



ADMINISTRATIVE REPORT

Report Date: October 14, 2009
Contact: Hugh McLean
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VanRIMS No.: 08-2000-20
Meeting Date: November 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Heritage Designation - 2426 East 23rd Avenue

RECOMMENDATIONS

- A. THAT Council approve the designation of the Pidruchny House at 2426 East 23rd Avenue, listed on the Vancouver Heritage Register in the "C" category, as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the heritage designation by-law.
- C. THAT Council commend the building owner for designating this property on a voluntary basis and for participating in the Vancouver Heritage Foundation's *True Colours* program.

GENERAL MANAGER'S COMMENTS

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

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 2426 East 23rd Avenue, known as the Pidruchny House, as Protected Heritage Property under the Vancouver Charter.

The owner of the house is requesting the heritage designation on a voluntary basis as part of the Vancouver Heritage Foundation's *True Colours* grant program for 2008.

DISCUSSION

The Pidruchny House at 2426 East 23rd Avenue is listed in the "C" category on the Vancouver Heritage Register (Site Map, Appendix A). The history of this two storey house is reflected primarily in the long-term ownership of two working-class families. Mike Pidruchny, a shoemaker at the Harvey Boot Factory had the house built in 1930 and lived here with his wife Helen until 1942. Shortly after, Daniel Davies, a painter, and his wife Helen, an east-side clothing store proprietor, took up residence (1949 to 1969). The house features wide bevel siding, chamfered gables with knee brackets, and a narrow entry porch with flared posts and dentil detailing (Photograph, Appendix B).

The owner has used the *True Colours* grant to assist in the painting of the house.

Compatibility with Community Planning Objectives and Zoning: The house is located in the RS-1 Zoning District. Heritage designation of 2426 East 23rd Avenue supports the general intent of the RS-1 District Schedule to maintain the single family residential character. There is no development application for this site.

Support Required to Enable Conservation: The property owner has submitted a letter (on file with the Legal Services Department) requesting the designation of 2426 East 23rd Avenue 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*.

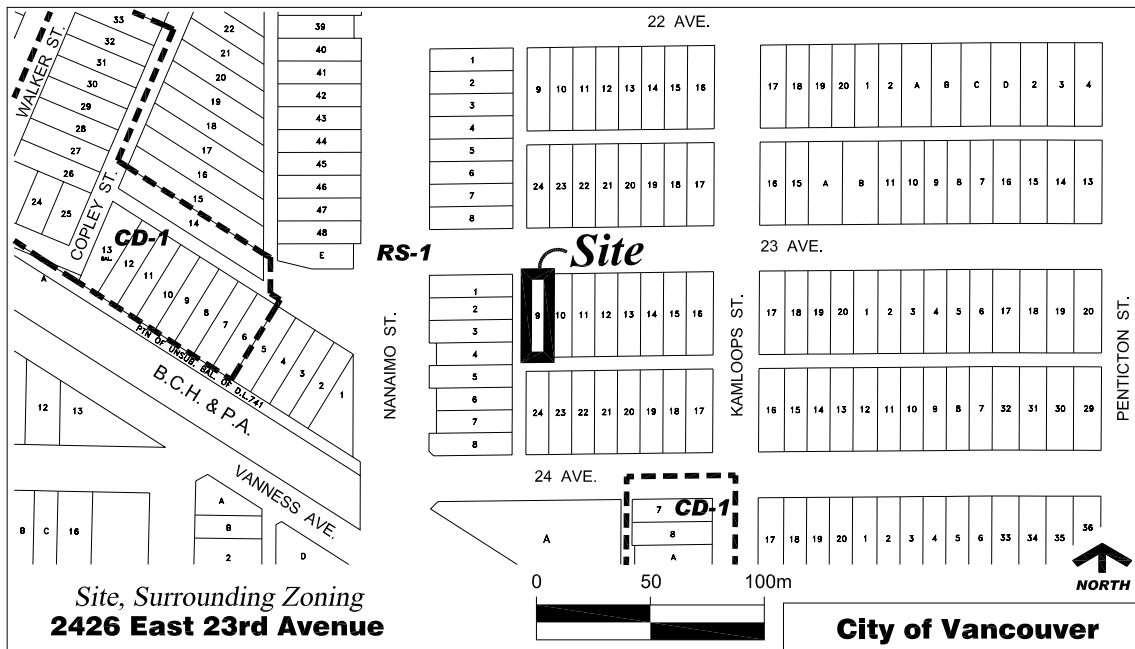
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

An important long-term heritage policy of the City is to protect heritage resources through voluntary designation. The owner of the Pidruchny House at 2426 East 23rd Avenue has agreed to the heritage designation of this house as a condition of participating in the Vancouver Heritage Foundation's *True Colours* program. 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 2426 East 23rd Avenue as Protected Heritage Property.

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Pidruchny House, 2426 East 23rd Avenue