



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 28, 2015
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Meeting Date: June 25, 2015

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services in consultation with the Director of Legal Services

SUBJECT: 1938 Ferndale Street - Margaret and Joseph Dick 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 the exterior of the heritage building at 1938 Ferndale Street (PID: 013-956-701), Lot E, Block 48, District Lot 184, Plan 2210 (the "site"), known as the Margaret and Joseph Dick House, which is listed on the Vancouver Heritage Register in the 'C' evaluation category.
- 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 City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

The purpose of this report is to seek Council approval to designate the exterior of the Margaret and Joseph Dick House (the "heritage building") at 1938 Ferndale Street, which is

listed on the Vancouver Heritage Register in the 'C' evaluation category, as protected heritage property. The owners have requested the heritage designation of their own volition.

COUNCIL AUTHORITY

Pursuant to Section 593 of the *Vancouver Charter*, Council, by resolution, may designate heritage buildings and other heritage property within the City of Vancouver as being protected heritage properties.

Pursuant to section 595 of the *Vancouver Charter*, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation.

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*.

The following Council policy is applicable to this project:

- *Heritage Policies and Guidelines (April, 1991)*.

The Heritage Action Plan, which was approved in December 2013, responds to citizen and Council desire to encourage and support heritage conservation in the City. A number of actions were approved including maximizing the use of available tools to conserve the City's heritage resources.

GENERAL MANAGER'S COMMENTS

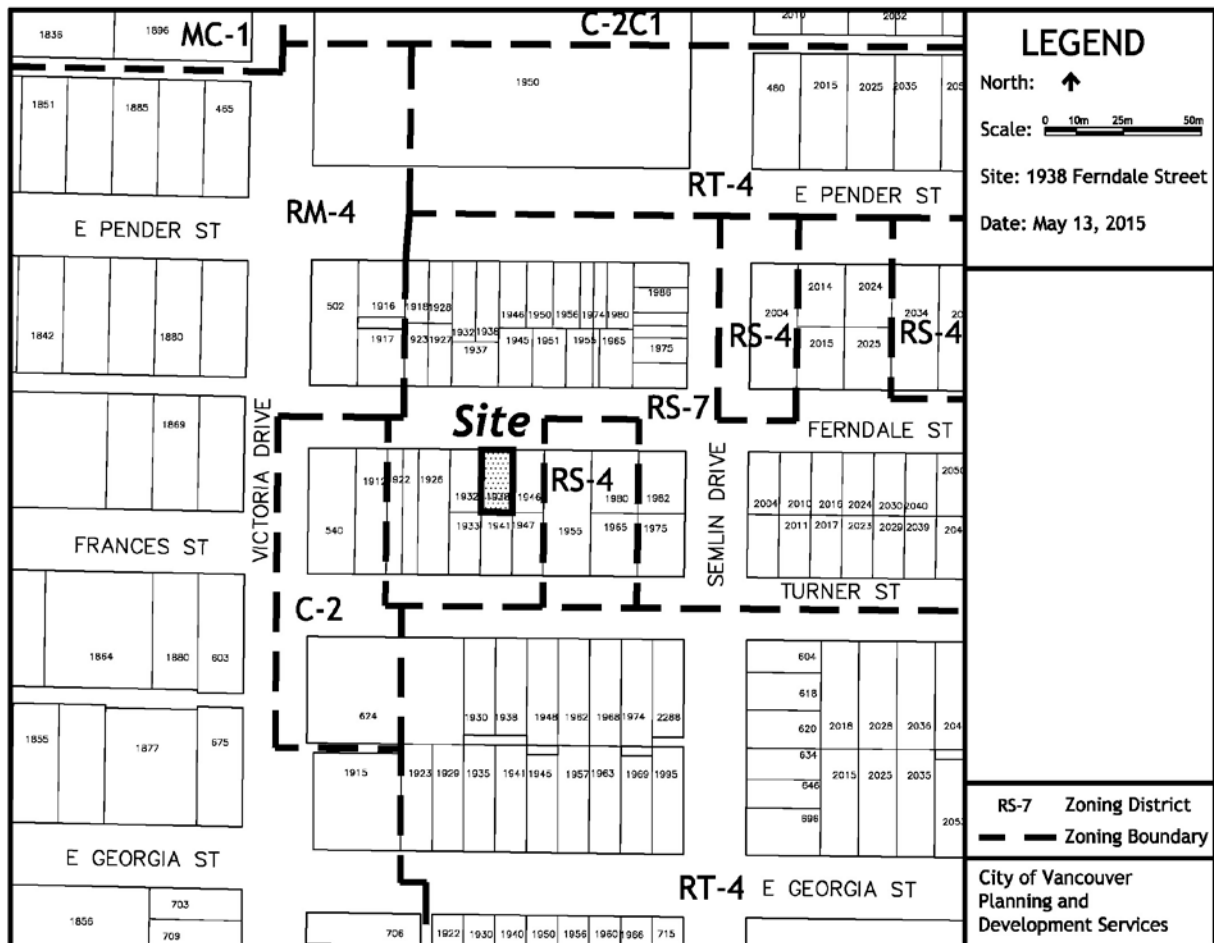
The General Manager of Planning and Development Services RECOMMENDS approval of A and B.

STRATEGIC ANALYSIS

Site and Context

The site is located in the Grandview neighbourhood in an area zoned RS-7 (see Figure 1). The *RS-7 District Schedule* of the *Zoning and Development By-law* permits a One-Family Dwelling, along with a Secondary Suite. The total area of the site is 202 square metres (2,178 square feet). The site is surrounded by similarly shallow lots, without lane access.

Figure 1 - Site and Surrounding Zoning



Heritage Value

The heritage building at 1938 Ferndale Street (see Appendix A) was built in 1909 for Margaret and Joseph Dick, a marine engineer, and they lived here until 1925. Around 1927 it was acquired by Alex and Jean Rollo. Alex Rollo was generally identified as either a clerk or bookkeeper, and worked for the British Columbia Electric Railway. In 1940-1941 it was occupied by James Carruth who was the proprietor of a security service called Vancouver Night Patrol. The entire block originally comprised double-fronting lots facing Keefer Street (renamed Ferndale Street by 1930) and Turner Street, some of which have since been subdivided, including the subject site (see Appendix B). The house features a full-width porch with squared posts and decorative brackets, front door with sidelights, a square bay on the east side and an angled overhanging bay on the west side, leaded glass windows and a combination of shingle cladding and narrow lap siding.

Compatibility with Existing Zoning and Land Use Regulations

The intent of the *RS-7 District Schedule of the Zoning and Development By-law* is to maintain the existing single-family residential character, and in particular on smaller lots, to conditionally allow Two-Family Dwellings, Multiple Conversion Dwellings and Laneway Houses.

The conservation and long-term protection of the heritage building, retained as a One-Family Dwelling, meets this intent. There is no development application for this site.

Condition of the Heritage Building and Conservation Approach

The property is in excellent condition. The owners have, on their own volition, undertaken a comprehensive rehabilitation of the exterior of their house, repairing materials, and in limited cases, replacing material that had either been removed or could not be repaired. Staff have concluded that the rehabilitation completed to date is consistent with the federally adopted *Standards and Guidelines for the Conservation of Historic Places in Canada*. The heritage building retains its original character, including form, cladding, windows and entry. No further rehabilitation is proposed or necessary.

Financial Implications

As the owners of the heritage building have requested the heritage designation of their own volition and are not seeking compensation for this action, there are no financial implications arising from this proposal.

Environmental

There are no environmental requirements as part of this voluntary heritage designation, and the *Green Buildings Policy for Rezoning* does not apply in this case.

Legal

Section 595 of the Vancouver Charter requires that, if sought, Council must compensate an owner for any reduction in the market value caused by a heritage designation. In this case, the heritage designation is voluntary and the owners are not seeking compensation. They have indicated that they want the designation to ensure that the heritage building will be protected as a heritage property for the long-term. The owner has signed an agreement to be registered on title to the site explicitly waiving any claim to future compensation as a result of the heritage designation of the heritage building. The agreement will be signed by the City and registered on title following Council's enactment of the by-law authorizing the Designation By-law.

CONCLUSION

The approval of the heritage designation of the exterior of the Margaret and Joseph Dick House at 1938 Ferndale Street, a C-listing on the Vancouver Heritage Register, will ensure that the heritage building is protected from exterior alterations which affect its heritage value, and from demolition. The owners, who have brought forward this voluntary designation, have agreed to accept the heritage designation without any further compensation required. Therefore, it is recommended that Council approve the heritage designation of the exterior of the Margaret and Joseph Dick House.

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1938 Ferndale Street - Margaret and Joseph Dick House, front and west side



1938 Ferndale Street - Margaret and Joseph Dick House,
front and east side



Streetscape of 1900 block Ferndale, three similar houses built in
1908-1909 (1938 Ferndale in centre)



1913 Fire Insurance Map - 1938 Ferndale Street is circled. Ferndale Street was then known as Keefer Street.