 Cambie Street) was approved to be removed as part of a comprehensive report that went to Council in March dealing with implications of the future Broadway RAV Station. The loss of these three buildings represents 0.14% of a total of 2150 buildings listed on the Heritage Register as of January 2005.

Council is requested to approve the removal of the two address listings from the Heritage Register, as summarized in Appendix B.

Address Changes

A number of address changes have taken place over the past year. In order to maintain consistency with Enquiry Centre data, it is recommended that Council amend the Heritage Register by adopting the address changes of the 15 buildings listed in Appendix C.

Summary of Additions and Deletions

The recommended changes to the Heritage Register are as follows:

<i>Heritage Register Listing</i>	<i>Buildings on Heritage Register *</i>	<i>Buildings Added to Heritage Register Jan. to Dec. 2005</i>	<i>Buildings Removed from Heritage Register in 2005</i>	<i>Buildings Proposed to be Added to the Heritage Register</i>	<i>Buildings Proposed to be Removed from the Heritage Register</i>	<i>Revised Total **</i>
"A"	255	—	—	—	—	255
"B"	1129	—	1	1	1	1128
"C"	766	1	—	7	1	773
Total	2150	1	1	8	2	2156

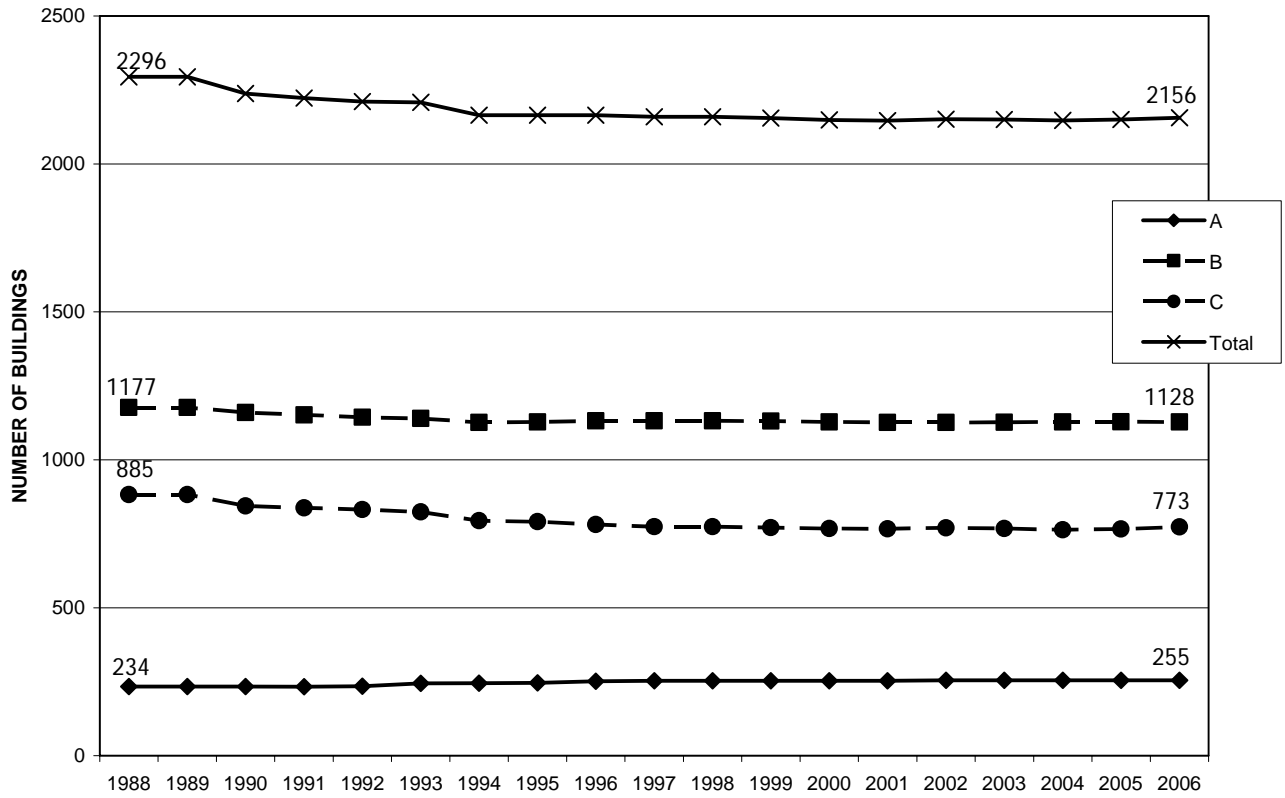
* Numbers as presented to Council on January 18, 2005 (Report RTS4605 dated December 20, 2004).
Note: number of B-listings corrected to 1129 to reflect one addition not captured in that Report.

** Subject to Council's approval of recommendations

The Heritage Register was established by Council in 1986 (then known as the Heritage Inventory). Between 1986 and 1988 there was a policy revision which affected the number of C-listings. Since 1988, the net number of buildings on the Heritage Register has declined by 139 (-6.1%). By category, the net changes are as follows: A-listings, +21 (+9.0%); B-listings, -49 (-4.2%); C-listings, -111 (-12.5%). The increase in the number of A-listings is attributable in large part to the addition of 16 Post-1940s Recent Landmarks in the 1990s.

The following graph summarizes the annual trends of the Heritage Register since 1988.

HERITAGE REGISTER: 1988 TO 2006



CONCLUSION

It is recommended that the Heritage Register be amended to add eight publicly nominated buildings, to delete two buildings, and to amend 15 addresses that have changed or been supplemented to the City's street files over the past year.

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PUBLIC NOMINATIONS TO BE ADDED TO THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
EVALUATION GROUP A	None	
EVALUATION GROUP B	3994-3996 West 10 th Avenue	
EVALUATION GROUP C	73 East 27 th Avenue 77 East 27 th Avenue 81 East 27 th Avenue 87 East 27 th Avenue 91 East 27 th Avenue	Shirley Houses - 5 on a single lot addressed as 73-91 East 27th
	71-75 East Hastings Street 77 East Hastings Street	B.C. Collateral and Loan Co. B.C. Collateral and Loan Co.

DELETIONS FROM THE VANCOUVER HERITAGE REGISTER

EVALUATION GROUP	ADDRESS	SPECIFICS
EVALUATION GROUP A		None
EVALUATION GROUP B	2107-2109 Macdonald Street	Destroyed by fire August 2005
EVALUATION GROUP C	2104 East 43 rd Avenue	Demolished November 2005

ADDRESS CHANGES FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

ORIGINAL ADDRESS	SPECIFICS	REVISED ADDRESS
255-263 East 7 th Avenue		255 East 7 th Avenue
1411 West 11 th Avenue		1413 West 11 th Avenue
1417 West 11 th Avenue		1415 West 11 th Avenue
1423 West 11 th Avenue		1417 West 11 th Avenue
1427 West 11 th Avenue		1429 West 11 th Avenue
1420-1440 West 12 th Avenue	Chalmers Presbyterian Church (now Holy Trinity Church)	1440 West 12 th Avenue
689 West 19 th Avenue	Middlemass House	699 West 19 th Avenue
1403 Angus Drive		3369 The Crescent
110 Carrall Street	1 Alexander	1-7 Alexander Street
641 East Georgia Street	Fleming House	643 East Georgia Street
1226 Homer Street	Ellison Building	1228 Homer Street
48-56 Water Street	Kane Building	50 Water Street
101 Water Street	Canadian Fairbanks Building	111 Water Street

ADDRESS CORRECTIONS FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER

PRIMARY ADDRESS	SPECIFICS
134 Abbott Street	Delete sub-address of 95 Water which has (M) listing and retain 134 Abbott as the primary address with B(M) listing

ADDITIONAL ADDRESSES ASSIGNED TO OR REMOVED FROM BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

SECONDARY ADDRESS	SPECIFICS	NEW ADDRESS
88 Powell Street	Secondary to 211 Columbia	None - to be removed as a secondary address