



## ADMINISTRATIVE REPORT

Report Date: June 8, 2012  
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Meeting Date: July 10, 2012

TO: Vancouver City Council  
FROM: Director of Planning in consultation with Director of Legal Services  
SUBJECT: 3350 West 37th Avenue - 'Stanley and Anna Black House' - Heritage Designation

### RECOMMENDATION

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 of the *Vancouver Charter* a by-law to designate as a protected heritage property the residential building at 3350 West 37<sup>th</sup> Avenue (legal description: PID: 013-110-705; Lot 11 of Lot A, Block 24, District Lot 2027, Plan 3136) (the "Lands") known as the Stanley and Anna Black House (the "heritage building").
- B. THAT Recommendation A be adopted on the following conditions:
  - (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person nor any obligation on the part of the City, and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
  - (ii) THAT the passage of the above resolution does not and will not in any way limit or restrict the authority or discretion of Council, regardless of when they might be called upon to exercise such authority or discretion.

### REPORT SUMMARY

The purpose of this report is to seek Council approval to designate as protected heritage property pursuant to Section 593 of the *Vancouver Charter* the "Stanley and Anna Black House" at 3350 West 37<sup>th</sup> Avenue, which is listed on the Vancouver Heritage Register in the 'C'

evaluation category. The owners have requested the heritage designation on their own volition.

#### *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

Council may, by by-law pursuant to Section 593 of the *Vancouver Charter*, on terms and conditions as it considers appropriate, designate real property in whole or in part as protected heritage property. Section 595 of the *Vancouver Charter* requires that, if the owner seeks compensation, Council must compensate the owner of a designated heritage property for any reduction to the market value of the heritage property that the designation will cause. In these circumstances, the heritage designation is voluntary and the owners do not seek compensation for any reduction in market value of the heritage property that may result from the designation. The owners have requested the designation. They have indicated that they want it put in place to ensure that the heritage building will be protected as a heritage property for the long-term.

A heritage designation under Section 593 of the *Vancouver Charter* requires Council approval of the proposed heritage by-law at Public Hearing pursuant to Section 594 of the *Vancouver Charter*.

*Heritage Policies and Guidelines* (April 1991) apply to this project.

#### *CITY MANAGER'S/GENERAL MANAGER'S COMMENTS*

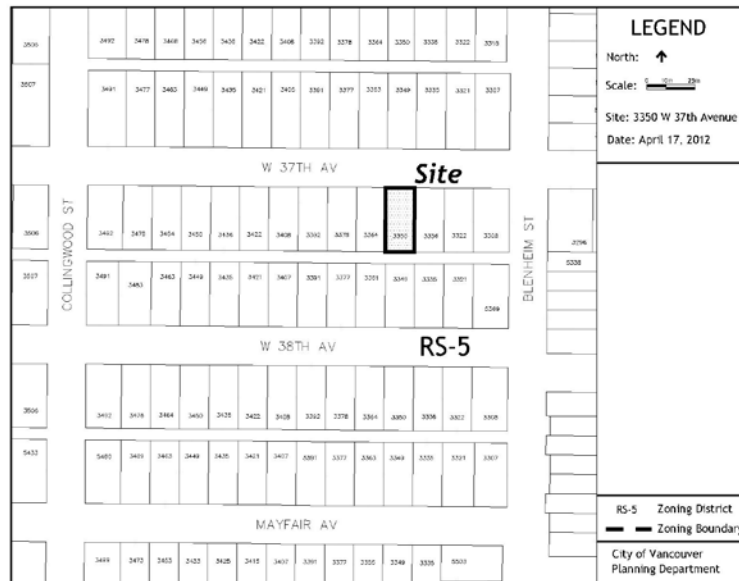
The General Manager of Community Services RECOMMENDS approval of A and B.

#### *REPORT*

##### *Background/Context*

The Stanley and Anna Black House at 3350 West 37<sup>th</sup> Avenue is located in Dunbar-Southlands (see Figure 1 below), on the south side of West 37<sup>th</sup> Avenue, west of Blenheim Street, on a 5,475 square foot lot. A paved lane runs along the rear of the site.

Figure 1: The "Stanley and Anna Black House" site and surrounding zoning



### Strategic Analysis

#### Heritage Value

The Stanley and Anna Black House at 3350 West 37<sup>th</sup> Avenue is an early Craftsman style home located in what was the Municipality of West Point Grey (see photos in Appendix 'A'), and is one of the earliest homes in this area. It features a shed dormer and an enclosed sleeping porch set above a full-width porch. This porch is framed by large squared squat posts with narrower posts adjacent the wide entry stairs and a prominent entry door with sidelights. It has knee brackets in the side gables and shingle siding in the upper part of the gable ends.

Permits were issued in 1912, although construction may not have occurred until 1916, as the first listing in City Directories does not appear until 1917. In either case it is one of the earlier houses built in this part of Dunbar-Southlands.

The early historical association is with a middle-class merchant family, William Stanley Black and Anna Louise Black. Stanley Black was one of four brothers who established Black Bros. Ltd., and later Black Bros. Motor Products Ltd.. When the business opened in 1908 it was advertised as a maker of cabinets and general woodworking. Within a year it began supplying auto tops, and later auto body work, painting, supplies, and wholesale auto accessories, in various locations in what is now Downtown South, reflecting the rapid growth of automobile use in the early 20<sup>th</sup> century. Stanley Black served as managing director and later vice-president of the company and lived in the heritage building from 1918 to 1946. His company prospered well beyond his death (in 1953), remaining in business until 1980.

#### Compatibility with Existing Zoning and Land Use Regulations

The intent of the RS-5 District Schedule of the Zoning and Development By-law, in part, is to maintain the existing single-family residential character by encouraging retention and

renovation of existing development. The conservation and long-term protection of the heritage building meets this intent.

#### *Condition of the Heritage Building and Conservation Approach*

The property is in excellent condition. The heritage building retains much of its original character, including form, cladding, windows and entry. No rehabilitation is proposed or necessary.

#### *Implications/Related Issues*

##### *Financial*

There are no financial implications.

##### *Environmental*

There are no environmental requirements as part of this voluntary heritage designation.

##### *Legal*

Section 595 of the *Vancouver Charter* requires that, if the owner seeks compensation, Council must compensate the owner of a heritage property designated as a protected heritage property, for any reduction in market value caused by the designation. In this case, the owners do not wish to receive any compensation for any reduction in market value that the proposed heritage designation might cause to the heritage property and do not seek any such compensation. This is because they wish to see the heritage building protected for the long-term. So, they themselves have requested that Council designate it as a protected heritage property and, in the circumstances, they view the designation itself as a benefit received. They have signed an agreement with the City by which they explicitly acknowledge and accept that they have received sufficient compensation in respect of the designation and will not seek any further compensation therefor, now or in the future.

#### *CONCLUSION*

The Stanley and Anna Black House at 3350 West 37<sup>th</sup> Avenue, a C-listing on the Vancouver Heritage Register, has a historical association with the early development of Dunbar and with a successful local family-run auto repair and parts businesses. Heritage designation will ensure that it is protected from exterior alterations that affect its heritage value and from demolition. The owners, who have brought this voluntary designation forward, have waived any right to compensation for designation of the heritage building. Therefore, staff recommend that Council approve the heritage designation of the Stanley and Anna Black House.

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3350 West 37<sup>th</sup> Avenue - Black House - North (Front) and East Elevations



3350 West 37<sup>th</sup> Avenue - Black House - North (Front) and West Elevations



3350 West 37<sup>th</sup> Avenue - Black House - South Elevation (Rear)