



## ADMINISTRATIVE REPORT

Report Date: November 28, 2018  
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Meeting Date: December 18, 2018

TO: Vancouver City Council  
FROM: General Manager, Planning, Urban Design and Sustainability  
SUBJECT: Vancouver Heritage Register Annual Update

### **RECOMMENDATION**

THAT Council direct staff to amend the Vancouver Heritage Register as per the additions, deletions, text amendments and address changes listed in Appendix B.

### **REPORT SUMMARY**

This report recommends that Council adopt amendments to the Vancouver Heritage Register. These include buildings nominated to be added to the Heritage Register, the deletion of buildings relocated or demolished since the last annual update to Council, the deletion of landscape resources that have either been compromised or were previously removed, changes resulting from administrative updates to the Vancouver Heritage Register policy document, and housekeeping measures including address changes. This annual reporting started in 1986, following the adoption of the Vancouver Heritage Inventory.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

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. However, in December 2013, Council approved a review of the Vancouver Heritage Register as part of the Heritage Action Plan which is now complete. Once complete, the revised Heritage Register will be brought to Council for consideration and annual updating will still continue to be part of the ongoing monitoring of our heritage resources.

### **GENERAL MANAGER'S COMMENTS**

The General Manager of Planning, Urban Design and Sustainability supports the recommendation of this report.

## **REPORT**

### ***Background/Context***

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, a Heritage Revitalization Agreement (HRA) or a covenant, including incentives to encourage retention and rehabilitation.

This report summarizes additions to the Heritage Register approved by Council since the last annual update report (Appendix A). This report also includes buildings that have been nominated to be added to the Heritage Register, buildings to be removed from the Heritage Register as a result of demolition, administrative changes to correct the total number of A, B and C-listings, and relevant address changes (Appendix B). This annual update, if approved by Council, will bring the Heritage Register current to December 1, 2018.

### ***Strategic Analysis***

The proposed additions to the Heritage Register are voluntary. Support has been received from each owner and they have been informed of the inclusion of their address on this report. For three buildings, one proposed A-listing and two proposed C-listings, addition to the Heritage Register was a condition of a previously approved development permit. The Vancouver Heritage Commission has also reviewed and endorsed the proposed additions listed in Appendix B, and summarized as follows:

#### Proposed Amendments – Additions

- ten proposed additions to the Heritage Register, two as A-listings, three as B-listings, and five as C-listings;
- each of the proposed A-listings is included as a “priority” addition to the Heritage Register as part of the Heritage Register upgrade in the Heritage Action Plan;
- the heritage value of each is documented in Appendix C.

#### Proposed Amendments – Deletions

- seven buildings to be removed from the Heritage Register as a result of their demolition, and three landscape resources to be removed from the Heritage Register as a result of their compromised physical health or prior removal from the property.

#### Proposed Amendments – Administrative Changes

- revisions to the Heritage Register document to clarify the heritage status to provide clear and concise information to the public;
- address changes to reflect changes to the city’s street files since the last annual update to Council, noting that these changes will not affect the heritage status of these sites.

### ***Summary of Recommended Additions and Deletions***

The recommended changes to the Heritage Register comprise ten additions, ten deletions and various administrative changes.

***Implications/Related Issues/Risk***

***Financial***

There are no financial implications.

***CONCLUSION***

It is recommended that the Vancouver Heritage Register be amended to add ten nominated buildings, to delete seven buildings and three landscape resources, to amend the number of A, B and C listings as a housekeeping change, and to amend addresses for various buildings that have changed since the last administrative report was presented to Council.

\* \* \* \* \*

**CHANGES TO THE HERITAGE REGISTER SINCE THE LAST ADMINISRATIVE REPORT TO  
REGULAR COUNCIL ON JUNE 11, 2014**

Listing	Number of Buildings – June 11, 2014	Subsequent Additions at Public Hearing or Regular Council June 11, 2014 to September 18, 2018					Current Heritage Register
		2014	2015	2016	2017	2018	
“A”	261	0	0	1	1	2	265
“B”	1150	0	2	9	1	1	1163
“C”	789	3	9	4	6	5	816
Total	2200	3	11	14	8	8	2244

**PROPOSED CHANGES TO HERITAGE REGISTER AS PER RECOMMENDATIONS OF THIS REPORT**

**Table 1: Heritage Register - Buildings**

Listing	Current Heritage Register	Proposed Additions – New Nominations	Deletions	Administrative Changes (+/-) Affecting Number Count *	Revised Total
“A”	265	2	0	+1	268
“B”	1163	3	3	0	1163
“C”	816	5	4	-1	816
Total	2244	10	7	0	2247

\* Represents the net overall change to each classification

**Table 2: Heritage Register – Landscape Resources**

Listing	Number of Sites	Proposed Additions	Proposed Deletions	Revised Total
Parks & Landscapes	26	0	0	26
Trees	37	0	2	35
Monuments	40	0	1	39
Public Works	3	0	0	3
Total	106	0	3	103

### Proposed Additions to the Vancouver Heritage Register

	Address	Name
<b>A-Listings</b>	4727 West 2 <sup>nd</sup> Avenue	Edith and Pat McGeer Residence
	1455 Quebec Street	Science World *
<b>B-Listings</b>	2114 West 4 <sup>th</sup> Avenue	Russian Community Centre/Kitsilano Theatre
	1350 Graveley Street	Wheeling-Shewchuk-Calogero Residence
	752 East Pender Street	Adolphus Duclos Residence
<b>C-Listings</b>	2576-2578 West 5 <sup>th</sup> Avenue	Francis and Vera Dickins Residence *
	1618 East 8 <sup>th</sup> Avenue	Tadasu and Sumi Ide Residence
	2034 Graveley Street	Wellman-Bochum Residence
	1022 Odium Drive	Cawthorn Residence *
	1152 East Pender Street	Nicol Residence

\* Addition to the Heritage Register was specified as a condition of previously approved development permit applications

### Deletions from the Vancouver Heritage Register

Table 1: Buildings

	Address	Name	Specifics
<b>B-Listings</b>	3937 West 31 <sup>st</sup> Avenue		Demolished April 2016
	1245-1247 Harwood Street	Legg House	Demolished April 2014
	431 Vernon Drive		Severely altered, reconstructed as part of retention and designation of C-listings at 437 and 445 Vernon
<b>C-Listings</b>	2904-2908 West 4 <sup>th</sup> Avenue		Destroyed by fire July 2018
	4255 West 12 <sup>th</sup> Avenue		Demolished September 2017
	575 East 22 <sup>nd</sup> Avenue		Demolished May 2016
	8416 Cornish Street		Demolished September 2016

Table 2: Landscape Resources

	Address	Name	Specifics
<b>Trees</b>	2307 West 41 <sup>st</sup> Avenue	Giant Sequoia	Removed August 2018
	1575 Alma Street – Pioneer Park	Pacific Dogwood	Confirmed as removed April 2016
<b>Monuments</b>	3200 East 54 <sup>th</sup> Avenue	Western Red Cedar Stump	Removed as part of redevelopment of site, c. 2001

**Adjusted Classifications to Resources on the Vancouver Heritage Register**

<b>Address</b>	<b>Name</b>	<b>Specifics</b>
6825 East Boulevard	Twiss Residence	Re-evaluation: from a C-listing to an A-listing (endorsed by VHC April 4, 2016)
601 Bute Street	Stadacona Apartments	Re-evaluation: from a B-listing to an A-listing (endorsed by VHC Feb 6, 2017)
1150 Comox Street	Gilmour House	Adjust from an A-listing to B-listing *
4949 Heather Street	RCMP - Fairmont Academy	Remove Federal notation "(F)"

\* Council approval as an A-listing at Public Hearing as per recommendations in staff report; however, original evaluation had placed it as a B-listing

**Address Changes to Resources on the Vancouver Heritage Register**

**Table 1: Buildings**

<b>Existing Address</b>	<b>Specifics</b>	<b>Revised Address</b>
1554 East 10 <sup>th</sup> Avenue		1552 East 10 <sup>th</sup> Avenue
454 West 12 <sup>th</sup> Avenue	Wilcox Residence - relocated	465 West 13 <sup>th</sup> Avenue
4242 West 13 <sup>th</sup> Avenue		4246 West 13 <sup>th</sup> Avenue
1106 West 15 <sup>th</sup> Avenue	McArthur House	1108-1110 West 15 <sup>th</sup> Avenue
2820 West 41 <sup>st</sup> Avenue	Dorothy S. Residence	2822 West 41 <sup>st</sup> Avenue
3890 Cypress Street		1888 Matthews Avenue
817-819 Granville Street	Designated façade remains facing Granville Street	720 Robson Street
7101-7201 Granville Street	Shannon Estate – Mansion	1520 Atlas Lane
	Shannon Estate – Coach House	1525-1529 Atlas Lane
	Shannon Estate – Gate House	1501 Atlas Lane
1106-1110 East Pender Street	James & Lillian Downer Houses	500 Glen Drive
3390 The Crescent	Villa Russe	3356 The Crescent
523 Union Street	Paddon Residence	521-523 Union Street
5805 Wales Street	Avalon Dairy	2661 East 43 <sup>rd</sup> Avenue
51 Water Street		33 Water Street

**Table 2: Landscape Resources – Parks**

<b>Existing Address</b>	<b>Specifics</b>	<b>Revised Address</b>
1700-1798 Burnaby Street	Alexandra Park	1755 Beach Avenue


**Table 3: Landscape Resources – Monuments**

<b>Existing Address</b>	<b>Specifics</b>	<b>Revised Address</b>
600 West Cordova Street	CPR Station Bronze War Memorial – typographical error on existing address	601 West Cordova Street
300 West Hastings Street	Hamilton Memorial Panel – relocated to interior of new building	308 West Hastings Street


**Table 4: Landscape Resources – Trees**


<b>Existing Address</b>	<b>Specifics</b>	<b>Revised Address</b>
7101-7201 Granville Street	Copper Beech Trees, Shannon Estate	7128 Adera Street



**SUMMARY OF HERITAGE VALUE OF NOMINATED BUILDINGS**



PROPOSED A-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>4727 West 2<sup>nd</sup> Avenue – Edith and Pat McGeer Residence, 1912-1913</p> <p><b>Heritage Value:</b> Valued as an example of some of the earliest development of this area of West Point Grey, for its early Craftsman style and design details, for its association with its architect, the first owner, and later owners Edith and Pat McGeer, renowned for medical research and prominent role in provincial politics respectively.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location along West 2nd Avenue west of Blanca Street in West Point Grey;</li> <li>• continuous residential use;</li> <li>• main floor set slightly above grade;</li> <li>• form, scale and massing as exemplified by its rectangular plan, two-storey chamfered side-gabled roof with “roll-over” edges and single attached garage on east side and heavy timber-framed patio enclosure with upper floor extension on west side;</li> <li>• gabled wall dormers, gabled porte-cochere framed by river rock pillars, eyebrow dormer set above main entry, “buttressed” corners clad with river rock, simple brackets set in the gables and decorative medallions set in the gables;</li> <li>• recessed entry porch;</li> <li>• casement window arrangement;</li> <li>• low stone wall running along front of property.</li> </ul>	





PROPOSED A-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>1455 Quebec Street – Science World, 1985</p> <p><b>Heritage Value:</b> Significant for its unusual exoskeleton aluminum-framed and panelled geodesic dome, with substantial cultural, social and educational value for its association with Expo 86 and with its architect, and for its continued use as Science World.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on the eastern shore of False Creek, set on piles above the water;</li> <li>• continuous use as an educational and demonstration facility;</li> <li>• geodesic dome form;</li> <li>• variety of solid and glazed multi-coloured panel sections establishing the podium, between which are set vertical red banding;</li> <li>• triangular aluminum panels held by aluminum exoskeleton;</li> <li>• lighting set on each of the contact points of the exoskeleton</li> </ul>	

PROPOSED B-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>2114 West 4<sup>th</sup> Avenue – Russian Community Centre/ Kitsilano Theatre, 1913, 1922</p> <p><b>Heritage Value:</b> Developed as a neighbourhood movie theatre and subsequent community hall and cultural centre of Vancouver’s Russian community, and a centre of Kitsilano’s counter-culture activities in the 1960s, along with association with architect J.Y. McCarter.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location along West 4th Avenue west of Arbutus Street in Kitsilano;</li> <li>• continuous use as a social gathering place and community hub;</li> <li>• form, scale and massing as exemplified by its rectangular plan, two-storey flat-roofed section at front and one-storey hipped roof section at rear;</li> <li>• board-formed concrete construction;</li> <li>• hallmarks of movie theatre design including its marquee canopy, lack of fenestration, second floor pilasters and central paired entry doors, located at grade; and</li> <li>• interior features, including original volume of hall, stage, proscenium, and balcony.</li> </ul>	

PROPOSED B-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>1350 Graveley Street – Wheeling-Shewchuk-Calogero House, 1899-1900</p> <p><b>Heritage Value:</b> Valued as the oldest house in Grandview, originally set at the foot of East 1<sup>st</sup> Avenue where the viaduct is now, exemplifying the early development influences and evolution of the area bordering False Creek flats, associated with transportation, and its cultural association with early and post-World War II immigration.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on Graveley Street east of Clark Drive;</li> <li>• continuous residential use;</li> <li>• gabled vernacular form and massing;</li> <li>• gabled front entry porch.</li> </ul>	
	<p>752 East Pender Street, Adolphus Duclos Residence, 1892</p> <p><b>Heritage Value:</b> Gabled 2-storey Queen Anne house with decorative detailing, illustrating early pattern of development extending east along Pender Street beginning around 1890 as a result of streetcar service along East Georgia, and it is a manifestation of the levelling of many streets in Strathcona with yard set below street grade.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on East Pender Street west of Hawks Avenue</li> <li>• continuous residential use;</li> <li>• house set a full floor below street grade with main floor set at grade, and a level bridge connecting sidewalk to main entry</li> <li>• prominent gable with pent roof, double-height bay and stoop porch with replicated turned columns and original decorative shingle banding dividing the upper and lower bay windows, in the gable and porch roof;</li> <li>• shiplap siding with corner boards;</li> <li>• wood door with glazed inset and transom window above</li> </ul>	

PROPOSED C-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>2576-2578 West 5<sup>th</sup> Avenue – Francis and Vera Dickins Residence, 1910</p> <p><b>Heritage Value:</b> Significant as it exemplifies development of middle-class housing in the neighbourhood, along with its association with long-term residents Francis and Vera Dickens, and Braithwaite and Glass, who developed many houses in Kitsilano during the speculative building boom between 1910 and 1911. Francis Dickens was a bookkeeper for Moody Shingles and later went on to form F.C. Dickins and Company.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on West 5<sup>th</sup> Avenue west of Trafalgar Street;</li> <li>• continuous residential use;</li> <li>• residential form, scale and massing as expressed by its two-storey height with cross-gabled roof;</li> <li>• gabled projected porch;</li> <li>• wood-frame construction;</li> <li>• Edwardian era design features, including pointed bargeboards, open soffits and triangular brackets;</li> <li>• variety of wooden frame and sash window assemblies;</li> <li>• shingle cladding in gable, rough stucco elsewhere</li> </ul>	
	<p>1618 East 8<sup>th</sup> Avenue – Tadasu and Sumi Ide Residence, 1921</p> <p><b>Heritage Value:</b> Early Craftsman house built for the Ide family, valued for its long-term Japanese-Canadian ownership until 1942: Tadasu Ide served as a Japanese interpreter at the Court House, was co-owner of an import-export company based on Powell Street and played an important role in the community.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on East 8<sup>th</sup> Avenue;</li> <li>• continuous residential use;</li> <li>• main floor set a half storey above grade;</li> <li>• full width porch with flared posts;</li> <li>• decorative dental pattern spanning front and simple brackets in gable;</li> <li>• wooden entry door with multi-pane upper and leaded glass sidelight;</li> <li>• transom leaded glass window arrangement;</li> <li>• clinker brick exterior chimney</li> </ul>	

PROPOSED C-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>2034 Graveley Street – Wellman-Bochum Residence, 1919-1920</p> <p><b>Heritage Value:</b> Vernacular one-storey house, exemplifies post-war modest scale development of working-class housing in east Vancouver.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on Graveley Street in Grandview</li> <li>• continuous residential use;</li> <li>• main floor set a half storey above grade;</li> <li>• design details including leaded glass transoms, side gabled entry porch overhang, flared square porch posts with stucco base, stairs set to the east side</li> </ul>	
	<p>1022 Odium Drive – Cawthorn Residence, 1910</p> <p><b>Heritage Value:</b> Two-storey gabled vernacular house, exemplifies the development pattern of working-class housing along the east edge of Grandview in the pre-war real estate boom, in response to evolving and expanding industrial uses clustering around the eastern end of False Creek.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on Odium Drive within a cluster of houses of similar age and style;</li> <li>• continuous residential use;</li> <li>• sloping property with ground floor nearly a full storey above grade;</li> <li>• gable roof form;</li> <li>• full width porch with shallow hip roof, square columns with capitals, and tongue and groove board ceiling;</li> <li>• closed roof overhang with wood board soffit and return at gable ends;</li> <li>• wooden shiplap siding and top fascia boards;</li> <li>• offset front door, symmetrical fenestration at front and back of second floor, wood frame double-hung windows with wide surround and head details</li> </ul>	

PROPOSED C-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>1152 East Pender Street – Nicol Residence, 1903</p> <p><b>Heritage Value:</b> Gabled vernacular style, illustrates the modest accommodation built in Vancouver’s East End for working and middle-class residents, particularly renters during a period of rapid growth and development.</p> <p><b>Character Defining Elements:</b></p> <ul style="list-style-type: none"> <li>• location on East Pender Street west of Vernon Drive;</li> <li>• continuous residential use;</li> <li>• two-storey form, scale, massing and details of the gabled Vernacular style including: <ul style="list-style-type: none"> <li>• main floor nearly a full storey above grade;</li> <li>• front gable with fish-scale and saw-tooth shingles;</li> <li>• full front porch and bay window;</li> <li>• small gable on the porch roof over the stairs;</li> <li>• narrow lap siding;</li> <li>• original window openings and windows;</li> <li>• granite garden wall along front</li> </ul> </li> </ul>	