

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** December 7, 2022

**From:** Kathleen Stevens,  
Heritage Planning Analyst      **File:** HER00870

**Item #:** 2022-734

**Subject:** Heritage Designation Application: 109 Third Avenue

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### **PURPOSE**

To review the value of the heritage house and its draft Statement of Significance, and to provide a recommendation to Council on its heritage recognition and protection.

### **SUMMARY**

An application has been received to protect 109 Third Avenue (the G.R. Speck House) through a Heritage Designation Bylaw, which is the strongest form of heritage protection. The house, in the Queen's Park neighbourhood, has strong aesthetic, cultural, historic, scientific and social value; and has been previously recognized through inclusion on the Heritage Inventory and Heritage Conservation Area protection.

### **GUIDING POLICY AND REGULATIONS**

#### **Heritage Designation Bylaw**

A Heritage Designation Bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted through an HAP. HAP applications are evaluated by staff against the Standards & Guidelines for the Conservation of Historic Places in Canada, as well as the Heritage Conservation Area design guidelines, where appropriate.

## **Heritage Register**

A Heritage Register is an official list identified by the City of physical or intangible elements in the city that have heritage merit. The City encourages owners of buildings on the Heritage Register to retain and protect the structure, while continuing its use, density entitlement, and function. In support of this, inclusion on the Heritage Register allows Council to temporarily withhold a Building or Demolition Permit, or to order a heritage impact assessment, toward finding alternative options to demolition. Properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act, which support life safety while retaining heritage features.

## **Heritage Inventory**

The Heritage Resource Inventory is an unofficial list of properties considered to have heritage value. The Inventory was created in the 1980s and was the City's first large scale attempt to identify its heritage resources. Inclusion on the Inventory does not provide heritage protection, but does indicate heritage value.

## **Queen's Park Heritage Conservation Area**

The subject property is protected under the Queen's Park Heritage Conservation Area. The Conservation Area policy places a layer of heritage protection over all properties within the area, regardless of construction age. Properties are classified in two categories: Protected and Non-Protected. Building Permit applications for some kinds of work (e.g. new buildings; demolition; or changes affecting the front, sides, or visible roofline of Protected properties) and subdivision applications require a Heritage Alteration Permit (HAP) and are reviewed for design guidelines compliance. For Protected Properties, an HAP and additional review is also given for exterior changes that do not require a Building Permit.

## **BACKGROUND INFORMATION**

### **Site Characteristics and Context**

109 Third Avenue is located in the Queen's Park neighbourhood on the north side of Third Avenue, mid-block, between First Street and Second Street. The site is 848 square metres (9,127 square feet) and the house, constructed in 1911, has a Floor Space Ratio (FSR) of 0.418. The FSR is the ratio of the total floor area of the house to the area of the property. A site context map is included as Attachment A.

### **Current Heritage Protection**

The property was included in the Heritage Inventory in 1986 and was classified as a Protected property in the Queen's Park Heritage Conservation Area in 2017. Its Inventory listing is included as Attachment B.

## **ITEMS FOR DISCUSSION**

### **Heritage Designation Application**

The owner proposes to increase the protection of the 1911 house at 109 Third Avenue through a Heritage Designation Bylaw, which is the strongest form of heritage protection. This application for Designation is not accompanied by an application for a Heritage Revitalization Agreement or other proposed changes, and is voluntary. In addition to designating the exterior of the building, this application also proposes to protect the following character defining elements in the designation bylaw:

- twenty-two (22) leaded stained glass windows;
- three (3) wood mullioned windows; and
- interior woodwork in the front hall, living room and dining room.

*Is Heritage Designation an appropriate application type (tool) to consider for this site?*

### **Heritage Value**

The property has already been recognized for heritage value through inclusion on the Inventory (Attachment B) and in the Heritage Conservation Area. The house has strong aesthetic value for its Arts & Crafts design, its twenty-two original stained glass windows, as well as its concrete foundations and stairwell sidewalls, parged and scored to represent stone blocks. It has strong cultural value for its association with architect E.J. Boughen; for the first family that lived in the house, the Speck family; and its location in the historic Queen's Park neighbourhood. It has strong historic value for its age (1911) and for being representative of the regional building boom and its continuous use as a single-family dwelling. It has scientific value because those who see it can better understand and appreciate a much earlier era. Further information is in the Statement of Significance and Background Material, including photos (Attachment C) which is discussed below.

*Is there sufficient heritage value in the house to warrant Heritage Designation?*

### **Statement of Significance**

A Statement of Significance (SOS) (Attachment C) has been prepared to reflect the site's historic context and heritage value as well as list the building's character defining elements.

*Is the SOS appropriately comprehensive?*

*Are there elements missing which could or should be included?*

*Are there any additions or revisions needed to this draft?*

**FEEDBACK FROM THE COMMISSION**

The Community Heritage Commission is being asked to review the application and provide feedback in relation to:

- 1) the heritage value of the property, and
- 2) the proposed Statement of Significance.

The following options are available for consideration by the Commission:

- 1) That the Community Heritage Commission recommend that Council support protecting 109 Third Avenue through a Heritage Designation Bylaw and its inclusion on the City's Heritage Register.
- 2) That the Community Heritage Commission recommend that Council not support a Heritage Designation Bylaw application for 109 Third Avenue nor its inclusion on the City's Heritage Register.
- 3) That the Community Heritage Commission provide an alternative recommendation, stemming from elements identified in their discussion.

**APPENDICES**

Attachment A: Site Context Map

Attachment B: Heritage Inventory Listing

Attachment C: Proposed Statement of Significance and Background Material

This report was prepared by: Kathleen Stevens, Heritage Planning Analyst

This report was reviewed and approved by: Judith Mosley, Senior Heritage Planner