



REPORT

Report Date: November 12, 2019
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Meeting Date: December 10, 2019
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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 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 and address changes for buildings currently on the Heritage Register. 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 current and that amendments be referred to Council on an annual basis. Additionally, in December 2013, Council approved a review of the Vancouver Heritage Register as part of the Heritage Action Plan which is currently underway and anticipated for Council consideration in late 2020. Once complete, annual updating of the revised Heritage Register will 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 and relevant address changes (Appendix B). This annual update, if approved by Council, will bring the Heritage Register current to November 12, 2019.

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, one proposed B-listing, and one proposed C-listing, addition to the Heritage Register has been made a condition of a development permit by the Director of Planning. The Vancouver Heritage Commission has also reviewed and endorsed the proposed additions listed in Appendix B, and summarized as follows:

Proposed Amendments – Additions

- six proposed additions to the Heritage Register, two as A-listings, two as B-listings, and two as C-listings; and
- the heritage value of each is documented in Appendix C.

Proposed Amendments – Administrative Changes

- 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 Administrative Changes

The recommended changes to the Heritage Register comprise six additions and four address changes.

Implications/Related Issues/Risk

Financial

There are no financial implications.

CONCLUSION

It is recommended that the Vancouver Heritage Register be amended to add six nominated buildings and to amend addresses for four 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 DECEMBER 18, 2018**

Listing	Number of Buildings – December 18, 2018	Subsequent Additions at Public Hearing or Regular Council December 18, 2019 to November 12, 2019	Current Heritage Register
"A"	268	0	268
"B"	1163	4	1167
"C"	816	0	816
Total	2247	4	2251

PROPOSED CHANGES TO HERITAGE REGISTER AS PER RECOMMENDATIONS OF THIS REPORT

Heritage Register - Buildings

Listing	Current Heritage Register	Proposed Additions – New Nominations	Deletions	Administrative Changes (+/-) Affecting Number Count *	Revised Total
"A"	268	2	0	0	270
"B"	1167	2	0	0	1169
"C"	816	2	0	0	818
Total	2251	6	0	0	2257

* Represents the net overall change to each classification

Proposed Additions to the Vancouver Heritage Register


	Address	Name
A-listings	3633 Selkirk Street	Rosemary Stable
	320 Union Street	Robert Pollock Residence*
B-listings	100-102 East Pender Street	Sun Ah Hotel
	1833 Yew Street	Lefeuve Residence*
C-listings	741 East Broadway	Raymar Block*
	818 Keefer Street	Roscoe Residence

* Addition to the Heritage Register has been made a condition of a development permit by the Director of Planning


Address Changes to Resources on the Vancouver Heritage Register


Existing Address	Specifics	Revised Address
1 West Hastings Street		369 Carrall Street
837 Beatty Street		101 Smithe Street
2840 Yukon Street	House relocated to face 13 th Ave	393 West 13 th Avenue
2850 Yukon Street	House relocated to face 13 th Ave	395 West 13 th Avenue


SUMMARY OF HERITAGE VALUE OF NOMINATED BUILDINGS

PROPOSED A-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>320 Union Street – Robert Pollock Residence, 1891</p> <p>Heritage Value: Valued as an example of development in the first years after the city's incorporation that occurred after the introduction of streetcar service along Westminster Avenue and Hastings Street.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • continuous residential use • residential form, scale and massing as expressed in its upright, front gable with ell form, two storey height, drop siding, original window openings and sash assemblies containing some original glass panes • decorative coloured and etched glass window on the west side • single storey square bay with uncommon grouping of three front facing sash windows and two side sashes and a shed roof with small centred pediment decorated with vertical tongue and groove boards • frieze board and moulding under the eaves with a return in the gables • a mix of shark teeth, and fish scale shingles set in alternating bands in the gables • stoop with upper porch and door, decorative columns chamfered edges and horizontal detail at the top • simple arched decoration between the columns • water table trim board 	

PROPOSED A-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>3633 Selkirk Street – Rosemary Stables, 1915</p> <p>Heritage Value: Significant for its association with the development of Vancouver’s prestigious First Shaughnessy neighbourhood, and with original owner Albert Edward Tulk. The Stable is additionally valued as a rare extant example of a stable and as an example of the work of the noted architectural firm of Maclure & Fox, who designed the outbuilding in the British Arts and Crafts style of architecture.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • location along Selkirk Street, near the Rosemary mansion, in the historic First Shaughnessy neighbourhood of Vancouver; • setting of main floor slightly above grade • agricultural form, scale, and massing, as expressed by its one-storey rectilinear structure with cedar shingle clad bellcast hipped roof with gabled louvres at each side, and attic level jettied hayloft supported by small brackets and featuring a bellcast gabled roof with large triangular brackets • wood and masonry construction including wood shingle cladding, wood details across all elevations, and brick foundation • British Arts and Crafts elements such as its: decorative half-timbering and rough-cast stucco on the upper storey with cedar shingle cladding along the foundation level; and open soffits with exposed raftertails • fenestration including multi-pane single-hung nine-over-nine windows in the original location of doors: the lower sashes of the window extend below the cedar shingle clad ground level section, and original wood doors in the hayloft with leaded glass multilight glazing 	

PROPOSED B-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>1833 Yew Street – Lefevre Residence, 1905</p> <p>Heritage Value: Valued for its connection to the early growth and development of Kitsilano, its location on the lane illustrating the ongoing evolution of the neighbourhood, and its Colonial Revival architectural style.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • location on lane off Yew Street in the Kitsilano neighbourhood of Vancouver • continuous residential use since 1905 • main floor set a half storey above grade • residential form, scale and massing as expressed by its hipped-roof structure with three hipped-roof dormers, and two and one-half storey height with full basement • wood-frame construction, with narrow lapped siding across the first storey, with corner boards, and bellcast cedar shingle cladding on the second storey and dormers • features of Colonial Revival architecture including: its closed, flared eaves; carved curved brackets; and bay window on two storeys • variety of original wooden-sash and frame windows including double-hung assemblies across all elevations • glazed wooden front door with paired glazed sidelights and other wooden doors • one internal chimney 	

PROPOSED B-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>100-102 East Pender Street – Sun Ah Hotel, 1912</p> <p>Heritage Value: Valued for its association with Loo Gee Wing, a prominent and controversial businessman and developer; the pattern of immigration and development in Chinatown; its architecture; its long association with the Lung Kong Tien Yee Association; and the Ho Ho Restaurant.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • the continuous use of the upper floors as a rooming house, the use of the lower floor and mezzanine as commercial space • exterior of coarse texture brickwork with relief ornamentation including: <ul style="list-style-type: none"> ○ a band of vertical bricks set between rows of horizontal bricks at the second storey ○ third and fifth storey windows framed by vertical brick details recalling a column capital and base ○ the top of the building features raised brick details that recall a cornice ○ the Pender Street facade and one bay on the Columbia Street facade have arched tops and raised bricks outlining panels above the windows • original window openings and double hung sash windows on the upper three floors of the Pender and Columbia Street facades • horizontal window arrangement on Pender Street indicating the mezzanine floor • plastered brick on the rear facade facing the lane • residual metal work and fastenings from old building signage 	

PROPOSED C-LISTINGS	BUILDING ADDRESS, NAME, YEAR	
	<p>741 East Broadway – Raymar Block, 1912</p> <p>Heritage Value: Valued as an example of an early mixed-use building in the Mount Pleasant neighbourhood and as an example of Edwardian commercial architecture.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • continued mixed use of residential and commercial • Its scale, form and massing, including the two light courts on either side, typical for early mixed-use apartment buildings • main floor level, set at grade on Broadway • veneer brick street façade with red tinted brick quoining articulations on the corners and at the rough openings, and remnants of colouring around the brick joints • sheet metal storefront cornice with a dentil course and protruding end brackets • sheet metal upper cornice, with articulated modillions and protruding end brackets 	
	<p>818 Keefer Street – Roscoe Residence, 1901</p> <p>Heritage Value: Valued for its connection to the early growth of Strathcona as a working-class neighbourhood and for its gabled vernacular architecture.</p> <p>Character Defining Elements:</p> <ul style="list-style-type: none"> • location on Keefer Street in the Strathcona neighbourhood of Vancouver • continuous residential use • residential form, scale and massing as expressed by its front gabled roof and 1 ½ storey height • bay window on front elevation • full-width front porch 	