



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 29, 2008
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VanRIMS No.: 11-2800-11
Meeting Date: June 10, 2008

TO: Vancouver City Council

FROM: Director of Planning in Consultation with Director of Legal Services

SUBJECT: Heritage Designation and Heritage Revitalization Agreement - 125 Boundary Road

RECOMMENDATION

- A. THAT the Beckett House at 125 Boundary Road, a category C property on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) for the site at 125 Boundary Road to:
 - secure the rehabilitation of the Beckett House;
 - vary the Subdivision By-law to allow for the subdivision of the site into a north and south lot where the site area for the north lot will be 330.2 m² (3,554 ft.²) and for the south lot will be 278.7 m² (3,000 ft.²) instead of the currently required minimum lot area of 334 m² (3,595 ft.²);
 - vary the RS-1 District Schedule of the Zoning and Development By-law for the proposed north lot to permit an increase in floor space ratio from the 0.6 permitted to 0.64 proposed;
 - vary the RS-1 District Schedule of the Zoning and Development By-law for the proposed south lot to permit an increase in floor space ratio from the 0.6 permitted to 0.8 proposed; and
 - vary the RS-1 District Schedule of the Zoning and Development By-law for the existing non-conformities with the heritage house as well as yard variances for the new south lot;

as described in detail in this Report and as indicated under Development Application DE411511.

- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the by-law to authorize the Heritage Revitalization Agreement and by-law to designate the heritage building as Protected Heritage Property.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

The City's 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; and
- legal designation will be a prerequisite to approving certain bonuses and incentives that would be granted through a Heritage Revitalization Agreement.

PURPOSE

This Report seeks Council approval to designate the category C Beckett House at 125 Boundary Road and to enter into a Heritage Revitalization Agreement (HRA) with the owners to secure the conservation and protection of this house.

BACKGROUND AND SUMMARY

The Beckett House is located in Hastings Sunrise and is zoned RS-1 (Site Map, Appendix A). It has been identified as having heritage value, and as part of this Report is recommended to be designated a protected heritage property. The owner has submitted Development Application DE411511 for the new form of development which includes variances to the RS-1 District Schedule of the Zoning and Development By-law.

In addition, the owner will submit a subdivision application to create two parcels, one to accommodate the heritage house and the other to construct a new single-family dwelling. The non-conformities created by the proposed form of development, along with other variances will be addressed by way of an HRA to vary the Zoning and Development By-law and the Subdivision By-law in exchange for heritage protection.

DISCUSSION

Heritage Value: Built in 1928, the Beckett House at 125 Boundary Road is a good example of a Craftsman house reflecting the earliest forms of development in this neighbourhood (Photographs, Appendix B). The architectural elements of the house are highlighted by a centrally placed entry facing the flanking street, Boundary Road, which gives the illusion of a

larger house. There are also two bays placed on the north elevation and north-east corner that take advantage of panoramic views of the city and harbour.

Appie and James Beckett, a clerk in the Post Office, lived in the house from its completion in 1928 until their deaths (1968 and 1981 respectively). The house remained in the family until 1993. The home’s historic significance beyond the length of ownership lies in the Beckett family representing a typical working-class family living in the north-east part of Vancouver, demonstrative of the east-west, working class divide that existed at that time. This social divide played a significant role in where one lived.

The Proposal: A typical subdivision at this corner of Boundary Road and Triumph Street would see a new property line running south from Triumph to create two long and narrow lots which is not in keeping with the local streetscape and would create almost unbuildable lots. Instead, the lot at 125 Boundary is to be subdivided in a non-confirming manner to allow for the creation of a north lot for the Beckett House and a south lot for a new complementary single-family residence facing onto Boundary Road.

The Beckett House will remain in situ on its foundation and key heritage features of the Beckett House will be restored thereby reinforcing its Craftsman style. Original and well-preserved wood cladding is currently hidden beneath a more contemporary stucco finish which will be removed. The cladding will be restored, and in those places where it has deteriorated, it will be replaced with identical material. All the aluminium frame windows that exist in most openings will be replaced with wood windows to match the original style. Several original windows located at the rear will serve as a template for the new ones.

Variations: This application requires both zoning relaxations and subdivision variations that will be addressed in the HRA. The complete list is outlined in the Table below.

By-law	Permitted	Proposed
Zoning Relaxations		
RS-1, External Design 4.17.3 (side entrances)	125 Boundary 1 side entrance 135 Boundary 1 side entrance	2 side entrances 2 side entrances
RS-1, Rear Yard 4.6	135 Boundary 7.3 m (24 ft.)	4.0 m (13.02 ft.)
RS-1, Floor Space 4.7	125 Boundary 0.60 FSR 135 Boundary 0.60 FSR	125 Boundary 0.64 FSR 135 Boundary 0.80 FSR
Subdivision Variations		
RS-1, Site Area 4.1.1	125 Boundary 334 m ² (3,595 ft. ²)	330 m ² (3,554 ft. ²) for the heritage house
RS-1, Site Area 4.1.1	135 Boundary 334 m ² (3,595 ft. ²)	278.7 m ² (3,000 ft. ²) for the new house

The proposed lot configuration in terms of block pattern, lack of lane access to one parcel, etc. are supportable through the HRA. An Easement Agreement is necessary to provide access from the northern lot along the western boundary of the southern lot to permit access to a collective garbage collection point.

Compatibility with Community Planning Objectives: The intent of the RS-1 District Schedule is to retain the single-family residential character. The proposed restoration of the

heritage house, plus the proposal to construct a new house on a new south lot complete with extensive landscaping meets the intent of the local zoning.

Economic Viability: To make the rehabilitation of the house economically viable, the owners have requested increases to the maximum floor area for both the existing heritage house on the proposed north lot and for the new house on the proposed south lot beyond what is permitted under the RS-1 District Schedule. To achieve this, the owners are prepared to enter into a Heritage Revitalization Agreement and designate the heritage house. They have agreed that the variances to the Zoning and Development By-law represent fair and complete compensation in exchange for the designation of the property and have waived their rights to further compensation.

Staff analyzed the project and determined that the land lift from the increase in floor area does not provide the owners with undue profit, noting the scope of heritage rehabilitation, as described in this report.

Notification: As part of the standard Development Application review process, 10 property owners were notified. No written responses were received. The applicant has also visited neighbours on several occasions to provide them with copies of the drawings and to talk with them about the scope of the application.

On January 15, 2007 the Vancouver Heritage Commission reviewed this development application and zoning relaxations. The Commission supports this proposal as noted in the following resolution:

RESOLVED

THAT, regarding the project at 125 Boundary Road "Beckett House", the Vancouver Heritage Commission (VHC) supports in principle the project as presented at the January 15, 2007, meeting, noting the following:

- (i) Addition of 125 Boundary Road to the Heritage Register as a C-Listed Building and Designation;
- (ii) Rehabilitation Scheme based on the submitted Conservation Plan;
- (iii) Subdivision proposal; and
- (iv) The applicant work with city staff to resolve the over-look window issues of the adjacent building.

CARRIED UNANIMOUSLY

Through the evolution of the application, the over-look issues have been suitably resolved.

As part of the Public Hearing process, the Director of Legal Services has prepared the necessary Heritage By-laws and requirements have been met for notification as specified by the *Vancouver Charter*.

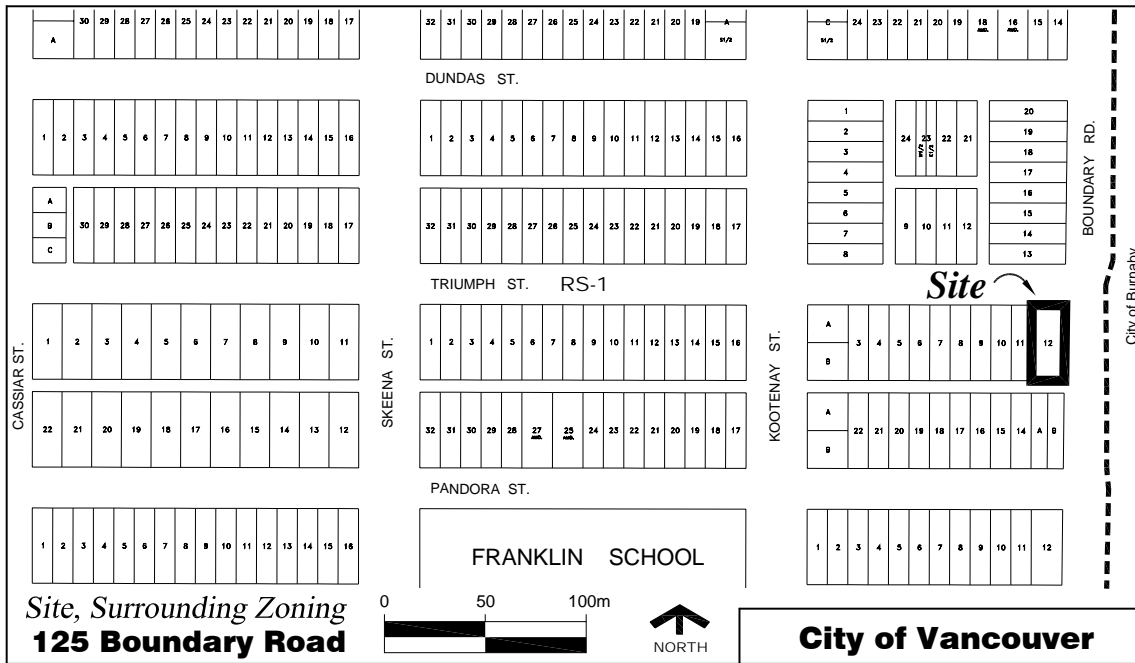
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The recommended Heritage Revitalization Agreement and designation will enable subdivision and construction of a new single family residence on the proposed new south lot and will secure the long-term protection and conservation of the Beckett House.

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125 Boundary Road - North-east corner



125 Boundary Road - North and west sides as seen from Triumph Street

Statement of Significance

Description

The Beckett House at 125 Boundary Road consists of a 2 ½ storey wood-frame building with a distinctive curved front porch, a dormer that lines up with the front door, and 2 projecting bay windows on the north side of the house. It is located on a large corner lot at the intersection of Boundary Road and Triumph Street in a predominantly residential neighbourhood.

Heritage Value

Built in 1928, the Beckett House is important for its historic, aesthetic and cultural significance. It is particularly important for its association with long-time residents (the Beckett family) and for its representation of a working-class family home on the east side of Vancouver.

The Becketts (James Henry and his wife Appie) lived in the house from its construction in 1928 until their deaths - her's in 1968 and his in 1981. The house remained in the family until 1993, which is an unusual length of time for one family to own a house (65 years). The Becketts are significant, not for being unique or well-known, but because they were a typical working-class family (James was a clerk in the Post Office) that lived in the northeast area of Vancouver (formerly Hastings Townsite). They (and their house) represent the definite east/west, working class/middle class divide that existed in the city and which played a significant role in where one lived at the time.

While the house design is typical for its time and place (a free-standing house set back from the property line and surrounded by a garden), it has aesthetic interest due to its simplified blend of Craftsman and vernacular design features, such as its: overall asymmetrical design, in particular its off-centred front door with semi-circular enclosed porch and dormer that lines up over the door; two circular bay windows that only occur on the north side of the house and one of which is situated on the very corner of the house (to take advantage of the mountain and city views); and exposed rafters that draw attention to the gable roof.

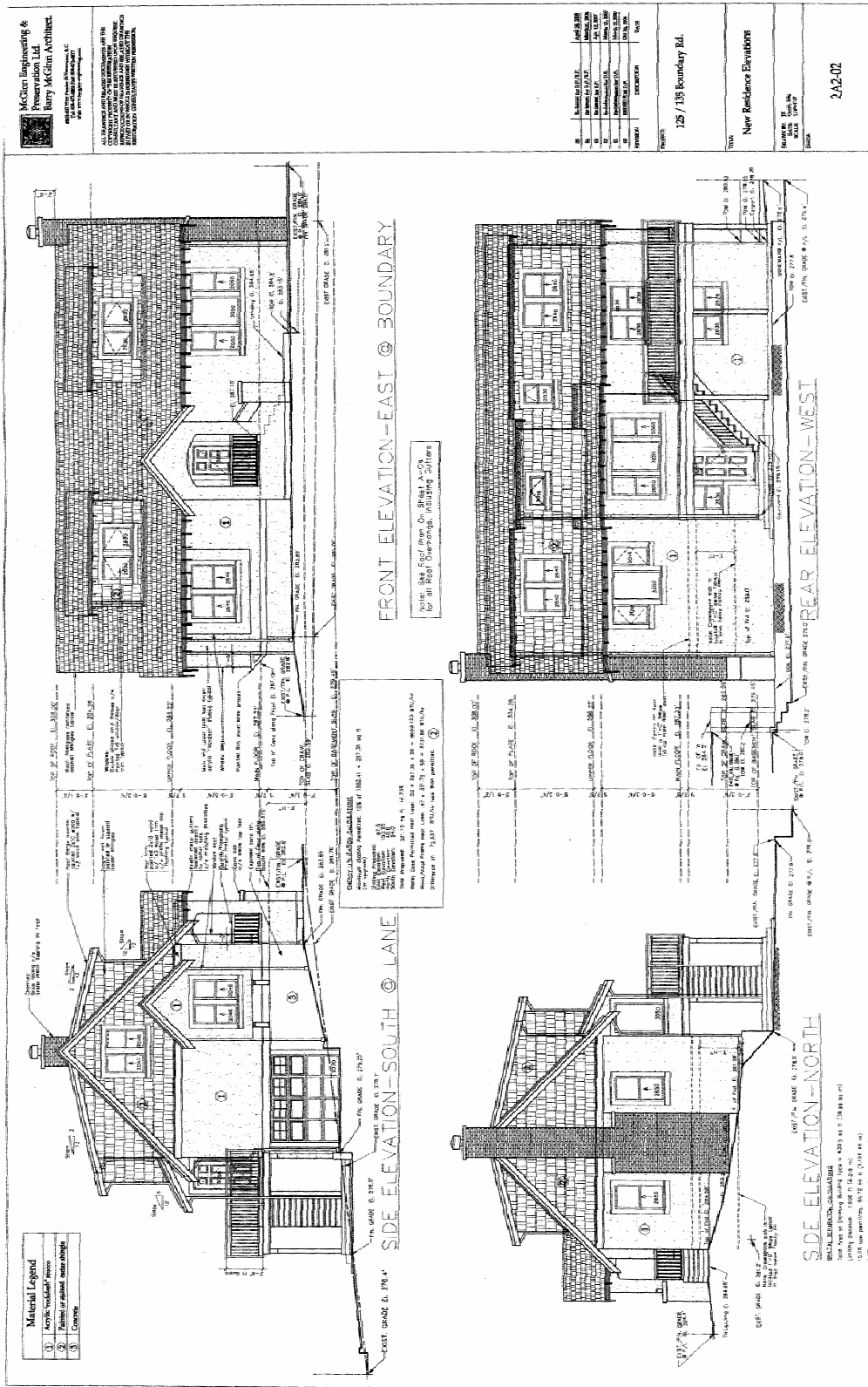
The size of the Beckett House and its location on what was originally a leafy boulevard drive, suggests that the house has cultural significance for its representation of the time in Vancouver between the World Wars when there was renewed confidence in the economy and a great deal of residential development. Unlike most buildings on the Vancouver Heritage Register, this house is located at the eastern-most boundary of East Vancouver and Burnaby, making it an under-represented piece of Vancouver history for this or any other time period.

Character-Defining Elements

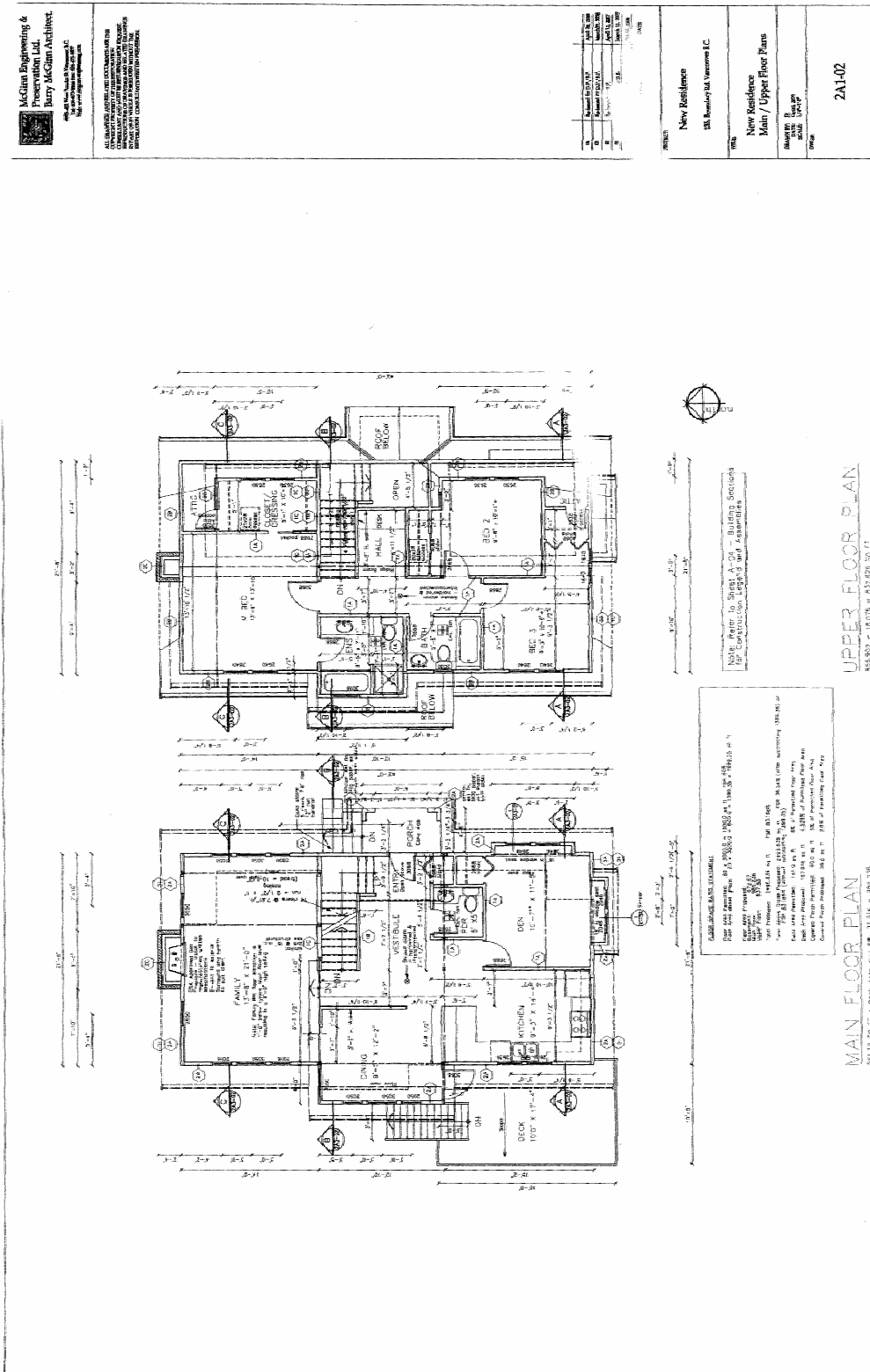
The character-defining elements of the residence at 125 Boundary Road include:

- Its siting and context - in particular the orientation of the house towards Boundary Road; the setback from Boundary Road; the garden/yard surrounding the house; and the stunning view from the house (of the North Shore, Burrard Inlet and Downtown).

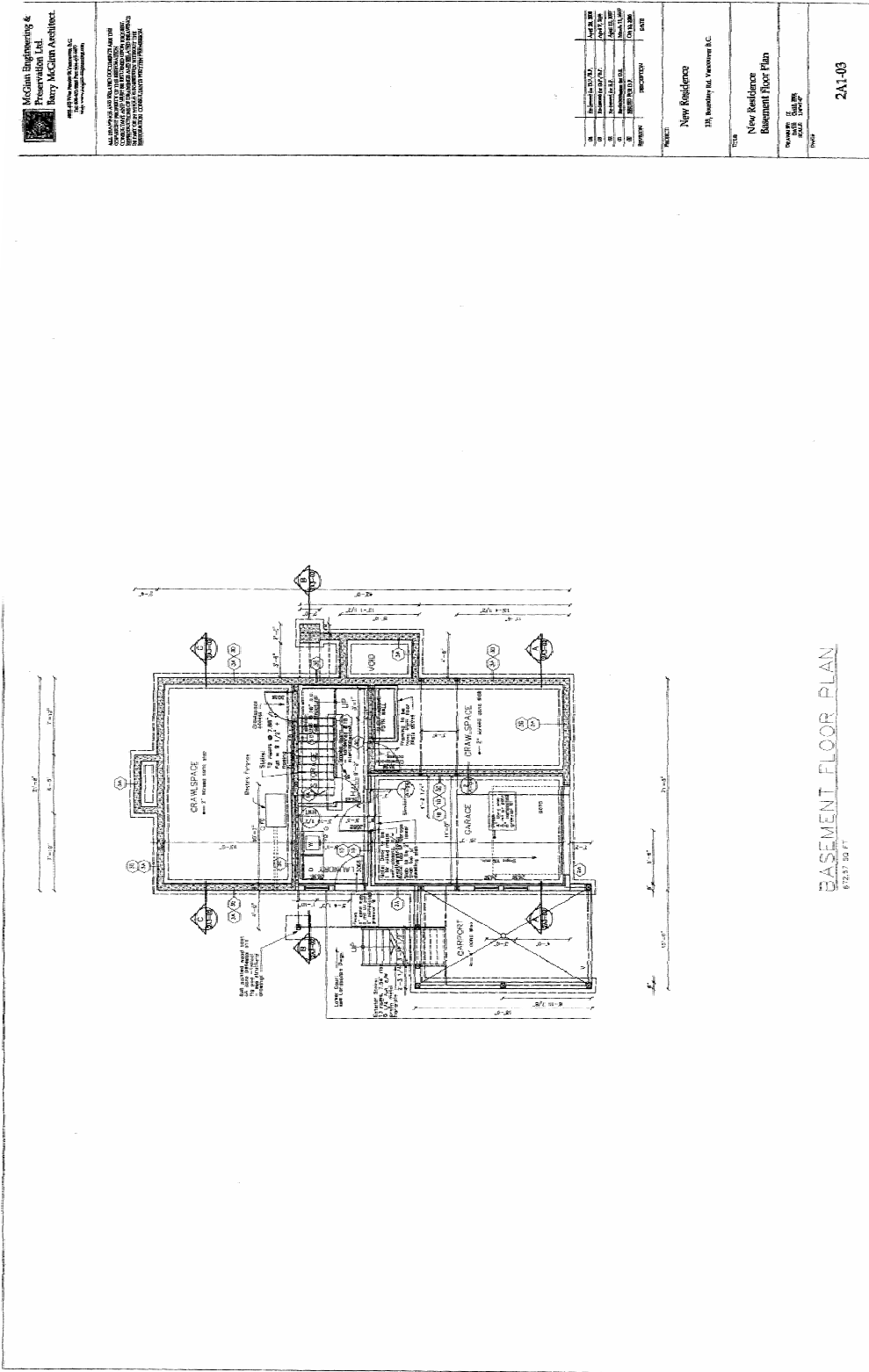
- Its architectural qualities - such as its asymmetrical plan; gable roof and dormers; and its simple detailing reminiscent of the Craftsmen style.
- Its architectural elements - such as the medium gable roof with 2 dormers and exposed rafters; asymmetrical front elevation; off-centred front door with semi-circular enclosed porch; and the two circular bay windows on the north side of the house, one of which is located right on the corner.



Proposed elevations, new house at 135 Boundary Road



Proposed main and second floor plans, new house at 135 Boundary Road



Proposed basement plan, new house at 135 Boundary Road

