



ADMINISTRATIVE REPORT

Report Date: April 15, 2011
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 8002
VanRIMS No.: 08-2000-20
Meeting Date: May 3, 2011

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

RECOMMENDATION

- A. THAT the Vancouver Heritage Register be amended to include the 12 heritage buildings, all publicly nominated or endorsed by owners, as listed in Appendix A and documented in Appendix B and Appendix C.
- B. THAT the Vancouver Heritage Register be amended by deleting the listings of two buildings that were demolished since the last annual update, listed in Appendix D.
- C. THAT the Vancouver Heritage Register be amended to reflect change of addresses for 37 buildings and two landscape resources, listed in Appendix E.

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 nominated buildings, the removal of buildings demolished since the last annual update and housekeeping measures including 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. Between the last annual update report to Council on July 6, 2010 and this update report, a total of nine heritage buildings received heritage protection; of these, five benefited from an HRA.

This report summarizes additions to the Heritage Register approved by Council since the last annual update report. This report also includes other buildings that, more recently, have been nominated to be added to the Heritage Register or have been brought forward through other discussions or negotiation, buildings that are to be removed from the Heritage Register, and those that have had address changes. This annual update, if approved by Council, will bring the Heritage Register current to April 15, 2011.

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.

Since the last Heritage Register annual update report to Council on July 6, 2010, there have been two amendments (involving three buildings) to the Heritage Register arising through the Public Hearing process. The building at 1925 West 16th Avenue was added on July 20, 2010 as a C-listing as part of a heritage designation. On March 15, 2011, two buildings were added as part of a project that included heritage designation and a Heritage Revitalization Agreement, namely 430 Princess Avenue as a B-listing and 601 East Pender Street as a C-listing.

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 July 20, 2010 to April 15, 2011					
Listing	Number of Buildings - June 16, 2009	Additions - July 20, 2010 to December 2010	Total - December 31, 2010	Additions - January 1, 2011 to April 15, 2011	Current Heritage Register
"A"	257	0	257	0	257
"B"	1132	0	1132	1	1133
"C"	782	1	783	1	784
Total	2171	1	2172	2	2174

Nominations to the Heritage Register

It is recommended that 12 buildings listed in Appendix A be added to the Heritage Register, two as A-listings, eight as B-listings and two as C-listings.

The nominations have been arrived at under various circumstances. For the Livestock Building at Hastings Park, its status was originally questioned by the Vancouver Heritage Commission in February 2003. Research was subsequently undertaken, and a formal evaluation was completed in 2009 as part of the Hastings Park/PNE Master Plan. Its nomination to the Heritage Register was deferred pending the outcome of that planning process. Staff have concluded that it can come forward for Council consideration. For the Law Courts/Robson Square site, City staff approached the owner, the Province, during the recently completed remediation process and proposed its addition to the Heritage Register. The eight Mole Hill houses, owned by the City, were nominated by the Mole Hill Community Housing Society. The three remaining buildings, all privately owned, were nominated by their owners.

All of the buildings were evaluated against established criteria which include architectural, historical and cultural significance, context, and integrity. The character-defining elements of each are detailed in Appendix B. Heritage evaluations were completed by staff and reviewed by the Vancouver Heritage Commission, which endorses each of these proposed additions to the Heritage Register. For the buildings not specifically nominated by the owners - the Provincially-owned Law Courts and the City-owned buildings at Mole Hill and Hastings Park - concurrence to add these buildings to the Heritage Register has been received from the Province (Appendix C) and Real Estate staff respectively.

Proposed A-listings

The first recommended A-listing is the Livestock Building at Hastings Park, 2901 East Hastings Street. It was built in three phases; the 1929 section was designed by H.H. Simmons, a plain warehouse-type building. It is significant as the earliest modern concrete building in Hastings Park, built to replace those from the 1910s and early 1920s, which were ornate yet poorly constructed. The 1939 expansion designed by McCarter and Nairne is more expressive, in Art Moderne style; it includes the building's main entry along Miller Drive. A small addition was made in 1950-52, designed by Sharp and Thompson. Its cultural and social heritage value is as important as the architecture. The federal government took over the park site in 1942 and used this building, among others, to house Japanese-Canadians prior to their expulsion from the west coast. The building accommodated over 3,100 people as a hospital and clinic, and as the women's and children's dormitory. Since then the building has had a prominent role in the agricultural exhibits of the PNE.

The second recommended A-listing is the Law Courts and Robson Square, spanning a three block section between Hornby and Howe Streets, from Nelson Street to the Art Gallery, which includes the below-grade plaza and ice rink. Designed by renowned architect Arthur Erickson and landscape architect Cornelia Oberlander, the site is a modern landmark. It features modern materials - glass, tinted concrete and wood - to define a voluminous and inviting law court space that contrasts with the older traditional form of courthouse design. The outdoor areas, both hard and soft surfaced, are all easily accessed and offer a variety of experiences from quiet and secluded to active and open.

Proposed B-Listings

The eight recommended B-listings are located in Mole Hill. The houses range from an 1890s cottage to more elaborate Victorian and Edwardian Builder styles. The history of this block is consistent; together with the houses already on the Heritage Register it represents a visually prominent and notable group of some of the earliest housing stock in the West End.

These eight houses were built between 1898 and 1907, but had not been included on the original Heritage Register due to unsympathetic alterations ranging from stucco over original wood cladding to more complex work such as enclosed front porches and apartment extensions built in front of the original house. Those changes were all reversed - either replicated or restored - as part of the rehabilitation of the entire collection of City-owned houses on this block between 1999 and 2003. The work was completed in a historically accurate manner, provides affordable and market housing, and won a City of Vancouver Heritage Award in 2004.

Proposed C-Listings

One of two buildings recommended as a C-listing is 855 East 19th Avenue, a decorative early Craftsman house. Permits were issued in 1920, but its construction appears to have been delayed three years. The tenure of working class families includes a city fireman and his wife (1927 to 1934), and a truck driver and his wife who worked at Grace Hospital (1936 to 1959). The most significant association is with the Kufner family over 52 years; Otto Kufner, a plywood worker, and his wife Louisa, lived there from 1959, and more recently their son Marcus. The house features brick window and door surrounds, a decorative chimney and a strong street presence with its full width porch.

The other recommended C-listing is 3350 West 37th Avenue, the W.S. Black House. This Craftsman house is located in Dunbar-Southlands, built in 1912 and is one of the earliest remaining houses in the local area. Stanley Black was managing director and later vice-president of two successful local family-run businesses - auto body, supply and painting, and wholesale auto accessories - and lived here from 1918 to 1947.

Deletions From the Heritage Register

Since the last annual Heritage Register update report to Council, two demolition permits were issued for buildings listed on the Heritage Register. The house at 319 Prior Street had an earlier fire that destroyed nearly all of it except its foundation. For 6350 Macdonald Street, staff explored all options with the owner including incentives to retain the house, but it proceeded as an "outright" development without retention. The loss of these buildings represents 0.09% of a total of 2174 buildings currently on the Heritage Register.

Council is requested to approve the removal of these address listings from the Heritage Register, as summarized in Appendix D.

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 37 buildings and two landscape resources listed in Appendix E.

Summary of Recommended Additions and Deletions

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

Heritage Register - Buildings

Listing	Number of Buildings *	Proposed Additions	Proposed Deletions	Revised Total **
"A"	257	2	0	259
"B"	1133	8	0	1141
"C"	784	2	2	784
Total	2174	12	2	2184

* As of April 15, 2011

** 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 112 (-4.9%). However, over the past 10 years, the overall number of buildings on the Heritage Register has remained stable due to individual voluntary additions, and those added as 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: +25 (+10.7%)
 \$ B-listings: -36 (-3.1%);
 \$ C-listings: -101 (-11.4%);
 \$ Total: -112 (-4.9%).

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.

FINANCIAL IMPLICATIONS

There are no financial implications.

PERSONNEL IMPLICATIONS

There are no personnel implications.

CONCLUSION

It is recommended that the Heritage Register be amended to add 12 nominated buildings, to delete two buildings, and to amend addresses for 37 buildings and two landscape resources that have changed or been supplemented to the City's street files since the last annual update.


* * * * *

NOMINATIONS TO BE ADDED TO THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
BUILDINGS - A-LISTING	2901 East Hastings Street	Livestock Building, Hastings Park
	800 Smithe Street	Law Courts and Robson Square
BUILDINGS - B-LISTING	1146 Comox Street	Antsie House
	1154 Comox Street	Rummell House/Braemar Lodge
	1103 Pendrell Street	Costello House
	1129 Pendrell Street	Evans House
	1147 Pendrell Street	Ralston House
	1157 Pendrell Street	Paterson House
	1107 Thurlow Street	
	1113 Thurlow Street	
BUILDINGS - C-LISTING	855 East 19 th Avenue	Kufner House
	3350 West 37 th Avenue	W.S. Black House

PROPOSED A-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>2901 East Hastings Street (Hastings Park) - Livestock Building, 1929, 1939 and 1950-52 expansion</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Cast-in-place board formed concrete ▪ 1939 portion has prominent tower with glazing on front marking the main entry ▪ Bands of horizontal windows, vertical columns between which are set tall vertical transoms above paired entry doors ▪ Horizontal etching in concrete, flag pole holders along north side ▪ 1929 building has tall vertical steel windows at east end of north side and continuing around east and south sides ▪ Prominent vehicle entry doors along south side ▪ Clerestory window arrangement forming four parallel linear bays and stepped roof pattern 	 <p>Main Entry (1939 section) on Miller Dr.</p>  <p>South side (original 1929 section)</p>
	<p>800 Smithe Street - Law Courts and Robson Square, 1972-79</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Design set in three sections within a single complex ▪ Uninterrupted pedestrian access to linear open spaces of various scales and on different levels ▪ Public spaces extending from the Art Gallery descending to below-grade plaza, glass domes on either side of Robson Street ▪ Ascending stairway with diagonal ramps stepping up to roof gardens, reflecting pools and waterfalls ▪ Integrated lighting, linear walkways bounded by plantings both adjacent to walkways and in horizontal overhangs ▪ Exposed tinted concrete throughout and wood accent ▪ Sloped atrium set on steel framing and concrete pillars ▪ Glassed entries and exterior walls 	 <p>Main Entry on Nelson St.</p>  <p>Robson Square seen from Law Courts</p>

PROPOSED B-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>1146 Comox Street - Antsie House, 1904-05</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Double-height bay protrusion on north-east corner ▪ Recessed second floor porch with narrow door ▪ Bay window on east side with curved roof form ▪ Half width porch ▪ Narrow lap siding, coved soffit ▪ Double hung wood windows 	
	<p>1154 Comox Street - Rummell House/Braemar Lodge, 1906</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Squared massing with peak gable roof form typical of Edwardian Builder style ▪ Lap siding with cornerboards ▪ Double-height extension from the original front of house demonstrating Craftsman features - knee brackets, dentils and board and rough stucco in gable facing ▪ Front entry porch with similar Craftsman detail ▪ Double hung wood windows 	
	<p>1103 Pendrell Street - Costello House, 1907</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Tall front gable form ▪ Full width front porch with squared posts ▪ Bay window fronting porch, entry door with sidelights and smaller bay above front entry ▪ Narrow lap siding ▪ Bay protrusion with small windows on west side ▪ Double hung wood windows 	

<p>PROPOSED B-LISTINGS (Continued)</p>	<p>BUILDING ADDRESS, NAME, YEAR</p>	
	<p>1129 Pendrell Street - Evans House, 1899</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Cross-gable form with ▪ Fishscale shingles in porch gable end, and front and side gables ▪ Modest front porch with dual entry ▪ Bay window on west side with curved roof form ▪ Half width porch ▪ Narrow lap siding, coved soffit ▪ Double hung wood windows 	
	<p>1147 Pendrell Street - Ralston House, 1898</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Squared massing with peak gable roof form typical of Edwardian Builder style ▪ Wrap around porch with bay window centred on stairs ▪ Side porch on second floor and recessed sleeping porch on upper floor ▪ Double hung wood windows ▪ Lap siding with cornerboards 	
	<p>1157 Pendrell Street - Paterson House, 1899</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Tall front gable form ▪ Full width front porch with turned posts ▪ Recessed secondary porch on second floor set above main entry ▪ Double-height bay window ▪ Shingle cladding in front gable and detailed fenestration as part of bay windows ▪ Drop siding on main body of house 	

PROPOSED C-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>855 East 19th Avenue - Kufner House, 1923</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Front gable form with full-width porch with stone base and flared rough stucco pillars ▪ Rough stucco cladding, brick “quoining” around windows and doors, clinker brick chimney ▪ Leaded and stained glass in upper sash of windows, and in transom above front door ▪ Entry door with multi pane clear glass inset 	
	<p>3350 West 37th Avenue - W.S. Black House, 1912</p> <p>Character-defining elements:</p> <ul style="list-style-type: none"> ▪ Side gable form with full-width porch with large pillars at each end and narrower pillars inset ▪ Knee brackets in gable ends ▪ Wide sleeping porch (now enclosed) ▪ Wide board cladding on main level and shingles on upper level ▪ Flared board trim around windows and doors 	

CORRESPONDENCE FROM PROVINCE OF BC - ADDITION OF LAW COURTS AND ROBSON
SQUARE TO VANCOUVER HERITAGE REGISTER



Shared
ServicesBC

Ref: 63937

August 9, 2010

Yardley McNeill
Heritage Planner
City of Vancouver Community Services Group
Planning, Current Planning
453 West 12th Avenue
Vancouver BC V5Y 1V4

Dear Ms. McNeill;

Thank you for taking the time to explain the City of Vancouver's desire to recognize the significance of our Robson Square property. Based on our conversation and correspondence, we understand that the City intends to add the southerly portion of Robson Square (between Nelson, Robson, Hornby and Howe streets) to the Vancouver Heritage Register in the "A" category.

I am writing to advise that we do not intend to oppose your proposal to list this property on the Vancouver Heritage Registry. It is our understanding that you do not intend to pursue formal designation at this time.

Please understand this does not represent any formal commitment on behalf of the Province. Shared Services BC, within the Ministry of Citizens' Services, takes pride in being a responsible property owner, respectful of the communities within which it operates. In the majority of circumstance we are able to conduct our activities in ways that are fully compatible with municipal interests. However, we simply cannot predict all future eventualities, or all future actions the Province may feel necessary to manage its properties within its lawful mandate.

We are proud of Robson Square and remain committed to expediting completion of the major repair and renewal program that will preserve it as a key asset for the Province and enhance it as an amenity for both residents of and visitors to the City of Vancouver for many years to come.

Should you have any questions, or wish to discuss any other property within our Vancouver portfolio, please do not hesitate to contact me directly.

Sincerely,


Doug Shepherd
Director, Portfolio Management

cc: Cynthia Lau, Project Facilitator, City of Vancouver Development Service

DELETIONS FROM THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
BUILDINGS - C-LISTING	6350 Macdonald Street	Development proceeding as "outright" under RS-5 zoning after staff had explored options and incentives with owner to retain the house
	319 Prior Street	Badly damaged by fire in March 2008, assessment of options in June 2010 concluded that too much of the building had been lost (a combination of fire and subsequent removal of material)

ADDRESS CHANGES FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

	EXISTING ADDRESS	SPECIFICS	REVISED ADDRESS
1	12 East 7 th Avenue	Lane House	14 East 7 th Avenue
2	3995 West Broadway	Heritage Revitalization Agreement tied to heritage house at 3979 West Broadway	3998 West 8 th Avenue
3	120 East Cordova Street	Pacific Transfer Co. Bldg.	110 East Cordova Street
4	247 Abbott Street	Runkle Block (101 W Cordova)	289 Abbott Street
5	247 Abbott Street	Cook Block (109 W Cordova) (two buildings on property)	289 Abbott Street Descriptive range of secondary address for the Cook Block also to be revised from 109 W Cordova to 105-109 W Cordova
6	422 West Cordova Street	Parking Garage	450 West Cordova Street
7	1437 Matthews Avenue		1469 Matthews Avenue
8	242 East Pender Street	238 E Pender	238 East Pender Street
9	242 East Pender Street	242-244 E Pender (two buildings on property)	238 East Pender Street Descriptive range of secondary address also to be revised from 242-244 E Pender to 238-242 E Pender
10	5950 Prince Albert Street	Fieldhouse, Memorial Park South	5955 Ross Street

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

	EXISTING ADDRESS	SPECIFICS	REVISED ADDRESS
11	2356 West 5 th Avenue	Blair House	2356-2358 West 5 th Avenue
12	2445 West 6 th Avenue		2445-2449 West 6 th Avenue
13	1842-1846 West 12 th Avenue	Ogilvie House	1840-1846 West 12 th Avenue
14	1996 West 13 th Avenue		1990-1996 West 13 th Avenue
15	256 East 20 th Avenue		254-256 East 20 th Avenue
16	975 West 22 nd Avenue		973-975 West 22 nd Avenue
17	2027 West 36 th Avenue		2025-2027 West 36 th Avenue
18	546 Beatty Street	Crane Building	540-546 Beatty Street
19	780 Beatty Street		780-782 Beatty Street
20	309 Carrall Street	Ranier Hotel	311-319 Carrall Street
21	1558 Comox Street		1556-1558 Comox Street
22	2202-2210 Cornwall Avenue		2210 Cornwall Avenue

ADDITIONAL ADDRESSES ASSIGNED TO OR REMOVED FROM RESOURCES ON THE VANCOUVER HERITAGE REGISTER DOCUMENT (Continued)

	EXISTING ADDRESS	SPECIFICS	REVISED ADDRESS
23	302-320 West Cordova Street	Comprises five buildings on six tied lots: the westerly building fronting Cambie Street was never placed on the VHR when it was established in 1986, but it still has heritage designation	Add to VHR Document "302-320 West Cordova Street - Panama Block (305 Cambie) (M)" * See footnote
24	525-545 Gore Avenue	VHR Document lists "525-545 Gore Avenue, Nationalist League Building (A)(M)" which implies only one building, A-listed on VHR, with Municipal Designation. However, there are two distinguishable buildings on this site, one A-listed, and one not (although both are designated).	Revise VHR Document to read "525-529 Gore Avenue - Nationalist League Building (A)(M)" And add "535-545 Gore Avenue - (M)" * See footnote
25	610 Granville Street	BC Electric Showroom - Primary address remains unchanged but secondary address required to distinguish the heritage building	Add secondary address: 688 Dunsmuir Street
26	610 Granville Street	Hunter Bros. Block - Same action as above to distinguish the heritage building	Add secondary address: 672 Granville Street
27	21 East Hastings Street		19-21 East Hastings Street
28	122 West Hastings St.	Henderson Block (122-124 W Hastings)	128 West Hastings Street
29	126 West Hastings St.	Ralph Block (126-128 W Hastings)	128 West Hastings Street
30	2103 Macdonald Street		2101-2103 Macdonald Street
31	2122 Macdonald Street		2122-2124 Macdonald Street
32	906 Main Street	Bank of Montreal	906-908 Main Street
33	75 East Pender Street		71-77 East Pender Street
34	3044 Point Grey Road		3044-3048 Point Grey Road
35	630 Prior Street		630-632 Prior Street
36	165 Water Street	Pither & Leiser Building	165-167 Water Street
37	1955 Wylie Street	Maynard's Building	Add secondary address: 419-429 West 2 nd Avenue

* Municipal designation is a result of its location in either Gastown or Chinatown Historic Areas: not on VHR as A, B or C-listing

ADDRESS CHANGES FOR LANDSCAPE RESOURCES ON THE VANCOUVER HERITAGE REGISTER
DOCUMENT

PARKS & LANDSCAPES

EXISTING ADDRESS	SPECIFICS	REVISED ADDRESS
800-1098 East 41 st Avenue	Memorial Park South	5955 Ross Street
400-498 Powell Street	Oppenheimer Park	488 Powell Street