



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 5, 2006
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VanRIMS No.: 08-2000-51
Meeting Date: September 26, 2006

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Heritage Designation - 2543 Pandora Street

RECOMMENDATION

- A. THAT Council approve the designation of the Kendrick House at 2543 Pandora Street, listed on the Vancouver Heritage Register in the "C" category, 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* 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 2543 Pandora Street, known as the Kendrick 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* grant program for 2006.

DISCUSSION

The house at 2543 Pandora Street is listed in the "C" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photograph, Appendix B). This two storey wood frame house has historical significance. It was built in 1928 by Joseph Kendrick, son of an early pioneer family. Their farmhouse, on the lot immediately to the west (since demolished), was part of the early settlement of Hastings Townsite prior to annexation with the City of Vancouver. Ownership remained in the family until 1992. This house is a simple Craftsman style, featuring a half-width porch with decorative rough stucco porch piers. The owners will be using the *Restore It* grant to assist in the re-roofing of the house.

Compatibility with Community Planning Objectives: The house is located in the RS-1 Zoning District. Heritage designation of 2543 Pandora Street 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 owners have submitted a letter (on file with the Legal Services Department) requesting the designation of 2543 Pandora Street 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 Kendrick House at 2543 Pandora Street have agreed to the heritage designation of this house as a condition of participating in the *Restore It* 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 2543 Pandora Street as Protected Heritage Property.

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