



ADMINISTRATIVE REPORT

Report Date: April 14, 2010
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VanRIMS No.: 08-2000-20
Meeting Date: May 18, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Heritage Designation - 1476 Graveley Street

RECOMMENDATION

- A. THAT Council approve the designation of the Marchese House at 1476 Graveley Street, listed on the Vancouver Heritage Register in the "B" 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 *Restore It* 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 1476 Graveley Street, known as the Marchese 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 2009.

DISCUSSION

The Marchese House at 1476 Graveley Street is listed in the “B” category on the Vancouver Heritage Register (Site Map, Appendix A). The second house on this block, it was built in 1909 by Dougall Acorn, a prolific builder in the pre-war development boom. He built 24 houses and an apartment block from 1909 to 1911, about a third of which were in Grandview-Woodland; this diminished to only 3 houses in 1912 and 1913 as the economy began to falter. Its A-frame style with saddlebag dormers (Photograph, Appendix B) is similar to several others he built in both Grandview and Kitsilano, in particular those at 1470 Graveley and across the street at 1504 Graveley. The first owner, Louis G. Hoffmeister, was an uncle to Major-General Bertram Meryl Hoffmeister, Canada’s most decorated soldier. Frank and Teresa Marchese lived here from 1914; Frank was the proprietor of the Atlantic Hotel and then the West Hotel at 444 Columbia Street. After Frank’s death in 1933 Teresa remained here until 1952 – a 38-year family association. Since then, it has primarily been a working-class family house.

The current owners have used the *Restore It* grant to install new roofing on the house.

Compatibility with Community Planning Objectives and Zoning: The house is located in the RM-4 Zoning District. Heritage designation of 1476 Graveley Street supports the general intent of the RM-4 District Schedule to encourage retention of existing buildings and good design. There is no development application for this site.

In 2005 a new single-family infill dwelling was constructed at the rear of the property under separate ownership. Since this dwelling is not part of the Vancouver Heritage Foundation’s grant, the heritage designation by-law is drafted to protect only the Marchese House, and exempts the strata unit tied to the infill dwelling.

Support Required to Enable Conservation: The property owners have submitted a letter (on file with the Legal Services Department) requesting the designation of 1476 Graveley Street and waiving any future compensation demands. Therefore, no additional support to achieve appropriate conservation of this building is required.

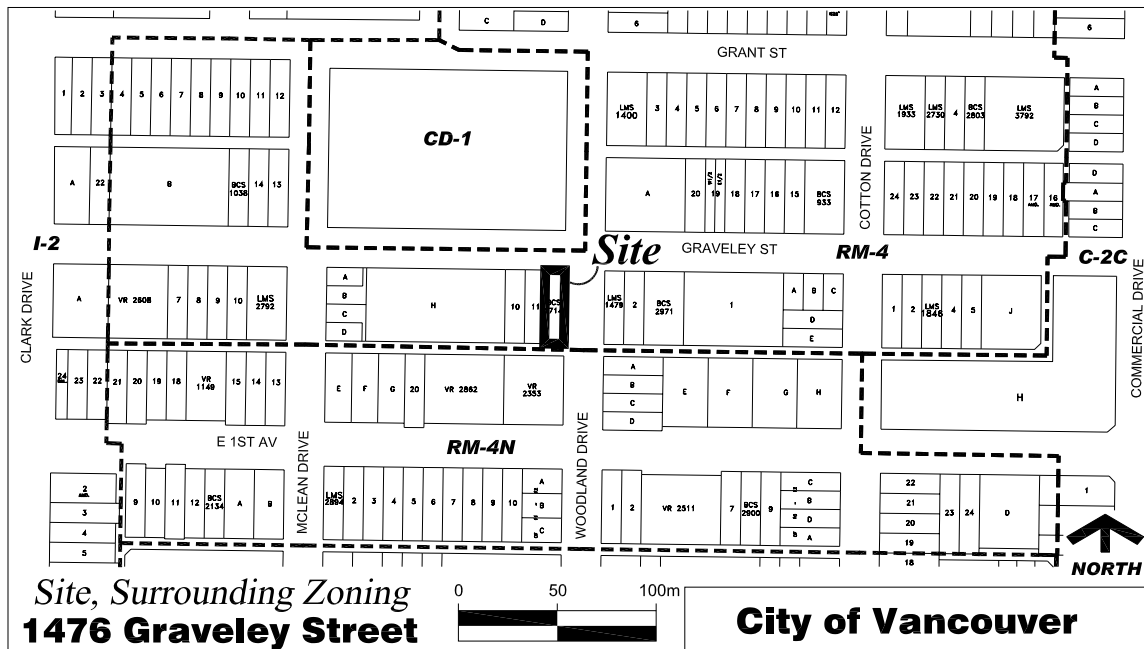
Notification: The Director of Legal Services has prepared the necessary Heritage By-law and requirements have been met for notification as specified by the *Vancouver Charter*.

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 Marchese House at 1476 Graveley Street have agreed to the heritage designation of this house as a condition of participating in the Vancouver Heritage Foundation’s *Restore It* 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 1476 Graveley Street as Protected Heritage Property.





1476 Graveley Street as seen from the corner of Woodland Drive