



ADMINISTRATIVE REPORT

Report Date: June 30, 2010
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Meeting Date: July 6, 2010

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

RECOMMENDATIONS

- A. THAT the Vancouver Heritage Register be amended to include the five heritage buildings, one grouping of street trees and one monument, all publicly nominated, as listed in Appendix A and documented in Appendix B.
- B. THAT the Vancouver Heritage Register be amended by deleting the addresses of two buildings demolished in 2009, and the listing of one tree, listed in Appendix C.
- C. THAT the Vancouver Heritage Register be amended to change the addresses of seven buildings listed in Appendix D.

GENERAL MANAGER'S COMMENTS

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

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. These include the addition of publicly-nominated buildings and landscape resources, the removal of buildings demolished over the past year and removal of a landscape resource that is no longer viable. Also recommended in this report are address changes for consistency of administration.

BACKGROUND

The Vancouver Heritage Inventory was adopted by Council in August 1986. In December 1994, Council approved a motion to continue the Inventory 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 2009, a total of 13 heritage buildings received heritage protection; of these, six benefited from an HRA. By comparison, in 2008 there were 23 buildings protected, of which 19 included an HRA.

This report summarizes additions to the Heritage Register approved by Council since the last annual update report, and includes the buildings and landscape resources that over the past year have been nominated to be added to the Heritage Register, those buildings and landscape resources that are to be removed from the Heritage Register, and those buildings that have had address changes in 2009.

DISCUSSION

Heritage Register Additions - Public Hearings

Over the course of the year Council considers individual nominations to the Heritage Register. These are a component of heritage rehabilitation projects presented at Public Hearing, where incentives are offered in exchange for legal protection such as heritage designation and Heritage Revitalization Agreements, subject to Council approval.

Between the last Heritage Register annual update report to Council, June 16, 2009 and the end of December 2009 there were three separate amendments to the Heritage Register involving four buildings, all arising through the Public Hearing process. The building at 2356 West 5th Avenue was added in July 2009 as a B-listing, part of a heritage designation. In September 2009, two Downtown South houses, 431 and 439 Helmcken Street, were added as C-listings as part of a larger development involving heritage designation and HRA, and in December 2009, Fire Hall #15 at 3003 East 22nd Avenue was added as a B-listing as part of a heritage designation and rezoning.

Two other additions to the Heritage Register have been approved by Council at Public Hearings in 2010. These are a Yaletown warehouse at 1132 Hamilton Street, added as a C-listing in March 2010, and 435 Helmcken Street, also added as a C-listing in June 2010.

The changes to the Heritage Register since last year's annual update report are outlined as follows:

Changes to the Vancouver Heritage Register as a Result of Public Hearing Decisions June 16, 2009 to June 30, 2010					
Listing	Number of Buildings - June 16, 2009	Additions - June 16, 2009 to December 2009	Total - December 31, 2009	Additions - January 1, 2010 to June 30, 2010	Current Heritage Register
"A"	257	0	257	0	257
"B"	1130	1	1131	0	1131
"C"	775	3	778	2	780
Total	2162	4	2166	2	2168

Nominations to the Heritage Register

It is recommended that five buildings listed in Appendix A be added to the Heritage Register, three as B-listings and two as C-listings, along with two Landscape Resources: a collection of street trees ("Trees" category) and a war memorial ("Monuments" category). The building nominations were initiated by the owners, while the nomination of the trees and the memorial were initiated by area residents.

Heritage evaluations were completed by staff and reviewed with either a sub-committee of the Vancouver Heritage Commission or with the full Heritage Commission, which endorses each of these proposed additions to the Heritage Register.

The buildings were evaluated against established criteria which include architectural, historical and contextual significance, and integrity. The trees were evaluated using accepted criteria such as species, age, street presence and overall health. The memorial was evaluated for its design, and historical and contextual significance. The character-defining elements of each are provided in Appendix B.

Three Proposed B-Listings

A recommended B-listing is 2185 East 3rd Avenue, the Cristiano House. It is a uniquely styled building designed by prominent local architects Sharp & Thompson in 1923 for Vincenzo and Asunta Cristiano. It has a 34-year association to that early Italian immigrant family; Vincenzo also ran a shoe repair business on Robson Street for over 25 years.

Another recommended B-listing is 2496 West 8th Avenue, the Kydd House. It was built in 1911-1912 during the rapid development of Kitsilano following extension of streetcar lines along West 4th Avenue and West Broadway. It is named after businessman Harry Kydd, who founded Kydd Brothers Limited hardware merchants, and who lived here from 1919 to 1939. This business was continued by his son Charles, and evolved into what is still operating today as B.C. Plumbing Supplies.

The third recommended B-listing is 345 North Boundary Road, historically known as "Dalriada", now known as the Girvan House. It was designed by Townley & Matheson in 1930.

John Girvan established Girvan Studios, described as the renowned commercial interior design and finishing firm of that era; he was the first to bring painted theatre plasterwork and murals to BC known as “atmospheric theatres” such as the Burr (Columbia) Theatre in New Westminster, and decorated other significant interiors and public spaces.

Two Proposed C-Listings

One of two buildings recommended as a C-listing is 656 East 10th Avenue, the Efford house. This is a modest late Victorian vernacular worker’s house built in 1900. It is named after the family that lived there from 1911 to 1933 and who operated a family grocery at Main and East Broadway, and later a second store at Cambie and West Broadway.

The second building recommended as a C-listing is 460 East 21st Avenue, known as the Annesley House. It was built in 1911, the earliest development in this area between Main and Fraser streets. Initially a rental house, it was purchased in 1919 by Thomas Middleton, a farmer and blacksmith, followed in 1924 by Everett Annesley, a Vancouver Police Sergeant (retired 1938, died 1970). His wife Edith continued to live here until her death in 1980, and then their daughter until 1987, a 63-year family connection.

Landscape Resources

In addition, street trees set along the public boulevards of the 3700, 3800 and 3900 blocks of West 8th Avenue, and along the 3800 and 3900 blocks of West Broadway, are recommended to be added under “Landscape Resources - Trees” as part of the Vancouver Heritage Register. These are identified as London Plane or Sycamore, a total of 86, and all but a few are original plantings, estimated to have been planted between 1931 and 1936. A review of these trees has been undertaken in conjunction with Park Board staff. The conclusion was that they are in good condition, and form an impressive canopy. While the species is not particularly unique in Vancouver (there are an estimated 1,100 in the city), Park Board staff concur that there is no comparable stand of similarly-aged London Planes that form such a strong canopy and street presence. Park Board staff support the nomination.

The memorial located on the plaza in front of the Pacific Coliseum at Hastings Park is recommended to be added under “Landscape Resources - Monuments” as part of the Vancouver Heritage Register. It was installed in 1938 by the surviving members of the 29th Battalion in memory of fallen comrades in World War I. It is made of rough granite, with a raised maple leaf and the Battalion insignia. Hastings Park has a long military history: in October 1914, it housed 1,100 troops of that Battalion who underwent seven months of training. In May 1915, they marched to awaiting trains at Hastings Siding along Burrard Inlet, were joined by many others in the trip across Canada, and by October had entered battle.

The Heritage Register includes other monuments related to military history such as cenotaphs at Victory Square, Grandview Park and Memorial Park South, the Soldiers Plot in Mountain View Cemetery, and memorials dedicated to Japanese Canadian soldiers and Air Force (Stanley Park), and to CPR workers (former CPR Station). However, none on the Register is dedicated to a particular battalion or regiment. The 29th Battalion memorial was recently lit as part of upgrades to the Pacific Coliseum and surroundings. City staff have reviewed this proposed addition with the Hastings Park Steering Committee, and it concurs with the recommendation.

Deletions From the Heritage Register

Between January 1, 2009 and December 31, 2009, a total of two demolition permits were issued for buildings listed on the Heritage Register. Each was the result of redevelopment of the property after exhausting all approaches and incentives to retain the buildings. The loss of these two buildings represents 0.09% of a total of 2166 buildings listed on the Heritage Register as of the end of 2009.

In addition, a Blue Atlas Cedar tree situated on the historic Shannon Estate at 7101 Granville Street, listed under the category Landscape Resources (Trees), has recently been evaluated by an arborist and confirmed to be no longer viable.

Council is requested to approve the removal of the two address listings and the single tree from the Heritage Register, as summarized in Appendix C.

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 changes and corrections to addresses of the seven buildings listed in Appendix D.

Summary of Recommended Additions and Deletions

The buildings recommended to be added to and removed from the Heritage Register are as follows:

Table 1: Heritage Register - Buildings

Listing	Number of Buildings *	Proposed Additions	Proposed Deletions	Revised Total **
"A"	257	0	0	257
"B"	1131	3	2	1132
"C"	780	2	0	782
Total	2168	5	2	2171

* As of June 30, 2010

** Subject to Council approval

The landscape resources recommended to be added to and removed from the Heritage Register are as follows:

Table 2: Heritage Register - Landscape Resources

Listing	Number of Sites *	Proposed Additions	Proposed Deletions	Revised Total **
Parks & Landscapes	23	0	0	23
Trees	36	1	1	36
Monuments	39	1	0	40
Public Works	3	0	0	3
Total	101	2	1	102

* As of June 30, 2010 (Note: Trees and Monuments may comprise a group resources, or they may be a single component, thus measured as number of "sites")

** Subject to Council approval

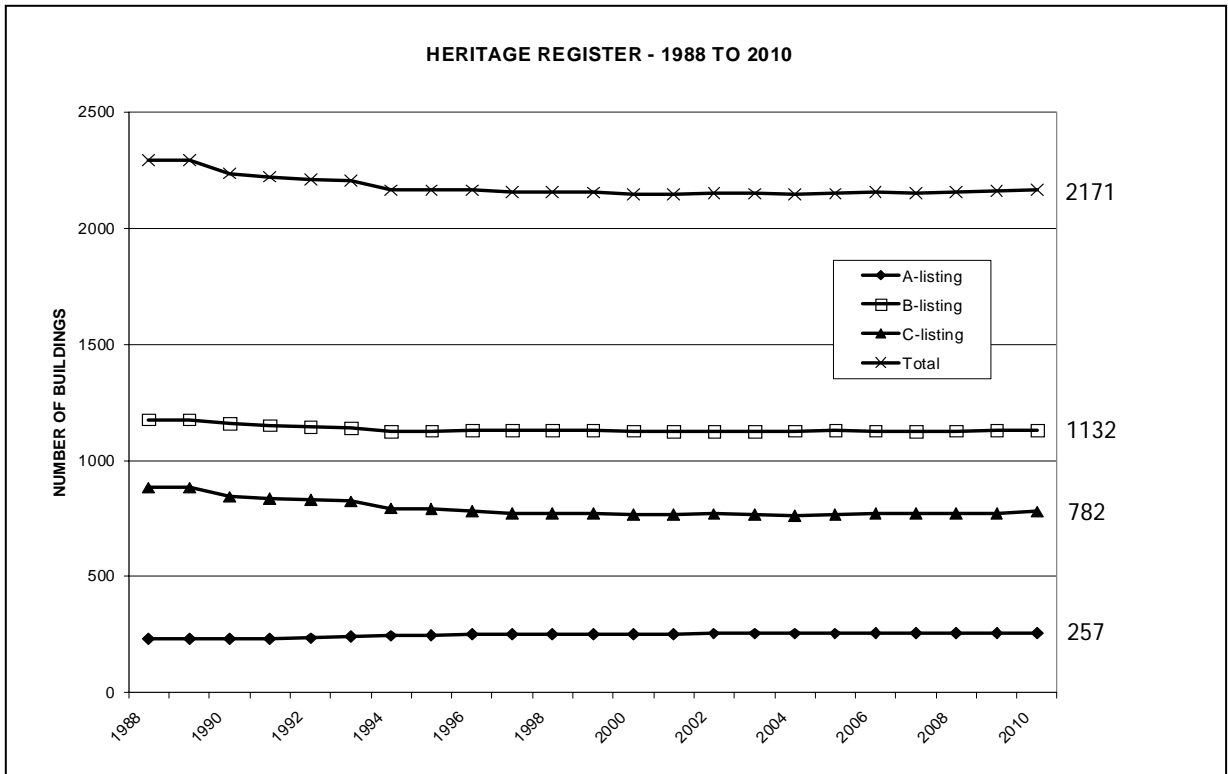
The Heritage Register was established by Council in 1986 (then known as the Heritage Inventory). Between 1986 and 1988 there was a policy revision which affected the number of C-listings. Since 1988, the net number of buildings on the Heritage Register has declined by 127 (-5.5%). However, over the past 10 years, the overall number of buildings on the Heritage Register has remained relatively stable due to individual voluntary additions, and those that are part of heritage incentive projects involving legal protection through heritage designation and/or Heritage Revitalization Agreements.

By category, the net changes are as follows:

\$ A-listings: +23 (+9.8%);
 \$ B-listings: -45 (-3.8%);
 \$ C-listings: -105 (-11.9%);
 \$ Total: -127 (-5.5%).

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 and up to the date of this report.



FINANCIAL IMPLICATIONS

There are no financial implications.



CONCLUSION



It is recommended that the Heritage Register be amended to add five publicly nominated buildings, to add a grouping of street trees and a monument as Landscape Resources, to delete two buildings and one tree from the list of Landscape Resources, and to amend seven addresses that have changed or been supplemented to the City’s street files over the past year.




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PUBLIC NOMINATIONS TO BE ADDED TO THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS	
BUILDINGS - B-LISTING	2185 East 3 rd Avenue 2496 West 8 th Avenue 345 North Boundary Road	Cristiano House Kydd House "Dalriada" - Girvan House	
BUILDINGS - C-LISTING	656 East 10 th Avenue 460 East 21 st Avenue	Efford House Annesley House	
	LOCATION	LOCAL AREA	SPECIFICS
LANDSCAPE RESOURCES - TREES	3700 Block West 8 th Avenue 3800 Block West 8 th Avenue - south side 3800-3900 Block West Broadway	West Point Grey	London Plane - boulevard trees
LANDSCAPE RESOURCES - MONUMENTS	Hastings Park, 2901 East Hastings Street, North Side of Rollerland	Hastings - Sunrise	29 th Battalion Memorial

PROPOSED B-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>2185 East 3rd Avenue - Cristiano House, 1923</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Elongated overhanging roof on west and east sides ▪ Full width porch with stone base ▪ Rough stucco cladding with corner quoins ▪ Multi-pane wood windows of various types (fixed, double-hung, casement) 	
	<p>2496 West 8th Avenue - Kydd House, 1911-12</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Distinct massing, peak gables ▪ Decorative half-timbering on north and west elevations ▪ Square cut shingles on lower levels, rough stucco above ▪ Veranda including double posts, oriented to the corner ▪ Wood sash windows including several with stained glass 	
	<p>345 North Boundary Road - "Dalriada" - Girvan House, 1930</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Cross-gable form ▪ Rough stucco cladding with fascia boards in front gables ▪ Multiple leaded glass tall rectangular casement windows with randomly placed "bulb" glass ▪ Recessed entry with corner arches, a pocket window on the left wall, door with vertical board and window with frosted and stained glass and iron bars 	

<p>PROPOSED C-LISTINGS</p>	<p>BUILDING ADDRESS, NAME, YEAR 656 East 10th Avenue - Efford House, 1900</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Front gable form with full-width porch ▪ Shingle cladding on lower and main levels, tongue-and-groove siding on upper ▪ Stained glass transoms above casement windows, stained glass piano window 	
	<p>460 East 21st Avenue - Annesley House, 1911</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Front gable form with half-width porch, squared posts and recessed entry ▪ Shingle cladding all levels ▪ Stained glass transom above casement windows in front and rear ▪ Triple casement windows in upper with decorative dentils and flared shingle facing above 	

PROPOSED LANDSCAPE RESOURCE - TREES	LOCATION, DATE	
	London Plane Trees - 3700 block West 8 th Avenue, c.1935	
	London Plane Trees - 3800 & 3900 block West 8 th Avenue (south side), c.1935	
	London Plane Trees - 3800 & 3900 block West Broadway, c.1935	

PROPOSED LANDSCAPE RESOURCE - MONUMENTS	LOCATION, DATE	
	Hastings Park (2901 East Hastings Street), North Side of Rollerland - 29 th Battalion Memorial, 1938	

DELETIONS FROM THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
BUILDINGS - B-LISTING	1626 Avondale Avenue 4726 Belmont Avenue	Demolished December 2009 Demolished June 2009
LANDSCAPE RESOURCES - TREES	7101-7201 Granville Street - Blue Atlas Cedar	Assessed by arborist as no longer viable

ADDRESS CHANGES FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

ORIGINAL ADDRESS	SPECIFICS	REVISED ADDRESS
1893 West 3 rd Avenue		1893-1895 West 3 rd Avenue
4389 West 3 rd Avenue		4383 West 3 rd Avenue
101 West Hastings Street	Woodwards	111 West Hastings Street
157-199 West Hastings Street	Flack Block	163 West Hastings Street
337 Smithe	The Homer	888 Homer Street

ADDRESS CORRECTIONS FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER

PRIMARY ADDRESS	SPECIFICS
639 Commercial Drive - York Theatre	Report to Council to add building to VHR in June 2009 incorrectly listed the address as 609 Commercial Drive

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

EXISTING ADDRESS	SPECIFICS	REVISED ADDRESS
16 East Cordova Street	VHR Document lists 16 E Cordova as Van Horne Bldg, when this building's address is actually 22 East Cordova. Retain address of 16 E Cordova as the separate group of retail units at the corner, but add in 22 East Cordova.	16 East Cordova Street * 22 East Cordova Street *

* Municipal designation only as part of Gastown Historic Area: not on VHR as A, B or C-listing