



## ADMINISTRATIVE REPORT

Report Date: June 1, 2009  
Contact: Hugh McLean  
Contact No.: 604.873.7056  
RTS No.: 7849  
VanRIMS No.: 08-2000-20  
Meeting Date: June 16, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Heritage Register - Annual Update Report

### ***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 three buildings demolished in 2006 and 2007, listed in Appendix B.
- C. THAT the Vancouver Heritage Register be amended to change the addresses of 15 buildings listed in Appendix C.
- D. THAT Council receive an update on the status of the remaining 17 Downtown South houses as information.

### ***GENERAL MANAGER'S COMMENTS***

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

### ***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 and deletion of buildings demolished over the past year. Also recommended in this report are address changes for consistency of administration.

This report also provides Council with a summary of the survey, evaluation, and current status of 17 remaining houses in Downtown South, and a summary of the status of the city-wide Heritage Register upgrade.

### ***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 2007 and 2008, a total of 26 heritage buildings received heritage protection; of these, two also had landscape features protected and 22 benefited from an HRA. By comparison, in 2006 there were 24 buildings protected, two of which had certain interior features protected, and of these 21 included an HRA. There was one additional building where an interior feature was protected by covenant.

There have been four separate amendments to the Heritage Register comprising five buildings since Council received the last Administrative Report on February 13, 2007. The building at 26 SW Marine Drive was added in late 2007 as an A-listing, part of a rezoning and heritage designation. In 2008, the building at 190 Prior Street was added as a B-listing, followed by the re-classification of 3979 West Broadway from a C-listing to a B-listing, and the addition of houses at 1062 Richards Street and 1080 Richards Street as C-listings; each was part of a heritage designation and HRA.

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 2007 and 2008.

### ***DISCUSSION***

#### **Nominations to the Heritage Register**

It is recommended that eight buildings listed in Appendix A be added to the Heritage Register, four as B-listings and three as C-listings. The buildings were evaluated against established criteria which include architectural, historical and contextual significance, and integrity.

The nominations were initiated by the owners, and are supported by the Vancouver Heritage Commission. The buildings recommended as B-listings are:

- 1450 West 64<sup>th</sup> Avenue, known as the Joy Kogawa House, was built in 1912. It was a working-class house owned by Kogawa's family from 1937 to 1942, important for its association with the forced removal of Japanese Canadians from the west coast during the Second World War and is significant for its association with Joy Kogawa, a nationally recognized author, whose book *Obasan* prominently features the house;
- 3589 Commercial Street, historically known as Ernie's Market, dating back to 1911 which in its earliest years served as a branch of the Bank of Hamilton, later the Bank of Commerce, valued for its association with the earliest development of the Cedar Cottage area around the interurban line;
- 877 East Georgia Street, the Riddick Lane House, at the rear of 879 East Georgia, a dwelling either modified from an earlier out-building or entirely reconstructed, likely

between 1900 and 1910, and enlarged in 1933 into a two-unit rental house; its value is as one of the few remaining early lane houses in Strathcona; and

- 879 East Georgia Street, known as the Riddick House built in 1899, aesthetically valued for its modest Victorian-era character.

The buildings recommended as C-listings are:

- 1943 East 4<sup>th</sup> Avenue, known as the Johnston-McIntosh House, a modest Edwardian-era worker's house built in 1907 and which remained in the same family until 1997;
- 2426 East 23<sup>rd</sup> Avenue, known as the Pidruchny House, built in 1930, valued for its association with the early residential development around the Nanaimo Street Interurban station;
- 1897 West 37<sup>th</sup> Avenue, the Bloomfield House, built in 1928 and valued for its unique design and owned by stonemason George Bloomfield until his death in 1974; and
- 609 Commercial Drive, the York Theatre, which opened November 3, 1913 as the Alcazar Theatre and which was purchased in 1923 by the Vancouver Little Theatre Association, renamed The Little Theatre, and which operated until 1977.

#### Deletions From the Vancouver Heritage Register

Between June 2006 and December 31, 2008, a total of three demolition permits were issued for buildings listed on the Heritage Register. All were the result of redevelopment of the property after exhausting all approaches to retain the buildings.

The loss of these three buildings represents 0.14% of a total of 2157 buildings listed on the Heritage Register as of the end of 2008. Council is requested to approve the removal of the three 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.

#### Downtown South Houses

In early 2005, a study of houses located within Downtown South was prompted by the proposal to demolish 909 Richards, a house dating from 1889. On May 26, 2005, the Standing Committee on City Services and Budgets approved a Single Room Accommodation Demolition Permit for all 8 designated rooms at 909 Richards Street with the condition that the City undertake a heritage evaluation of the remaining houses in Downtown South of similar vintage to 909 Richards. Since May 2005, six houses have been demolished in addition to 909 Richards Street, four of which were located on Richards Street, leaving a total of 17.

Staff conducted an evaluation of all 17 houses, which were built between 1890 and 1910. A Statement of Significance was prepared for each, describing its heritage value and listing the elements that define its character. All houses were considered of heritage value as the last remaining houses on the downtown peninsula outside of the West End or Downtown. Several are also valued for their significant historic associations as part of Vancouver's social and cultural history.

Of those 17 remaining houses in Downtown South, eight are on the Heritage Register, of which seven are protected by designation (Appendix D).

The status of the nine houses currently not listed on the Heritage Register is as follows:

- three houses (431, 435, and 439 Helmcken Street) are in the process of being brought forward for addition to the Heritage Register and heritage designation;
- one house (1237 Howe Street) is on city-owned property and is planned to be demolished to make way for the development of social housing. The Vancouver Heritage Commission supported the development of this project as presented at its meeting on June 16, 2008, noting the heritage value of the house at 1237 Howe Street, but recognizing the unique circumstances that will result in its demolition; and
- five houses (1243 and 1251 Hornby Street, 1033 Seymour Street, 815 Drake Street, and 819 Pacific Street) are not proposed to be brought forward to be added to the Heritage Register until the owners are in full support.

Staff have informed the owners of these five un-listed houses by way of a letter and follow-up discussions that they may be able to pursue special incentives or development opportunities if their houses are on the Heritage Register. While the owners have expressed interest in exploring possible incentives and opportunities, none wish to list their property on the Heritage Register at this time. The Planning Department has implemented a process to consider retention opportunities for these five houses. If an inquiry is made to develop the property, or any other action is taken, staff will be notified. Staff will keep Council informed on future development proposals for these five properties, including any retention options.

#### Summary of Additions and Deletions

The changes to the Heritage Register since the last Administrative Report are as follows:

Heritage Register Listing	Buildings on Heritage Register *	Buildings Added to Heritage Register in 2007 **	Buildings Added to Heritage Register in 2008 ***	Re-classifications ****	Total as of December 31, 2008
"A"	256	1	0	N/A	257
"B"	1126	0	1	1	1128
"C"	771	0	2	-1	772
Total	2153	1	3	N/A	2157

\* Presented to and approved by Council February 13, 2007 (RTS6336, Feb. 2, 2007) as "Revised Total"

\*\* Approved by Council November 27, 2007 (RTS 6287)

\*\*\* Approved by Council February 12, 2008 (RTS6699) and October 28, 2008 (RTS7477)

\*\*\*\* Reclassification of 3979 West Broadway - Approved by Council June 10, 2008 (RTS7290)

The recommended changes to the Heritage Register are as follows:

Heritage Register Listing	Buildings on Heritage Register	Buildings Proposed to be Added to the Heritage Register	Buildings Proposed to be Removed from the Heritage Register	Revised Total *
"A"	257	0	0	257
"B"	1128	4	2	1130
"C"	772	4	1	775
Total	2157	8	3	2162

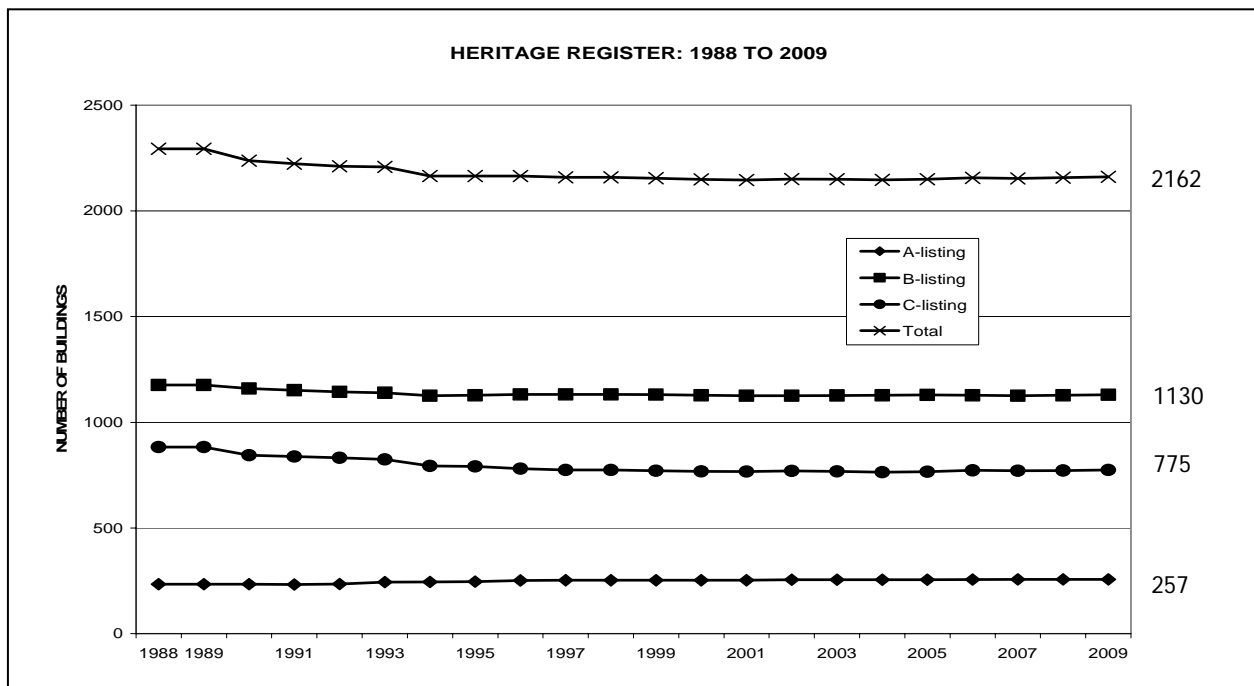
\* Subject to Council's approval

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 136 (-5.9%). By category, the net changes are as follows:

- § A-listings, +21 (+9.0%);
- § B-listings, -47 (-4.0%); and
- § C-listings, -110 (-12.4%).

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 Upgrade

Council previously approved a program to upgrade the Heritage Register in 2006 and terms of reference and budget to complete the work in 2007. Also in 2007 Council approved recommendations that a portion of this funding be utilized to complete a review of the Heritage Building Rehabilitation and Transfer of Density Programs. In late 2008 staff began a review of the Register Upgrade program, seeking to make it more focused and efficient, however, that work ceased due to funding constraints. Staff are now exploring options for funding from senior levels of government and will report to Council once there is some clarity on potential financial contributions, likely later this year.

#### *FINANCIAL IMPLICATIONS*

There are no financial implications.

#### *CONCLUSION*

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

Staff also recommend that Council receive this report on the status of the Downtown South houses. Three of the downtown houses will be brought forward in the future for Council's consideration to add to the Heritage Register, while five other unlisted houses are deferred until the owners are in full support. Staff will keep Council informed on future development proposals for these five properties, including any retention options. For the Heritage Register Upgrade, alternative financing options are being explored and a report will be presented to Council once this is complete.

\* \* \* \* \*

PUBLIC NOMINATIONS TO BE ADDED TO THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
EVALUATION GROUP B	1450 West 64 <sup>th</sup> Avenue 3589 Commercial Street 877 East Georgia Street 879 East Georgia Street	Joy Kogawa House Riddick Lane House Riddick House
EVALUATION GROUP C	1943 East 4 <sup>th</sup> Avenue 2426 East 23 <sup>rd</sup> Avenue 1897 West 37 <sup>th</sup> Avenue 609 Commercial Drive	Johnston-McIntosh House Pidruchny House Bloomfield House York Theatre

DELETIONS FROM THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
EVALUATION GROUP B	477 East 44 <sup>th</sup> Avenue	Permits issued in May 2005 to demolish and redevelop, but demolition did not occur until June 2006
	2834 Spruce Street	Demolished November 2006
EVALUATION GROUP C	2823 Franklin Street	Demolished in January 2007



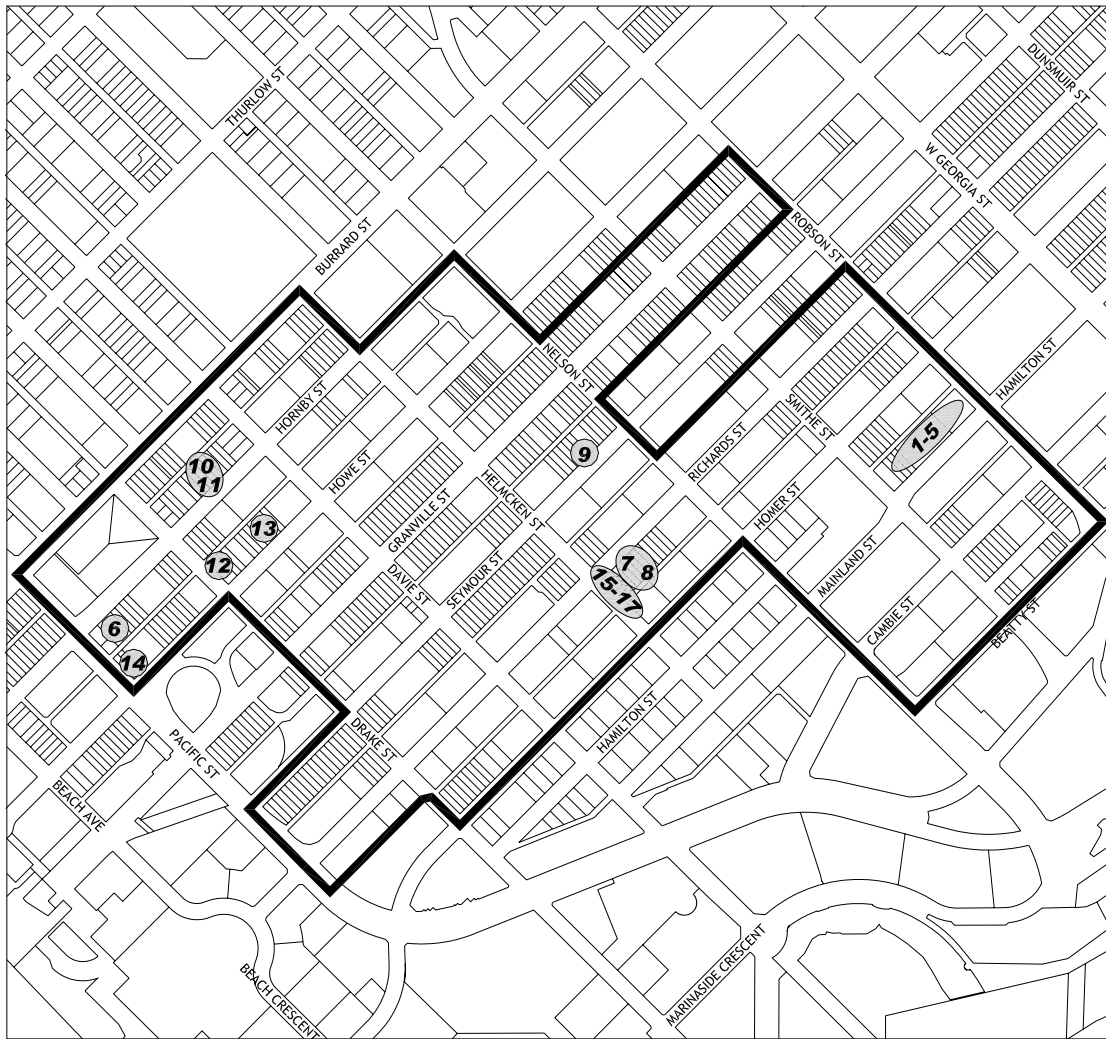
ADDRESS CHANGES FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

ORIGINAL ADDRESS	SPECIFICS	REVISED ADDRESS
368 West 1 <sup>st</sup> Avenue		388 West 1 <sup>st</sup> Avenue
142 West 11 <sup>th</sup> Avenue		140 West 11 <sup>th</sup> Avenue
2537 West 49 <sup>th</sup> Avenue	Stone House	6495 Larch Street
1636 Avondale Avenue	Fred Townley House	1626 Avondale Avenue
500 Glen Drive	James & Lillian Downer Houses	1106 East Pender Street *
1402 McRae Avenue	Nichol House	3333 The Crescent
173 East Pender Street		475 Main Street

\* 1106 East Pender address was previously the secondary address for 500 Glen Drive

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

EXISTING ADDRESS	SPECIFICS	REVISED ADDRESS
2750 West 6 <sup>th</sup> Avenue		2750-2752 West 6 <sup>th</sup> Avenue
629 East Cordova Street	627 E Cordova assigned as a new address to the rear (lane) house not on VHR; 629 E Cordova remains as the address for the heritage house	627-629 East Cordova Street
122-126 West Hastings Street	Henderson Block	122 West Hastings Street
1138-1144 Homer Street		1140 Homer Street
10 East Pender Street and 578 Carrall Street	Remove secondary (duplicate) address for Dr. Sun Yat-Sen Gardens	578 Carrall Street
3-5 West Pender Street	Chinese Freemasons Bldg.	5 West Pender Street
24-26 Water Street	Grand Hotel	36 Water Street
28-38 Water Street	Terminus Hotel	
	Consolidated into one primary address but remaining as two distinct heritage resources on VHR	



### Heritage Houses in the Downtown South



Map #	Address	Heritage Register	Heritage Protection
1	827 Hamilton Street	C-listing	Designation
2	837 Hamilton Street	C-listing	Designation
3	847 Hamilton Street	A-listing	Designation
4	863 Hamilton Street	C-listing	Designation
5	869 Hamilton Street	C-listing	None
6	1380 Hornby Street	A-listing	Designation, inc. interior, HRA
7	1062 Richards Street	C-listing	Designation, HRA
8	1080 Richards Street	C-listing	Designation, HRA
9	1033 Seymour Street	No status	None
10	1243 Hornby Street	No status	None
11	1251 Hornby Street	No status	None
12	815 Drake Street	No status	None
13	1237 Howe Street *	No status	None
14	819 Pacific Street	No status	None
15	431 Helmcken Street	No status	None
16	435 Helmcken Street	No status	None
17	439 Helmcken Street	No status	None

\*Plans are to redevelop this site for social housing without retaining the house