



P r e s i d e n t ' s C o l u m n

The first monthly meeting of Heritage Vancouver went off without a hitch in the library of Little Flower Academy on Alexandra Street at 26th Avenue. The building is a comfortable old wooden structure--a sort of "Institutional Craftsman" set well back from a quiet, tree-lined street with old-fashioned incandescent lamp standards; there is a pleasant familiarity to its large wooden windows, handrails on the stairs, worn squeaking steps, and hot-water radiators. The formal part of the meeting took place at a large "boardroom" table set amongst the bookshelves; for the slide show and presentation that followed, we moved to one end of the library to the raised stage (left over from the room's days as the school auditorium), and sat on steps and chairs under a plaster archway to look at slides of the Georgia Hotel and Seattle buildings by its architect John Graham. It is a very commodious space (with vending machines in the basement!), and we owe thanks to Janine Bond, HV treasurer, and to Little Flower Academy itself for making it available to us. Thanks also to the twenty-five plus people who showed up, and signed up as members.

Heritage Vancouver has set itself up with an Executive, meeting monthly (usually the week before the general meeting) to deal formally with the business of running the Society and consisting of me as President, John Atkin as Vice-President, Janine Bond as Treasurer, Laurie Carlyle handling Membership and Public Relations, and Jim Lowe as Secretary; in addition, Don Luxton, Eliza Massey, Jo Scott-B. and Peter Vaisbord act as Directors. Everyone will continue in office until the Society's first Annual General Meeting, to be held probably in May, at which time there will be elections for the following year. Financial statements are made and minutes kept at the Executive meetings, and at the Annual General Meeting, leaving the monthly general meetings free for casual discussion and presentations on current issues.

Our intention is to become a group which balances all the concerns surrounding heritage preservation with those of contemporary urban design and land use. Our responses to issues, such as the current one involving the Hotel Georgia, will require research and the presentation of reports arguing for preservation of heritage buildings and landscapes within a broad urban context. Members with interests in specific buildings, neighbourhoods, or styles of architecture and landscaping will be encouraged and assisted in research and writing with a view towards publishing the results in this newsletter and potentially in pamphlets and booklets to be offered for sale and available through libraries and archives. We will continue to prepare and present to the general public at a nominal charge innovative walking tours of historic parts of the city. HV's newsletter each month will be an overview of current heritage activities in the city, as well as articles by members on their research projects.

We are hoping that everyone with an interest in the city of Vancouver, regardless of expertise or profession, will consider joining Heritage Vancouver and supporting both the preservation of the city's heritage and the construction of the heritage buildings of the future.

Michael Kluckner

M e e t i n g

Meetings of Heritage Vancouver are every third Wednesday of the month at Little Flower Academy in the Library. 4195 Alexandra

M e m b e r s h i p s

Want to join Heritage Vancouver? It costs \$15.00 a year or \$30.00 for a three year membership and for families its \$25.00 a year. If you are a corporation its \$50.00 for the year.

H e r i t a g e W e e k

Walking tours: This year we are presenting tours in four neighbourhoods.

Feb. 15th Grandview Woodland with Michael Kluckner & John Atkin. Meet at 1st & Commercial in the Royal Bank Parking lot.

Feb. 16th its the University Endowment Lands. Peter Vaisbord & Janine Bond will look at the vast array of 1940's - 50's - 60's residential architecture. Everyone meet at Jim Everett Memorial Park

Feb. 22nd is the unique neighbourhood of Strathcona your guide will be John Atkin. The Keefer Street entrance to the Strathcona Community Centre is the meeting place.

Feb. 23rd Michael Kluckner will conduct the very popular tour of Kitsilano leaving from the Kits Public Library.

All tours leave at 1pm. Tickets are **\$6.00** non-members or **\$4.00** for members and are available at Hager Books on 41st and the Broadway and Robson Street locations of the Book Warehouse

The presentation on **February 19** is "Lies my postcards told me," a slide show of historic Vancouver from the turn of the century through the 1960s, by Michael Kluckner. The slides are mainly colour postcards, in some cases retouched and added to and presenting an idealized and nostalgic view of the city, including some real oddities such as an unbuilt design for the second Hotel Vancouver. Vanished buildings, military parades, vintage cars and boats and verdant neighbourhoods are featured

in this amusing presentation on the old city. The talk begins at 8.30pm.

At the March meeting, Robin Ward will talk informally about Vancouver architecture and his line drawings featured weekly in the Sun. This talk will begin at 8.30pm.

Don't forget the City of Vancouver Heritage Awards on Monday **Feb. 17th** at 6.00pm. Vancouver Art Gallery. This year there were 26 nominations and 17 winners. All members are invited to attend.

T h i s M o n t h

A subcommittee of HV, chaired by Cathy Barford and consisting of Gloria Venczel, Peter Vaisbord, Christine David, Don Luxton and Michael Kluckner, has been meeting each week to draft a report on the Hotel Georgia situation. Research into the building has placed it in the mainstream of the work of the Seattle architect John Graham, whose masterpieces include the Bon Marche and Fredrick & Nelson's. On a trip to Seattle recently, Don Luxton visited the firm now run by Graham's son (incidentally, the designer of the Space Needle), and found that they kept a photograph of the Hotel Georgia on an office wall. The HV report on the Georgia, and the urban design and environmental questions prompted by its planned replacement by a very large office tower, will be printed and distributed to significant city officials, politicians and the media by Heritage Week--February 17th.

The city's Heritage Awards will be held at the Art Gallery on Monday, February 17th, beginning at 6 p.m. with a reception in the foyer, then moving upstairs to one of the courtrooms for the presentation of the 1992 Heritage Awards, and concluding with a talk (limited to about fifteen minutes, he says) by Professor Abraham Rogatnick. Those who know him and his witty lectures at UBC wish that he would speak for much longer. All members of HV will receive invitations to the awards ceremony from the city.

Two development proposals involving city schools were reviewed by the city's Heritage Advisory Committee in January. According to the presentation of the School Board's planner Phil Paulson, and architect Norm Metz of the firm Killick Metz Bowen Rose, the feasibility of retaining the original wings of Magee High School have been examined and dismissed, and thus Magee will be demolished once a new school is built on the existing playing field to the east. Why? Because, firstly, planners, the architects and local parents could not see the historical value in retaining it, felt that modern educational standards could not be met in the old building (which some HAC members felt was wildly biased and inaccurate), and could not accept the idea of students being moved into portables for approximately two years while the old building was restored and added to;

secondly and most significantly, the Ministry of Education will fund 100 percent of the construction costs of a new school, but only 60 percent of renovations or restorations. A job awaits someone with heritage awareness and good political connections to convince the provincial government of the error of this policy, and the School Board of its shortsightedness on the non-retention of Magee.

The second school issue raised at the HAC meeting was much more positive. St. George's, owner and occupant since 1979 of the old Convent of the Sacred Heart on West 29th Avenue, has applied for a major redevelopment of the convent property including the restoration of the historic convent itself. Without doubt, this is one of the truly significant achievements in heritage conservation in the city in years, for as recently as a year ago the St. George's board was leaning very strongly towards demolition of the old school. Most of the credit for this change of heart is due to the Save The Convent Society--Marcelle O'Reilly, Catherine Kinahan, Andrea Law, Lissa Forshaw, Airlie Ogilvie and others--who campaigned tirelessly to gather signatures on petitions and lobby St. George's members to seek an alternative to demolition. The alternative finally surfaced in a proposal from Howard Yano Architects, which will seismically upgrade the convent building through the construction of a new frame box of shear walls within the existing building; the idea is that the frame box would survive any earthquake and that the outer granite walls, which could not be attached to an upgraded frame at any acceptable cost, would peel away and fall into a 30-foot seismic safety zone to be established around the perimeter. The only real change to the exterior of the building that will be visible from the street is a rerouting of the driveway away from the porte-cochere, which is within the safety zone; a few trees will also have to be removed, but new landscaping will be planted to disguise the safety zone. The old boiler house with its magnificent chimney will also be retained. There will be additions to the rear of the convent, and a new residence building will be erected in a complementary architectural style along the Wallace Street boundary of the multi-acre property. In addition, there will be a soccer field created at the back of the property, resulting in the removal of some trees but retaining a screen of landscaping along 27th Avenue. All in all, it appears to be an excellent proposal that will be retain most of the historic landscaping along the 29th Avenue side, restore the "A"-listed heritage building, and preserve the park-like character of the entire property.

There have been a few heritage projects in the neighbourhoods over the past few months. The most ambitious and innovative was a proposal by Actual Developments to restore a 1910 Craftsman house in the 4500-block West 7th Avenue in Point Grey, and to build three infill houses in very sympathetic and traditional styles, designed by Ramsay Worden Architects--in short, to create a heritage streetscape. In order to make it

financially feasible, the developer asked for the subdivision of the 132 feet of frontage on which the old house stood into four lots of 33 feet each. As the minimum outright subdivision on that block was 50 feet, some of the neighbours were strongly opposed to the development, and showed up en masse at City Hall early in January to express their displeasure. What followed was an interesting debate that went on for nearly two hours: on the one side, there was the argument that small houses on 33-foot lots would result in the loss of neighbourhood character; on the other, that the new development would retain character through design control, preserve a heritage building, and avoid the possibility of the two legal 66-foot lots being built up with large Vancouver Specials--or even potentially with one leviathan house on the entire 132-foot frontage. The issues raised by this proposal are typical of those facing these old neighbourhoods, including affordability, the need to add density to neighbourhoods as part of the city's Clouds of Change plan, and design control. Although city councillors voted against the project, it will not be the last time they will have to address the problem.

Two other infill projects involving the retention and restoration of heritage houses appear to be moving through the city approval process without serious opposition. One involves the construction of a sideyard infill house next to 2740 Yukon--directly across the street from City Hall--creating four new units, by the architect Robert Turecki; it is especially interesting because the developer is asking for some significant bylaw and floor-space-ratio concessions from the city but is willing to put a covenant on the property ensuring that it will be rental housing in perpetuity. The other project, by Stuart Howard Architects, will restore the heritage "B" house at 1865 West 16th Avenue, convert it to two units, and built a backyard infill for four units.

The Heritage Foundation is moving along apace. Noreen Macdonald, a lawyer with Bull Housser & Tupper under contract to the city, reported to the Heritage Advisory Committee that the Heritage Foundation would have Mayor and Council as both members of the foundation and its Board of Directors, with provision for an advisory panel--the HAC. This evidently is a fairly standard structure for a foundation. She is attempting to ally the Foundation with the B.C. Heritage Trust in order to get the best possible tax advantages for potential donors--if successful, donors will receive a 100 percent deduction, rather than the staged 20 percent which donors receive when giving to some organizations. Meanwhile, a city-appointed consultant is meeting with "Glen Brae" neighbours to mollify their concerns about the city's pending use of the property for cultural and civic purposes, and architect Allan Diamond has been engaged to look at the code implications of new uses for "Glen Brae."



NEWS

President's Column

The announcement made recently that the Georgia Place project is on hold, or going slow for a year, and has lost its juggernaut's momentum, may turn out to be a mixed blessing. Although it would seem that the developers are taking a new look at the project, and are considering options that they were not interested in while they were still in monument-building mode, it certainly does not bode well for the retention of the Vancouver Public Library.

George Sexsmith, the senior vice-president of the Dominion Company, was quoted in last weekend's "Courier" newspaper that they have "been studying a number of scenarios, including keeping the hotel intact and siting a new building behind it." This possibility had been downplayed in the past, at least in part because the new project wanted a Georgia Street address rather than a Howe Street one.

In the current economic climate, regardless of the long-term fate of the Georgia Hotel, the only credible chance for saving the Vancouver Public Library was the Georgia Place group—they were the only people who had the money potentially to buy the Library at a competitive price from the city, remove it from the development marketplace, and give cash to the city to allow the new Library's budget to hang together. At our next meeting, we must begin a discussion, or set up a group that will meet separately, on the issue of the Vancouver Public Library. That building will not have the luxury, which the Georgia Hotel has, of time when it can sit doing what it was designed to do while a debate rages on about adaptive re-use.

One of the items on the agenda for our March meeting is "The Hollies," at 1350 The Crescent in First Shaughnessy. It is a very grand house on a beautiful piece of property, and most observers agree that it is one of the half-dozen essential buildings keeping the historic nature of that area together. It is about to become an issue due to an extensive renovation and expansion proposal that has been brought to the city and its First Shaughnessy Advisory Design Panel and Heritage Advisory Committee, both of which I sit on.

The scale of the redevelopment is staggering—about 7,700 square feet, including an underground tennis court, this in addition to extensive renovations including an indoor pool installed by Arthur Erickson's firm in the mid-1980s. Most significant are the stylistic alterations to the historic building itself, most of which are driven by a geomancer's beliefs, and in fact this is the most serious example of feng-shui vs. western-style heritage that I have ever seen. We as a group ought to have a discussion on this type of thing.



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The potential loss of Arthur Erickson's private home and garden has received a lot of attention, and has brought into focus the problems of heritage preservation under existing legislation and neighbourhood attitudes. The house, at 4195 West 14th, is little more than a cottage—something like 800 square feet—buried within an exotic, contemplative garden designed by Erickson himself and used over the past thirty-five years as a refuge from the hurly-burly of tuxedos and airports and Big Schemes. It is for sale under the receivership order attached to all of Erickson's assets and, as it sits on two legal lots, is certain to be bulldozed to get the value of about \$325,000 for each of the 33-foot lots. The problem with attempting to save it is that none of the city's heritage planning mechanisms can work on a garden and a cottage that is not on the heritage inventory; heritage preservation in the city is still very much about buildings. An equal problem is that the neighbourhood would probably be unsympathetic to any idea such as the preservation of the little green oasis in return for a transfer of its development rights to another property nearby—big building here in return for small building there, quid pro quo. Elizabeth Watt from Citizens for the Preservation of Ericksons House and Garden, will be at the March 18th meeting to discuss their groups plans and ideas.

Michael Kluckner

Walking Tours

Heritage Vancouver's first Heritage Week was a success. We had four walks in four very different neighbourhoods Grandview Woodland, Kits, Strathcona, and the U.E.L. with an overall attendance of 175 people. The Kits tour was conducted in a rain storm, while the Strathcona and U.E.L. tours managed to get bright and sunny days.

The Heritage Week tours were a very effective fundraiser for the group and our coffers were further strengthened by the Masterpieces & Mistakes tour Michael Kluckner and John Atkin conducted on Sunday March 1st for Design Vancouver. Over 100 people walked through the early morning streets of downtown on a tour that ended up on the steps of the Art Gallery.

Our thanks go to Coast 1040 radio for their excellent public service announcement which ran three times a day for a week before Heritage Week. The C.B.C. also helped with the publicity for Heritage Week and Masterpieces & Mistakes.

M E E T I N G S

The March meeting is Wednesday the 18th at 7:30pm. and at 8:30pm. Robin Ward will speak about his drawings.

The April meeting is Wednesday the 15th at 7:30pm. and at 8:30pm. architect Geoff Massey (Erickson & Massey) will talk about Architecture and Vancouver.

All meetings of Heritage Vancouver are held in the library of Little Flower Academy at 26th and Alexandra at 7:30pm. All are welcome.

M E M B E R S H I P

If you are not already a member of Heritage Vancouver why not join. An individual membership costs just \$15.00 a year or only \$30.00 for three years. Families can join for \$25.00 a year and Corporations will spend just \$50.00 a year to be part of things.

B i t s & P i e c e s

The National Park Service in the U.S. has through its Cultural Resources Division issued a leaflet, Preservation Brief 25, on the preservation of historic signs. This twelve page publication contains definitions of signage, a brief history which explains sign types and practices, tips for conservation of signs. It is available from the National Park Service P.O. Box 37127 Washington D.C. 20013 7127.

To further broaden the idea of heritage conservation, the Fredrick Crawford Auto and Aviation Museum of Cleveland has just purchased a 1964 red and white striped McDonalds Restaurant one of only three original structures to remain complete. And we're still debating the merits of the library!

The North Vancouver Museum is presenting "Tokens and Tolls" Burrard Inlet by Ferry and Bridge. A history of crossing the inlet. The show runs until October 1992, the museum is located at 333 Chesterfield Ave. North Vancouver and open Wednesday - Sunday 12-5pm. Thursdays til 9pm. Admission is free.

Our thanks to Hager Books and the Book Warehouse locations in Vancouver for selling walking tour tickets of Heritage Vancouver and putting up with the many phone calls and questions.

The newsletter is always looking for contributions. Contact either John Atkin 254-1429 or Laurie Carlisle 263-5089 with your clippings, news item, or information.



Heritage VANCOUVER NEWSLETTER

Presidents Column

According to rumours that have been substantiated by news reports during the last couple of weeks, "Glen Brae" in Shaughnessy will become the Canuck Place hospice for children rather than a cultural and heritage showpiece for the general public. One has to look on the bright side of these sorts of things: the hospice use will still allow the city to accept "Glenbrae" as a gift, under the terms of Mrs. Wlosinski's will, which will make it the initial donation of the Vancouver Heritage Foundation; the foundation will go ahead and will prosper; the city (and "heritage" in general) will avoid the potentially explosive confrontation with some of the neighbours, who were concerned about cars and occupants and public functions disturbing the area's tranquillity; "heritage" will avoid the possibility of its showpiece becoming a white elephant, and so on.

Nonetheless, it is a bit of a disappointment. "Glen Brae" is magnificent both inside and out, and it would have been a fine thing for a city of the size and maturity of Vancouver to have had a grand heritage house in which some receptions could take place, small concerts could be held (perhaps trios, but nothing so big as a quartet), and a few of the organizations--both city-sponsored and otherwise--that pay rent elsewhere could be housed. However, the primary consideration now seems to be the so-called preservation of First Shaughnessy, read appeasement of the neighbours whose response to the mayor's announcement last November that "Glen Brae" would become a heritage showpiece was to rush out and hire lawyers. What is ironic is that Canuck Place looks a lot like Ronald McDonald House, which the neighbours fought hammer & tong several years ago because they believed it would wreck the area.

The response of some members of the neighbourhood to a cultural "Glen Brae" indicates a particular view of what the character of First Shaughnessy ought to be; complementing this viewpoint seems to be their tolerance for almost any development excess, as long as it reinforces the public-keep-out, single-family nature of the district. Given that this "character" is quite heavily subsidized by the public, which pays for a conditional zoning process, a planner and a Design Review panel, it is perhaps time for the terms of the First Shaughnessy Official Development Plan to be reviewed.

As the city's first residential heritage showplace, First Shaughnessy since the early 1980s has seen a number of successful restorations and infills--interestingly, though, with no additions to the city's register of designated heritage buildings (the only two designated heritage buildings in Shaughnessy are "Hycroft" and "Glen Brae"). But, with the increasing wealth in the city, there are more and more heritage-style redevelopments of old houses rather than conversions, restorations, and sensitive infills. The Nabata incident last year on Matthews Avenue, which will see the construction of a full-size house in heritage

style, and the current attempt to add a huge number of square feet to "The Hollies," are two of the most publicized projects. There are numbers of others where what is happening is effectively facadism. In many more, houses are added to and "fixed" by architects who feel that they are correcting the shortcomings of earlier designs. In almost all cases, garages for about five cars are provided, and if one of the garages (usually a three-car one) is put under the house it does not have to be included in the house's floor-space-ratio, so the houses are blown up like balloons on their lots. Coach houses, garages, and other ancillary buildings are disappearing. The classic Arts & Crafts relationship of the house to its grounds, which was so much a feature of old Shaughnessy, is being diluted by the amount of paving and by renovation programs which, to accommodate garages and underground swimming pools, perch the houses up on plinths. Some of the projects seem to be landscaped like a page from "World of Rhododendrons." It is becoming, in my opinion, a bit faked--according to some people, everyone will still feel that they are seeing the authentic heritage, much as they remember the myth of Main Street when they go to Disneyland.

Back in reality, there is really not too much happening to threaten our nearest and dearest. As they have known in the Maritimes for about two hundred years, economic recession is the best friend of heritage.

Michael Kluckner

Robin Ward

Robin Ward was a great hit at our March meeting, we had a very good turnout and sat through some of the best discussions about urban design, architecture, and the city around us that many of us have had in along time. The informal nature of the meeting, Robin and the audience all combined for a delightful evening.

Walking Tours

The City of Vancouver Planning Department, The Vancouver Museum and Heritage Vancouver have just completed an agreement to have the 1985/6 walking tour brochures updated. The agreement calls for H.V. to edit, research and update the existing tours and in exchange the Planning Department arranges for the production and printing and we receive a share of that print run to sell (for an agreed price) keeping all revenue raised. The opportunity exists to write new tours as part of the series too. At our last meeting there was an enthusiastic response to the idea and the project will now get under way. If you are interested in working on this call us at 254-9411.

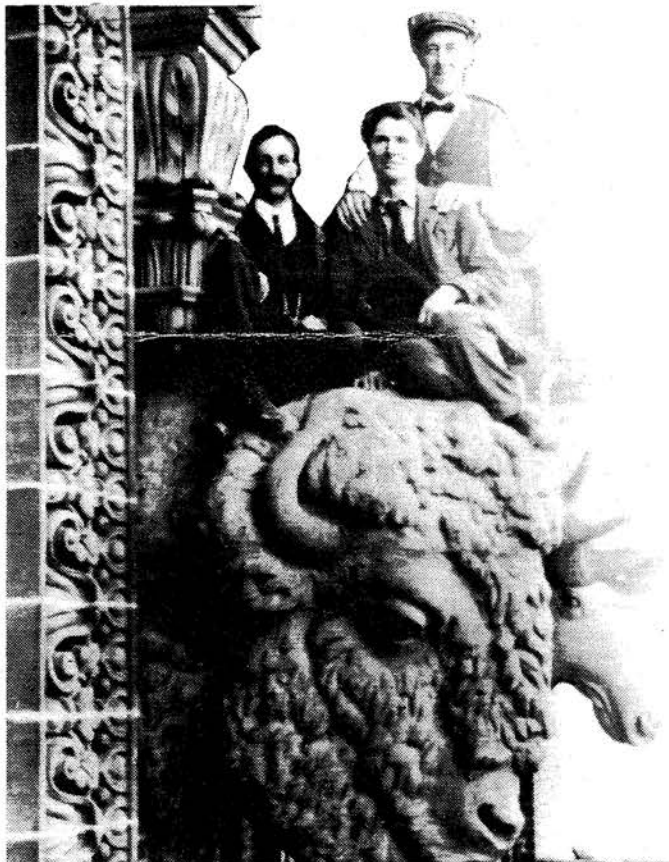
Schools Show

Laurie Carlise and John Atkin (sitting in for Jo Scott B) had a fantastic meeting with the Social Planning

Department's Cultural Affairs Office and City Square management recently to discuss plans for our Schools show. In June we will be using some of the unleased space in the City Square shopping complex as exhibition space to display the work of Vancouver School kids. This show is part of the Vancouver Day activities that are being organized. The idea of using heritage buildings and former schools appealed to everyone and the work we brought to the meeting got a very positive response. Some work needs to be done on the organizing of this so give Laurie a call at 263-5098 if you're interested. This will be fun!

Stanley Theatre Update . . .

Michael Kluckner recently had a conversation with Dr. Tom Perry, the Minister of Advanced Education, who was so involved with the Save Our Stanley campaign in the lead-up to the election last fall. Dr. Perry said that he understood that the ad hoc committee which began to meet during the election campaign will be coming forward with a new proposal to reopen the Stanley, probably as a multi-use facility, and probably involving the purchase of some of the Stanley's density by the large project pending on the School Board property at Broadway and Granville. Dr. Perry said that he was pursuing the possibility of having the Stanley used from time to time as a lecture venue by the universities.



M E E T I N G S

The April meeting is Wednesday the 15th at 7:30pm. and at 8:30pm. Geoffrey Masseywill speak about his work, architecture and Vancouver.

We have not yet confirmed our May speaker, but our June meeting will take advantage of the summer and at 8:30pm we will take a walk through the neighbourhood near Little Flower.

Until July all meetings of Heritage Vancouver are held in the library of Little Flower Academy at 26th and Alexandra at 7:30pm. All are welcome.

M E M B E R S H I P

If you are not already a member of Heritage Vancouver why not join. An individual membership costs just \$15.00 a year or only \$30.00 for three years. Families can join for \$25.00 a year and Corporations will spend just \$50.00 a year to be part of things.

B i t s & P i e c e s

The Heritage Society of B.C. will hold its conference in May in Vernon.

Preservation Week in the United States is May 10 to 16 this year.

The Society for Commercial Archeology's conference will be held in L.A. August 6-8 1992

The 46th National Preservation Conference will be in Miami October 7-11 1992



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April 1991 either not published or missing, or mis-numbering due to format change.

**A NEW HOME FOR
HERITAGE VANCOUVER****On the move**

As of this September, Heritage Vancouver will be holding its monthly meetings in Hodson Manor at 1254 West 7th Avenue in Fairview Slopes. Until 1974, Hodson Manor was located a block to the southwest, at the corner of 8th and Hemlock; then, at age 80, it was moved to its current site. Presuming that it works out as well as we hope it will, we should be there in 1994 for the house's centenary; it is one of the last of the grand Fairview houses, and in the fall we will celebrate being there with a presentation on the houses built there during that historic area's heyday--the 1890s. A few people have commented that it is difficult to park a car on the Slopes; there should be plenty of parking on Broadway, two blocks to the south, at that time of the evening. Hodson Manor is within two blocks of the Broadway and the Granville Street bus lines.

PRESIDENTS REPORT

A surprisingly busy month, given that there is a recession going on:

On April 28th, "Glenbrae" took another step towards becoming the "Canuck Place" hospice. At a public meeting held in city council chambers, the alternative (which we always understood was "Option A") of "Glenbrae" becoming a heritage and cultural centre was not even presented; instead, the second option, which removes "Glenbrae" from all but the most occasional public use, was presented to council and the

public-at-large. I watched the public meeting on television, and was interested to see that the "delegations," all but one of whom were Shaughnessy residents, were all supporting the hospice concept but were opposed to the idea of subdividing the property (which, according to the terms of the will of Mrs. Wlosinski, who donated "Glenbrae" to the city for cultural and educational uses, had to be subdivided and sold in order to provide a bequest for her relatives). Mr. Alan Brown, representing the Shaughnessy Heights Property Owners Association, suggested that the city spend \$750,000 to purchase the subdivided, vacant property, and keep it vacant in order to preserve what he described as the estate heritage character of "Glenbrae." Nice idea, in the middle of a recession.

Meanwhile, elsewhere in Shaughnessy, proposals continue to flood in to demolish listed heritage buildings and replace them with larger, heritage-style houses, mainly "Stockbroker Tudors." Almost everyone who has the money to buy in First Shaughnessy apparently cannot see the difference between Real Heritage and Disneyland Heritage. Watch for a fight, in ascending order of virulence, over 1288 Laurier, 4058 Cypress, and 1550 Laurier. The house at 1550 Laurier will be especially controversial, as it is one of the rare Georgian Revival buildings in that area and a unique example of patterned-concrete-block construction; it is such a gem that Mayor Campbell has written to the owner requesting that he reconsider his new-house plans in favour of retention and a back-lane infill coachhouse. (The city has no legal authority to deny the demolition, unless it decides to jump in and designate the house under the Heritage Conservation Act--a course of action which it was, last year in the Nabata episode, unwilling to entertain.) Even though there is a recession going on, no developers are doing multiple conversions of the old houses, preferring instead to build mega single-family fake heritage.

Speaking of fake heritage, the saga of "The Hollies," at 1350 The Crescent, has come to a reasonable conclusion. Following months of patient persuasion by heritage planner Robert Lemon, and repeated motions of non-support by both the Heritage Advisory Committee and the First Shaughnessy Advisory Design Panel, the architects for "The Hollies" finally produced a design that satisfies the basic criterion for heritage conservation--that the original part of the building be distinguishable from later additions. Regrettably, the 1920s library addition to the 1912 house will be demolished, and the resulting "single-family dwelling" will be gargantuan (including an underground tennis court), but it is a lot better than the facadist design that was claimed to be the owner's bottom line a few months ago.

In the real world, city council has made commendable moves towards liberalizing parking requirements for

heritage buildings converted to residential use. Heretofore, the amount of parking that a developer had to supply was a major disincentive to heritage building conversions (especially in Gastown). Council's move not only is positive for heritage interests, but dovetails neatly with its "Clouds of Change" report, which encourages automobile-independent inner-city developments.

In the almost-real world, St. George's School has designated the old Convent of the Sacred Heart on West 29th Avenue as part of a major, long-term redevelopment of the site. A few questions are still to be resolved today (May 11th) about additions to the old building, and the direction that new development will take on the site, but the heritage building and boiler house (with its massive chimney) will stay and new buildings on the site, including a student residence, will enhance the historic and collegial flavour.

Michael Kluckner

MAY MEETING PRESENTATION

Our presentation at the May 20th meeting will be "For Love of Older Houses" by Donna Cottell of DC Homespace Projects. Donna will present a few case studies of restoration and renovation projects; she spends much of her working time around heritage houses, and has been involved with the Heritage Homeowner Workshops put on by the province's Community Pride Program.

Other News

Michael Kluckner's most-recent book "Paving Paradise" received the Hallmark Society Award of Merit at the annual City of Victoria heritage awards ceremony on May 5th. In addition to the Hallmark Society awards, the various cities and municipalities in the Capital Regional District handed out plaques to the dozens of building owners who had voluntarily designated their buildings. Heritage Vancouver will be hosting members of the Hallmark Society for a day of tours and feasting, probably in September—tentatively scheduled are walks around Strathcona and Third Shaughnessy, two parts of this city that do not really have parallels in Victoria.

H.V.'s Student Art Show at City Square will have its official opening on June 12th with a reception in the lower mall, though the show will be open to the public the week before. We have two of the vacant shop fronts in the mall which will be used to exhibit the work from the schools, Mall merchants will be providing the refreshments for the reception and we will feature in the Mall's Fathers' Day advertising. Now we are looking for volunteers to mind the exhibit during the day, this can

be for the whole day or it can be for a couple of hours, if you'd like to help out give Jo Scott B a call at 738-2419.

Our other event for June, (on the 13th) the Gastown Boundary Walk, is shaping up very well. The walk will start off at 10am at Maple Tree Square with a talk on the area's history from Michael Kluckner then the crowds will set off up Carrall Street to Hastings along to Cambie where the walk will meet some of Gastown's more notable characters who will talk about "back then" and join us on the walk down Water Street back to the Square. Merchants will be decorating their windows with a "fire" motive suitable for Vancouver Day. This event will become an annual affair with next years walk having the participation of the Fire Department's Band.

theatre demolition

Plans call for replacement of Capitol Theatre with office tower

BY H. J. KIRCHHOFF
Arts Reporter

The heritage advisory committee of Regina City Council has recommended more study of a plan to demolish the city's historical Capitol Theatre and build an office tower in its place.

The committee voted yesterday after representations from the developer and several heritage-preservation groups. The committee in effect rejected a report from the city's administration, which recommended acceptance of a plan by Regina's Harvard Developments Ltd. to demolish the Capitol and build a 10-storey office building that would be the new head office of Crown Life Insurance Co. Crown Life is moving its headquarters to Regina from Toronto.

The owner of the Capitol, Famous Players Ltd., is set to sell the property to Harvard Developments, which hopes to begin work June 1 on the office building.

The heritage advisory committee has recommended that the demolition application be sent back to the city's administration, and called for an investigation of a plan put forward by the Saskatchewan Architectural Heritage Society to refurbish and conserve the theatre. (Other

groups opposing the demolition plan include Heritage Regina and the Historic Theatres Trust.)

The committee's recommendations are not binding on city council, which will vote on the matter Monday.

The Capitol, built in 1920, was designed by U.S. theatre architect Thomas Lamb, whose other buildings include the Pantages and the Elgin and Winter Garden theatres in Toronto, as well as the five Capitol theatres built in the West by Famous Players (in Regina, Winnipeg, Calgary, Vancouver and Victoria).

Regina's Capitol holds two working movie theatres, with 461 and 369 seats. The building's long-term tenant, a florist who occupied a storefront retail space next to the theatre entrance, was served an eviction notice several weeks ago and has vacated.

Gillian Howard, a spokeswoman for Famous Players in Toronto, said the movie chain and Harvard Developments "have every intention of going ahead with the plan."

"It is a reality of the business that the large, single- and double-screen theatres are no longer economically viable. Across the country, we have closed many since the late

The Historic Theatres Trust in Montreal gave us a buzz last week to request assistance with the efforts to save the Capitol Theatre in Regina. H.V. sent off a letter by fax to the City Council and to Saskatchewan Architectural Heritage Society in support of the building's retention. Thomas Lamb's two theatres on the coast are both gone. (see article)

Future Meetings

On June 17th, our last Little Flower Academy meeting, we will have a short business meeting and then set out on an informal walk around the neighbourhood.

For July we won't hold a regular meeting but we will have a social activity such as an evening picnic at Maple Grove Park or some such location and in August our meeting will be held on the North Shore at the Museum where we take in the current exhibition.

Heritage Vancouver Newsletter

P.O. Box 3336 (mpo)
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Volume 1 No. 6 June 1992

President's Report

As summer comes in, especially a summer like this one, our thoughts turn to landscape; developers, enchanted by the blossom and verdure surrounding them, put away their bulldozers and . . . Anyway, it was an appropriate time to visit Arthur Erickson's garden, on a beautiful Friday evening at the end of May, for a coffee party to hear about the progress being made by the Committee to save the garden from Erickson's creditors. Ahh, Vancouver in the gloaming, on a mosquito-free evening witnessed by women in backless evening gowns and Robin Ward in shorts and sandals, serenaded by the heritage frogs in the reflecting pond in the middle of the garden. The news, as communicated to us by Elizabeth Watts and Christopher Phillips, was quite positive, with indications that creditors were softening their positions and that some of the debt hanging over the property has been forgiven.

The garden is certainly a stunning piece of design in that it creates such a feeling of place, contemplation, and separation from the hurly-burly on only a 66-foot suburban lot. It is an oasis only two blocks from memorable Lord Byng school, surrounded by the Boxes and Specials and little lawns of generations of suburbanites. Les nymphes and the iris in the pond would have pleased Monet. It was interesting to see the house itself or, rather, the converted garage at the back of the lot; given Erickson's design proclivities, it should not have been surprising to me how unpicturesque and uncottage-like its interior was, but it was (surprising, that is). The interior consisted of a few large rooms that seemed to have been pulled out of a much larger house and inserted into the little space. Chrome pillars in the kitchen. Curious, indeed.

At the heritage conference in Vernon, described below, I talked at some length with Dr. Edward Gibson of Simon Fraser University, who is one of the knowledgeable people on landscape and gardens in this part of the world. He made the interesting comment that "Erickson's Garden" was in fact a collaboration between Erickson and the renowned garden designer and landscape architect Raoul Robillard. It is interesting that the latter's contribution to the Point Grey oasis has not yet been formally acknowledged. Robillard, and his father Arthur before him, had a significant impact on landscape design in British Columbia. Following his emigra-

tion from France, Arthur Robillard was the first gardener at the Empress Hotel in Victoria; Raoul, born in 1890, continued in practice until well into his eighties. At some point, I will find out more of what they did; one of Raoul's gardens I do know about is "Rio Vista" on South West Marine Drive, the Harry Reifel estate co-designed with Ross Lort and featuring waterfalls and the exotic Pompeian pool. Christine and I attended most of the Heritage Society of B.C. conference in Vernon on May 22nd and 23rd. It is so refreshing to talk with people from communities where heritage is considered to be a major positive aspect of the community's future—where development pressure has not made the past expendable. Vernon itself is in an interesting position, as it is growing like topsy but is very aware of what has happened to Kelowna, which is not only wiping out its natural and agricultural heritage (its *kulturlandschaft* or cultural landscape, to use the only German word I learned last weekend), but is only building automobile-oriented dreck in its place. Vernon is celebrating its hundredth birthday this year, and staged a pageant on the Saturday night which was the most entertaining thing we had seen in a long time. As we (**Heritage Vancouver**) are members of the Heritage Society of B.C., I highly recommend that more people attend these conferences; the one next year is in Quesnel, June 3-6, to acknowledge the 200th anniversary of Alexander Mackenzie's overland trek to the coast, and it promises to be as much fun as this one was. If we can do it, we will take the train.

Michael Kluckner

HSBC Conference

The Heritage Society of B.C. is an organization based in Victoria and representing about 165 member groups from around the province. Although Vancouver heritage interests have never been very strongly represented in the HSBC, Vancouver-area heritage organizations have been members for many years, and some municipalities, such as Surrey, Langley, New Westminster and North Vancouver, have sent large delegations to previous meetings. From the pressure-cooker perspective of Vancouver herit-

age preservation, it has seemed that the HSBC has perhaps been too focused on heritage concerns in towns and regions where a donated dollar goes a long way, and where heritage revitalization, such as what has occurred in the Cowichan-Chemainus or Nelson or Revelstoke areas, is a major source of community pride and economic development. Nevertheless, the HSBC performs a great service, and the indications at the conference this year were that the Board of Directors is reflecting a younger, broader-based perspective on heritage and planning issues. To that end, **Heritage Vancouver** supported the successful bid for election of John Stuart from North Vancouver.

The main business of the conference is the annual general meeting where a number of resolutions were passed, including: that the Community Pride Program, which was cancelled on March 31, be reinstated; that a heritage foundation to act as a trust for the HSBC be established; that the provincial and federal governments take responsibility for the preservation of the Alexandra Bridge in the Fraser Canyon; that the announced closure of the B.C. Transportation Museum in Surrey be delayed; that Green Timbers in Surrey be designated and the proposed widening of the Fraser Highway be cancelled; that the provincial government remove the sections from the draft Heritage Conservation Act dealing with aboriginal issues and enact the balance (the Minister of Culture, the Hon. Darlene Marzari, in her speech at the conference, indicated that one of the hold-ups for the new HCA was the need for more consultation on aboriginal issues); that old farmhouses and buildings of architectural and historical significance within the Agricultural Land Reserve that are threatened with demolition be eligible for subdivision in order to ensure their preservation; that the Minister of Municipal Affairs amend the Municipal Act to extend development permit provisions to cover all forms of institutional and single-family residential development, mainly to protect trees; that CP Rail be urged to enter into negotiations with the provincial parks branch, which wants to acquire its abandoned Boundary line as a linear park; and, that a program be initiated to ensure that restored main streets in towns and cities receive ongoing maintenance.

The Minister of Culture's speech was short on specifics and lacking in real substance, but she did indicate that the new Heritage Conservation Act would be introduced in the Spring, 1993, session, and that she will re-establish the Provincial Heritage Advisory Committee.

John Stuart, who attends the monthly Heritage Vancouver meetings, will be giving us regular reports on HSBC activities. One of the things that came out of the conference, and has indeed been brought up increasingly in recent years, is our need to be more aware of and involved with issues in other communities. To this end, we are endeavouring to distribute other communities' newsletters to our members, and we will be organizing a visit and walk in North Vancouver City later this summer; Michael Kluckner is now a member of the board of the Langley Heritage Society. See the notes below on upcoming heritage events elsewhere in the Lower Mainland.

Upcoming events

Don't forget the schools art show Celebrate the City at City Square Mall 12th And Cambie. It will be on view until the 19th of June.

June 17th meeting:

A short business meeting will be followed by a casual walk through Shaughnessy, with commentary along the way about some of the significant buildings and the issues confronting them. 7:30 p.m. at Little Flower Academy, corner of 26th and Alexandra. This is the final meeting HVS will hold at this location. The July and August meetings will be picnics and field trips, to be announced in later newsletters, and the September and subsequent meetings will be at **Hodson Manor**, 1254 West 7th Avenue, in scenic Fairview Slopes.

Sunday June, 21, 2 p.m. Dedication of the Lamb-Stirling house in Langley Township by the Langley Heritage Society. Although it had to be moved a block to be saved from development, the 1905 farmhouse now sits next to another old house and the Murrayville School. Murrayville is a very historic area undergoing rapid change. Everyone is welcome. The site is on Old Yale Road just east of 216th Street. Leave a message on the HVS answering machine (254-9411) if you would like to go and can drive or need a ride—we will attempt to put people and cars together.

Sunday, July 26th (more information in next month's newsletter). Third annual Clayburn Heritage Day. This is one that should not be missed! Clayburn is an absolute gem, and is being saved by its residents, who cooperatively own the town church and old school; it is a former brickmaking community north of Abbotsford in an absolutely bucolic setting.

President's Report

You can tell that the economy is picking up because of the number of very fine residential properties on the market. Several for sale now in the city contain significant heritage buildings, but the advertisements in the *Real Estate Weekly* exhort buyers to consider the possibilities for mansion building, consolidation, dream homes, or subdivision of the large properties. Anything is possible, they say.

I mentioned in the May newsletter the plight of Shaughnessy, and the near-flood of proposals to build enormous fake-heritage houses there. In the past year, there have been more than 25 applications to the First Shaughnessy Design Panel, the majority of which have involved the demolition of existing homes; not even one sought to convert a heritage house into a multi-family one and/or build a coachhouse as an infill on a large property. The Georgian at 1550 Laurier, which is to be demolished and replaced by a huge Stockbroker Tudor, is only the latest example of this trend.

Richard Keate, a Shaughnessy resident who is chair of the Design Panel, noted in his recent report to the Shaughnessy Heights Property Owners Association that a new approach of some owners is "to demolish and duplicate: in order to gain relaxations from the Planning Department, a design is proposed as a remodelled house; during construction, the house is demolished for 'structural' reasons such as dryrot and a completely new replication of the old house is built with non-conforming relaxations intact" (best described as jacking up the chimney pot and putting a new house underneath). This is obviously in conflict with the intent of the current Shaughnessy design guidelines, which favour restoration, not attempted duplication.

There are three properties for sale at the moment which quite possibly will result in the demolition of inventoried heritage buildings and the disruption—to put it mildly—of the established gardens. The c.1920 Arts and Crafts house at 5055 Connaught (an A on the inventory) offers many possibilities to a new owner (according to the real-estate agent), including subdivision into three view lots. The house at 6120 Macdonald, with over an acre of garden, offers subdivision possibilities, too; in this case, it is almost inevitable that the house (a B on the inventory) will come down. I painted its enormous back garden a few years ago for "Vanishing Vancouver." The third potential development involves the beautiful Cunliffe house at 2443 West 49th, the property adjoining it to the east, and probably the smaller properties

backing onto them from 47th Avenue. Regrettably, the Cunliffe house was missed from the heritage inventory. Elsewhere, city council is set to endorse the demolition of the old bus terminal on Dunsmuir and the grooming of the site for use as . . . SURFACE PARKING!!! Oh boy, just when we thought that the city was serious about its Clouds of Change recommendations, discouraging automobile use in the downtown, and setting an example to private owners who were considering the demolition of potentially usable buildings before having redevelopment plans worked out, they do this. The report to council recommending the terminal's demolition notes that it might have been listed as a B on the upcoming post-1940s heritage inventory, but recommends against its inclusion. The decision to put up a parking lot shows how easy it is for council to be pious one day and expedient the next.

The other interesting item is the proposed RT-3 "heritage" zoning for Strathcona. A quick look at the proposal shows that the range of floor space ratios is too high to protect the cottages of the area, yet too low to allow for innovative restorations, infills or social housing. We will present something on this at a future HVS meeting, and perhaps get the planners to come to speak to us.

Michael Kluckner

Student Art Show

Jo Scott-B, organizer of the Student Art Show presented in June by HVS at City Square, reports that 860 people visited the exhibition—vastly higher than the attendance at previous shows she curated at the Community Arts Council gallery. HVS would like to thank A & W, Murchie's, and Safeway for their help with the opening, and Joanne Veltri of City Square for her cooperation in making the space available.

Midsummer Heritage Festival

To launch and help fund the newly established Heritage Foundation, Heritage Advisory Committee chair Lynn Kennedy has been promoting and organizing a series of events, some of which involve HVS, for the last two weekends of this month. The main event is a showing and sale of terracotta relics from the Georgia Medical-

Dental building, which will take place on Saturday, August 1st at 1 p.m. at the Vancouver Museum. Pieces of the terracotta will be on display for the previous week at Van Dusen Gardens, the Vancouver Museum and Barclay Heritage Square. This is not an auction—objects will be tagged and prices will range from about \$50 to about \$500, depending on size and uniqueness, so anyone wanting a piece of “architecture funeraire” for the backyard should get out the chequebook.

To set the stage for the big sale, and to show what's left downtown and what it looks like when attached to buildings, John Atkin will be conducting his midnight terracotta tour on Friday night, July 31st. HVS is also putting on a tour of Strathcona the previous Saturday, July 25th, and sharing the proceeds with the Heritage Foundation. Admission to both of these tours is strictly limited to ticket holders, on a first-come-first-served basis, with no stragglers or tickets available at the starting points; tickets are available only by phone from Monica Sayers at 531-5081.

The Heritage Foundation has received a fair amount of publicity in the neighbourhood press, especially *The Courier*, which ran an excellent article on Evelyn Harris to illustrate the type of home-owner for whom a foundation would be a good thing. Evelyn, who has lived in her house on Lakewood Drive since 1919, made a public commitment a few years ago by designating it as a heritage building; however, as a pensioner, she has to shave the nickels to keep the house's exterior maintained. Her latest major project was getting the exterior painted, an expense which could have been paid in part by a foundation.

Upcoming Events

July 15th meeting/picnic:

It being summertime, when the livin' is easy, we are having a picnic at Maple Grove Park instead of an indoor meeting. Pray for sun and warmth, and bring a baseball glove if you are so inclined. We will meet amid the heritage stumps near the Balsam Street side of the park. The heritage connection at Maple Grove Park is the enormous stumps left over from the original wilderness, logged about 1905 or so; the prescient Point Grey municipal council decided in 1908 not to remove them, reasoning that they would serve as a reminder to future generations of the size of the original forest trees.

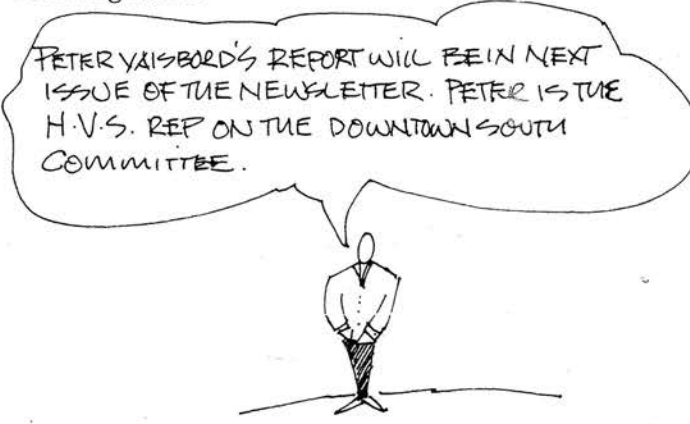
Bring a picnic dinner, portable chairs, a barbeque or hibachi if you have one, and the above-mentioned sporting paraphernalia. Come at six o'clock or soon thereafter. Maple Grove Park is in Kerrisdale, between

Yew Street and Balsam Street south of 51st Avenue.

July 26th—Clayburn Heritage Day

For an outing in the country, Clayburn can't be beat and, as the community is threatened with inundation by the suburban development on Sumas Mountain nearby, the residents need a lot of support from people elsewhere in the region who recognize Clayburn's uniqueness and want it to be protected. So come. If you can offer a ride to someone, or would like one, phone the HVS phone machine at 254-9411 and leave a message. Clayburn is about a mile to the east of the Abbotsford-Mission highway—follow the signs.

The opening ceremonies are at 1 p.m. on the steps of the Clayburn church on Wright Street, where Calgary architect Dan Jenkins will make a brief speech. The Plant Manager's house, reputedly designed by Sam Maclure (brother of the brick plant owner), will be open for inspection, as will one of the last remaining wooden houses in the village. There will be heritage walking tours, a Shakespearean troupe (reminiscent of the one that existed during the brick plant's heyday), live music, old cars, a show of artwork of the Clayburn area, tea in the restored general store, a few vintage cars, and displays of photos and artifacts of the town and surrounding farms.



PETER VAISBORD'S REPORT WILL BE IN NEXT ISSUE OF THE NEWSLETTER. PETER IS THE H.V.S. REP ON THE DOWNTOWN SOUTH COMMITTEE.

August 1992 Volume 1 Number 8

TERRACOTTA TRAVAILS

[The temporary "new look" of the newsletter this month is due to the fact that John Atkin, who normally prepares it for printing, had two fingers scrunched by his newly purchased terracotta column following the terracotta sale on August 1st. He (they) will recover.]

The Midsummer Heritage Festival was a great success, raising about \$21,000, much of which will go to the newly established Heritage Conservation Foundation. It began with a luncheon at Roedde House on July 24th, at which the mayor announced the incorporation of the foundation and was able also to report the news that the B.C. Supreme Court had ruled a half hour earlier that the Canuck Place hospice was a permissible use for "Glen Brae," under the terms of the bequest of the property to the city. So everyone was all smiles beneath the beating sun.

Heritage Vancouver's two contributions to the heritage festival were walking tours, both conducted by John Atkin. The first was on July 24th--a new version of his venerable Strathcona tour--attended by about 35 people. On the 31st, beginning at midnight on one of the warmest nights ever and continuing until about 2:30, John gave his terracotta tour of downtown buildings to about 45 or 50 enthusiasts in shorts and running shoes and T-shirts. One woman, whose name we didn't get, brought along a flashlight that was about as powerful as a locomotive headlamp. Everyone else's flashlights were piddling little firefly things by comparison. John had rented a laser pointer, which put a distinct red dot on ornate detailing ten storeys in the air. They were both fascinating tours, and HV's share of the proceeds (split with the foundation) added \$200 to our bank account.

The sale itself on the morning of the first of August was, as mentioned above, a success, and several of us bought expensive remnants of the Medical-Dental Building to enhance our lifestyles and advance the cause. Regrettably, for linguistic reasons, there were no terracotta pterodactyls. Still for sale are the distinctive T-shirts with their "terracotta" logo, available from Marco D'Agostini at City Hall at 873-7344.

The only spaniard in the works was the cancellation of the cocktail party scheduled for July 31st to support Elizabeth Watts and her group attempting to save the Erickson/Robillard garden in West Point Grey.

--Michael Kluckner

UPDATES AND NEWS

One of the Pegasus bas-reliefs from the Greyhound bus depot will be preserved, in situ, as a free-standing column on the city's brand new parking lot at Dunsmuir and Hamilton. We hope this will set something of a precedent for the city considering ruins as public art.

The fate of the bus depot raised some interesting questions. I mentioned last month the contradiction between the city's policy on automobiles in the downtown and its demolition of a building for a parking lot. Equally important,

though, was the city's inability, under its current policies, to consider a re-use for the building without demanding its complete updating on seismic, public safety, and you-name-it; at the Heritage Advisory Committee, Jim Green and I pointed out the absurdity of a policy wherein a bus depot through which thousands of people pass daily could not be converted into a contemporary art gallery, for example, through which probably dozens of people would pass daily, without first requiring a half-million or more dollars of upgrading. Greyhound itself is moving to the CN station on Main Street.

*At its last meeting in July, city council decided not to press the issue of the pending demolition of the unique concrete-block Georgian at 1550 Laurier. As the owner wants to build a brand-new heritage building on the site, council would have had to impose a heritage designation and perhaps then be challenged in court on the compensation clause of the Heritage Conservation Act.

*Clayburn's Heritage Day on July 26th was a resounding success again. A couple of thousand people enjoyed the summer sun and savoured the narrow streets, small brick houses, and superbly restored general store. Calgary architect Dan Jenkins spoke about the sense of community at Clayburn, contrasted it with the sprawl suburbs of the new countryside, and described his attempts in Alberta to create communities with a village feeling. The mayor of Matsqui made a statement which seemed to indicate that he favoured building a bypass to protect Clayburn from some of the traffic generated by nearby development. Vancouver heritage types who made the trek included me, Christine Allen, Mary MacDonald, Janet and Alec Bingham, Shirley Sexsmith, and Sue Andrews.

*The old Fairview Building--in fact the original, 1905, section of what we now call the Heather Pavilion at Vancouver General Hospital--has moved a step closer to preservation. A report to city council by Henriquez Production Ltd. is positive about the economics of restoring the original building and demolishing the half-dozen additions that have enveloped and hidden it since the 1940s, as long as the land is free (that is, that the retention of the building does not mean a loss of development potential for VGH elsewhere in the hospital precinct). Gregory Henriquez, who wrote the study, describes the potentially restored building and its gardens as "a jewel." According to the study, the Fairview Building could be used for retail, restaurant, office, laboratory or even special-needs residential. The Heritage Advisory Committee on August 10th endorsed the report, and supported its central premise--to restore only the original 1906 building amid parkland and gardens, and to "remember" the later additions to the site as ruins and landscape features rather than attempt to retain them, too.

*The Evangelistic Tabernacle at 10th and Quebec will become a multi-family residential building--a market-priced apartment or condo development--in a proposal from architect Adam Policzer. The 1909 landmark by Parr & Fee architects has stood vacant for years, and a proposal a few years ago to convert it into a performing arts centre came

to nought. The proposed project will be 26 apartment units within the shell of the brick church, with minimal or no alterations to the exterior walls, roof and windows, and a new "bonus" building in sympathetic style adjoining it to the west.

*City planning department is to engage consultants for a new land-use plan for Nelson Park. This one should be more positive than all of the previous go-rounds, because we know so much more about the heritage buildings on the site, the city's and Park Board's attitudes have matured considerably in the past several years, and the study will (we hope) examine the existing Nelson Park, which few observers or nearby residents feel is functioning successfully as open space. The formal study will commence in September and probably take about five months.

*Ballantyne Pier is up for a major redevelopment, evidently prompted partly by its deteriorating physical condition and partly by the need for more bulk loading and storage and cruise ship facilities. The pier consists of four huge sheds with brick and concrete entrance portals which, as facades, are the "heritage" of the place. Ballantyne dates from the early 1920s and has an interesting history: the spine of the pier sits on a berm which previously was a small island in Second Narrows; the removal of the island, which was considered sacred by local aboriginal peoples, apparently jinxed both Second Narrows bridges; the pier was the site of the famed 1935 Ballantyne riot, a seminal event leading to the On To Ottawa trek; even the pier's structure was a notable engineering achievement for its time. Ballantyne Pier is really the last vestige of Vancouver's historic waterfront. The redevelopment will save at least one of the portals and a portion of the interior of Shed One; the Heritage Advisory Committee is trying to convince the Vancouver Port Corporation to rejig the internal workings of the bulk warehouse so that the portal for Shed Four can serve as the entranceway for the railway line into the terminal. Sheds Two and Three--the ones visible from the harbour--are going to be much more difficult to save, and suggestions that they be replicated out of lightweight materials violate heritage conservation principles.

*Langara Golf Course clubhouse is for sale for a dollar. It has to be moved because it won't fit into the new, luxurious course layout. Everyone should visit it for a beer and a side of fries (no golfing necessary), as it is a very atmospheric building in a beautiful setting.
--M.K.

DOWNTOWN SOUTH HERITAGE

The Downtown South is the area bounded roughly by Burrard, Robson, Drake and Homer streets; it is characterized by predominantly low-rise warehouse and light industrial development, but also includes Granville Street, which runs its length. The city has rezoned most of the Downtown South for high-density, high-rise residential development. It is presently home to a significant number of low-income innercity residents, and encompasses a range of heritage buildings, many of which--particularly those on Granville Street--may be threatened.

To address the potential consequences of redevelopment, the city has formed the Downtown South Redevelopment Impacts Committee. The committee, chaired by city planner Nathan Edelson and made up of a wide range of community, business and professional groups, has been meeting once a month since March. Its mandate is to identify potential problems, relaying concerns and suggestions back to council.

Peter Vaisbord, Heritage Vancouver member, has been asked by the city to represent our organization in raising heritage issues affecting Downtown South. If you have any questions or concerns, he can be reached at 591-4129 (weekdays until September) or 734-4319 at home.

UPCOMING MEETINGS

Continuing our easy-going summer schedule, we are taking an outing to North Vancouver instead of holding a formal August meeting. The day is, as always, the third Wednesday of the month--August 19th--and we will meet at the Seabus terminal at the foot of Seymour at 7 p.m., take the Seabus to North Vancouver, walk the few blocks up the hill to the museum, and be given a custom tour of "Tokens and Tolls--Burrard Inlet by Ferry and Bridge" by curator and HV member John Stuart. Historical commentary and a review of the heritage issues facing North Vancouver City will be given on the way over by Michael Kluckner. Everyone is welcome--for those who are not au courant with B.C. Transit, the fare is \$1.35 each way.

The subsequent meeting, on Wednesday, September 16th, will be the first in our new location at Hodson Manor, 1254 West 7th Avenue. It will be a return to our meeting formats of the working months of the year--a business meeting at 7:30 p.m., followed by a speaker. Members of the city planning department will be presenting details on the new Strathcona "heritage" zoning and responding to questions (the Strathcona zoning goes to public hearing the following night). Plan to come along and inaugurate our new meeting space.

NOTICE OF ANNUAL GENERAL MEETING

Heritage Vancouver's first annual general meeting will take place on Wednesday, October 21st, at 7:30 p.m. at Hodson Manor, 1254 West 7th Avenue. The next issue of this newsletter will detail nominating procedures, executive positions and duties, and indicate who of the existing executive and directors will be wishing to continue on for a full year.

The HV executive currently consists of Michael Kluckner, president; John Atkin, vice president; Janine Bond, treasurer; James Lowe, secretary; Laurie Carlyle, membership and publicity; and Jo Scott-B, Mary MacDonald, Peter Vaisbord, Eliza Massey and Don Luxton as directors-at-large.



NEWSLETTER

September 1992 Volume 1 Number 9

President's Report

The campaign to preserve and designate the current library, which for years has seemed akin to pushing a boulder uphill, is gathering allies and looking almost positive. The most recent endorsement has come from a public figure who has a track record of picking winners, namely Brian Calder, the former alderman, real-estate consultant, and commentator on things urban. In the latest Vancouver magazine, he presented arguments for the retention of the building, including the one that may appeal even to those councillors who abhor 1950s buildings—the fear that a full-sized replacement tower would permanently degrade the Hotel Vancouver and Robson Street.

Concurrently, the city's plan to raise \$30 million from the sale of the Burrard and Robson site, and thereby finance a portion of the new library, is looking very iffy, even with a pre-approved demolition permit for the library building. The Housing and Properties Department, which is charged with the responsibility for marketing the site, prepared a report to council in August recommending that no heritage status be considered for the library; the Heritage Advisory Committee got to review the report, and received an acknowledgement from H & P staff that, in the depressed state of the commercial real-estate market, it was highly unlikely that the sale of the property would bring in the budgeted amount. Thus, argued the HAC, if there were going to be a "budgetary shortfall"—even before someone tries to erect the Moshe Safdie building—why not look again at the financing package? As it now stands, the city may lose the library building, get a huge tower at Burrard and Robson, and yet still have to go back to the voters for more money.

As always, the question of a new use is haunting plans to save the existing building. However, there are a few possibilities that could now, with downtown commercial real-estate in the doldrums, look almost practical. Firstly, there is the question of a downtown campus for UBC, which, by comparison with SFU and its renovated heritage building on Hastings Street, is looking isolated and irrelevant (a news flash from UBC a few weeks ago described a marvelous multi-level parkade which had just been completed in the heart of campus). Secondly, there is the idea of the library building becoming a new home for the Vancouver Museum, but as this would need a lot of civic money in addition to the kind of private donations which are now stretched tightly around the Whistler/Maui/West-side triangle, it looks to be more a hallucination than a dream. Thirdly, there is the possibility of using the city's planning leverage on one of the big projects in the downtown area; the one that comes to mind is the Marathon-developed Coal Harbour project, which as currently proposed features a performing arts centre marooned in the middle of a forest of office towers. As it is, stuck out in the middle of nowhere so to speak, further than walking distance from any transit link or bright lights, the Coal Harbour performing arts centre looks like a project from the 1970s, or perhaps even the 1960s, rather than from the 1990s. Perhaps Marathon could receive some sort of quid pro quo for that site, and public and private resources could be marshalled for the centrally located library building, to restore it and provide it with a use.

A year ago, when Dominion Construction was looking at restoring the library building and giving it to the city in return

for a density transfer onto the Hotel Georgia site, some time and thought went into investigating the conversion of the library into concert halls with entrances off the mezzanine and a posh restaurant on the light-flooded main floor. It looked feasible, but it was difficult to support because it was presented as a Hobson's Choice: the demolition of the Georgia was part of the package. Now that it appears Dominion has retreated from the marketplace, due to the glut of office space, etcetera, etcetera, and that a decision about the library does not necessarily mean the demise of the Georgia, it is possible again to examine options for the library building. The next couple of months should determine its fate.

Michael Kluckner

Notes and Updates

*Heritage Vancouver sent \$50 to support the ambitious restoration program at St. Paul's Anglican on Jervis Street in the West End. The St. Paul's congregation dates back to Yaletown in the 1880s, and the original church was moved by horse and wagon to the Jervis and Pendrell site before the turn of the century. The building, as it exists today, is one of the finest wooden churches in the city.

*The H is for Heritage primer mailed out with this newsletter fulfills a promise we made several years ago and every year since to produce something quick to read which explains the basic mechanics of heritage and preservation in this city.

*Heritage Vancouver will be publishing several booklets over the next few months which record original research by some of our members on hitherto-unknown aspects of the city's heritage. The study on the **Georgia Hotel**, which was researched earlier this year by Don Luxton, Cathy Barford, Christine David, Peter Vaisbord and others in response to that building's threatened demolition, proves the link between its architect and American commercial architecture, especially that of Seattle, in the 1910s and 1920s. Post-war housing styles on the **University Endowment Lands** is the subject of a major work by Janine Bond, assisted by Peter Vaisbord. The report on **Downtown South** heritage buildings by Peter Vaisbord and Richard Cavell, originally published by the Heritage Committee of the Community Arts Council, will be republished by HV. And, an annotated **Bibliography** of Vancouver heritage and history books, prepared by Janine Bond, will be published. Our intention is to sell these as near as possible to printing cost—we will not know the prices until next month at the earliest.

Next Meeting

The September meeting is Wednesday the 16th at our new location—Hodson Manor, at 1254 West 7th Avenue. At 7:30 p.m., we will renew acquaintances and have a brief business meeting before discussing the upcoming civic by-election. Mel Lehan from COPE and Lynn Kennedy from the NPA, both candidates for the councillor's seat vacated by Bruce Yorke, will be there to make brief statements and answer questions. At 8:30 p.m., Rob Whitlock from the planning department will make a presentation on Strathcona and its proposed RT-3 zoning which will, we all hope, save heritage buildings without setting the neighbourhood in amber.

Heritage Vancouver Society
NOTICE OF ANNUAL GENERAL MEETING
AND ELECTION OF OFFICERS AND DIRECTORS
Wednesday, October 21, 1992, 7:30 p.m.
Hodson Manor,
1254 West 7th Avenue, Vancouver

*Elections will take place for the following positions, which have a one-year term: President, Vice-President, Treasurer, Secretary, Membership and Publicity Coordinator, and six directors-at-large. Nominations will be accepted from the floor for all positions.

*All paid-up Heritage Vancouver members, as of the September, 1992, monthly meeting, will be entitled to vote.

*For further information, please call HV at 254-9411, or Michael Kluckner at 263-2795. As of this writing, all incumbents have agreed to have their names stand for the 1992-1993 year—complete details will be included in the October newsletter. The directors-at-large do not have specified duties, but attend and vote at the executive meetings and will, it is hoped, work on some of the HV projects during the course of the year.

*The AGM and elections will only take a half-hour or so, to be followed by a speaker at 8:30 p.m. Plan to attend!



NEWSLETTER

October 1992 Volume 1 Number 10

President's Report

To continue from last month's newsletter, the fate of the "old" library at Burrard and Robson is still up in the air. Although the City Manager's report to Council, recommending that the library site be offered for sale with a guaranteed demolition permit for the existing building, was approved in principle at a meeting at City Hall on October 1st, there was a spirited, lengthy discussion on heritage and planning issues involving the mayor and most of the councillors. As a connoisseur of city council punch-ups, I can state that this meeting was almost enjoyable, for it aired and debated heritage and planning issues without the churlishness which has so often marked the discussion of anything to do with preservation.

As a result of this discussion, although indicating they would test the waters to see how much money they could get for the unfettered site, council indicated they were open to alternatives. I don't know, when it comes to a vote, what their "fire sale" price might be for the site--that is, what price they will accept in order to get some money, albeit not as much as they had budgeted, to help finance "Rome on Robson."

The library debate commenced with Robert Lemon, the city's senior heritage planner, outlining for council the architectural and historical merit of the library, and putting it into the broader context of the post-1940s "Recent Landmarks" inventory of major buildings. He was followed by delegations to council: me, Brian Calder, Dominion vice-president George Sexsmith, Heritage Advisory Committee chair Lynn Bryson, and retired Director of the UBC School of Architecture Prof. Abraham Rogatnick, speaking in favour of retention and pointing out planning problems that could result from a full-sized tower on the Robson and Burrard site.

Out of it all came a promise--well, okay, almost a commitment--umm, well, not quite a pledge but more than a hint--that council might consider a creative finance/density transfer/zoning package to save the library. Such a package may emerge from an ad hoc committee set up by Brian Calder and me, which will be holding its first meeting on Friday, October 9th. It should be quite interesting. A very conspicuous onlooker at the council meeting on October 1st was Jim Cox of Marathon, the owner of the Coal Harbour lands; it has been suggested (though not by Marathon) that the proposed Performing Arts Centre slated for Coal Harbour could be the missing use for the vacant library building. Brian Calder has proposed opening up council's density transfer policy in order to sell the library's density in "pieces" to a maximum of 10 percent of any development site nearby; currently, council will only permit a density transfer to one receiver site but, as Calder argues, they could change that policy with a simple majority vote.

Since the council meeting, I had a very interesting chat with a member of the city's development community. He posed the unthinkable but perhaps inevitable question: how long will it be before the city admits that it cannot afford to build the new library it presented to the public? He argued that the economy is down and will likely stay down, that the nature of downtown development has changed irrevocably, and that it is time we changed our attitudes towards architecture and monuments and massive public building programs. As an alternative, he proposed the adaptive re-use of some existing downtown space to provide an affordable, flexible, 21st-century library. Very interesting, and the current library would come out of that process as a free building.

-Michael Kluckner

Notes and Updates

*Lynn Kennedy, the former chair of the Heritage Advisory Committee, was successful under the NPA banner in the civic byelection last month. Hers was the only vote against adoption of the City Manager's report, mentioned above, to offer the library for sale with a guaranteed demolition permit. Regrettably, she had not been sworn in as a councillor before the commencement of the RS-5 public hearings (see below) and so is unable to participate in the balance of the hearing.

*The new RT-3 zoning for Strathcona, explained by planners Rob Whitlock and Cindy Chan Piper at our September meeting, passed into law at the public hearing held September 17th. The council chambers were packed to the rafters for the public hearing, but for South Shaughnessy, not Strathcona, and there were only a few speakers concerned with Strathcona, including Michael Kluckner representing HV and a chap who manufactured cement roof tiles and thought they should be added to the design guidelines as an acceptable material. HV's comments were greeted with interest by some councillors and skepticism by others. Councillor George Puil asked: "Do you mean to say that we should allow a 3 FSR apartment building on a 25-foot lot next to a single-family house?", and appeared astonished to learn that that indeed had been the historical pattern in the neighbourhood. Perhaps he has never been there.

*The South Shaughnessy RS-5 public hearings will probably set a record for length and hyperbole. At this writing, in early October, 38 of 110 speakers have been heard after about four hours of sweat and semantics spread over two evenings. The hearings resume October 13th at the Plaza 500 ballroom. If passed, RS-5 will be a pretty effective preservation zoning, like the "Pitts Stop" RS-3 zoning, for the blocks of Shaughnessy between 25th and 37th. Although the zoning is strongly advocated by the local property owners association, the community is split, evidently along racial lines, over whether to support it.

*The alienation of much of the public golf course community from its elected representatives seems complete. At its meeting on September 29th, a majority of council refused to hear representatives of a large group of golfers who had invaded city hall, demanding that the city deny the parks board its wish to borrow nearly \$30 million to re-do the Langara, McCleery and Fraserview links. The three club-houses, which have considerable heritage merit and nostalgic associations (as does the landscaping surrounding them), will almost inevitably be demolished.

*A not entirely silly suggestion: if the parks board can pay off nearly \$30 million to rebuild its golf courses by raising green fees by \$7 a round, why not raise them \$14 a round and buy the library at the same time?

*The "Recent Landmarks" program of the City Planning Department moved another step towards adoption this month, with city council directing staff to begin the notification of owners of buildings from the period 1940 to 1970 which are proposed to be added to the heritage inventory. The program is explained and illustrated by a very handsome brochure designed by John Atkin, copies of which we hope to distribute at the next meeting.

Next Meeting:

The AGM and Other Business

Heritage Vancouver's first Annual General Meeting will take place on Wednesday, October 21st, at 7:30 p.m. at Hodson Manor, 1254 West 7th Avenue. The president promises to get the Annual General Meeting portion of the evening completed in record time. Following, at 8:30, Jim Wolfe, the president of the New Westminster Preservation Society, will speak and show slides on the topic "New Westminster Houses, Then and Now."

The HV executive currently consists of Michael Kluckner, president; John Atkin, vice president; Janine Bond, treasurer; James Lowe, secretary; Laurie Carlyle, membership and publicity; and Jo Scott-B, Mary MacDonald, Peter Vaisbord, and Don Luxton as directors. The duties of the five "name" positions--president, vice president, treasurer, secretary, and membership-and-publicity coordinator--are as one would expect. In addition to running the meetings, attempting to direct the society, and coordinating the efforts of the rest of the executive, the president at the moment also speaks for the society at public hearings and to the media. The directors attend the executive meetings, vote, and work on projects such as the Student Art Show and the newsletter.

The executive as listed above is standing for election at the Annual General Meeting. We wish to add two directors to the executive, and hope that at least two members will offer their services for those positions. As well, the society will be accepting nominations from the floor for all positions, and voting on the following amendment to the HVS constitution:

"THAT the term of office of the Treasurer be two years."

At the August executive meeting, we revised our membership policy to simplify renewals and record keeping. As of the September meeting, Heritage Vancouver will offer only one-year memberships, to be renewed each October. Because of our satisfactory financial position, all existing one-year HV memberships will expire in October, 1993, and existing three-year memberships will expire in October, 1995. New members joining from October through March will pay for a full year; from April through June will pay half fees; and, from July through September will pay full fees for membership which will last through until the October of the following year.

"H is for Heritage," again

With this newsletter, we are sending out a new copy of "H is for Heritage." The one mailed last month turned out to have glitches, namely the lack of several lines of text. Such is life.



NEWS - LETTER

PRESIDENT'S REPORT

It was with great pleasure that we concluded Heritage Vancouver's first annual general meeting in nineteen minutes flat, including introductions and speeches. Brevity is next to godliness, so we were able to spend the balance of the hour allocated to the AGM on a discussion of current issues, and then enjoy Jim Wolf's slides and comments about heritage preservation in New Westminster. Mr. Wolf was a very entertaining speaker, and a number of us were struck by the similarities between heritage preservation in Victoria and New Westminster: in both cities, the significant houses are owned and restored by friends who belong to the local heritage societies and are opened for teas and so on. We in Vancouver are so much more planning oriented, rather than being focused on the conservation of individual buildings; real-estate values obviously have a lot to do with that.

I made a few comments at the meeting about Heritage Vancouver which I hope none of us will ever lose sight of: that the meetings have to be fun; that we provide the maximum number of opportunities for new people to become involved, and learn, and develop and present new programs; that we always choose financial solvency over expansion; and, that our primary focus be education of the general public. The report on the AGM below, and the publication program described in the last couple of newsletters, indicate that we have come a long way in the first year.

From early in December until the end of February, Christine and I will be away from Vancouver, travelling. See you in March.

-MICHAEL KLUCKNER

ANNUAL GENERAL MEETING

The sign-up sheet circulated at 7:30 p.m. indicated that 32 people were in attendance. Treasurer Janine Bond circulated an interim statement of revenues and expenses: the major items of revenues were membership fees, at about \$1,700, and walking-tour tickets, at about \$1,600; our expenditures included almost \$1,100 for postage and phone and \$100 for the post-office box; the all-important bottom line indicated that HV had earned \$1,700 more than it had spent. Acceptance of the treasurer's report was moved/seconded by John Stuart/Margaret Walwyn, and approved unanimously. The elections were run by former director Eliza Massey, and resulted in the return of all incumbents: *President* Michael Kluckner, *Vice-president* John Atkin, *Treasurer* Janine Bond, *Secretary* James Lowe, *Membership and Publicity Coordinator* Laurie Carlyle, and *directors* Mary Macdonald, Jo Scott-B, Peter Vaisbord and Don

Luxton. Two new directors were elected to the executive: Maurice Guibord and Fiona Avakumovic.

A motion to make the Treasurer's term of office two years was passed unanimously, and the meeting adjourned at a few minutes to eight.

NOTES AND UPDATES

¶ Although Woodward's on Hastings Street will be closing early in the New Year, there appears to be little imminent danger to the building itself, due partly to its immense size (evidently a floor space ratio of 6 at least) and partly to the generally depressed state of the economy—certainly that of the Victory Square area. There is probably still a good chance that the building will be converted into housing by DERA, and Jim Green was seen on TV brandishing a perspective drawing to that effect—a drawing that dated to the palmy Trilea period of a few years ago. Although indications were that Woodward's management wanted to remove the landmark W from atop the building at the first opportunity, a variety of civic interests have disapproved, in the form of a firm letter from the city, a smooth-as-silk letter from HV, an editorial-page column in the "Courier" newspaper, comments by Robin Ward in the "Sun," and a statement by Jim Green that the W simply had to stay on the skyline. The removal at the beginning of November of Hani Zayadi as president of the organization is perhaps also significant, for Woodward's has since been at pains to tell the public how much it values its venerable role in the community and how concerned it is for the fate of its employees.

¶ Another victim, although probably only a temporary one, of the current economic quagmire is the proposed office tower on the Hotel Georgia site. George Sexsmith, the senior vice-president of the Dominion Company which was to build the project, has used the opportunity presented by the slow-down to take a year's sabbatical. However, Dominion, which wishes to make an effort to save the current public library building, has evidently put in a bid for the library's air rights—stockpiled density which it would theoretically add to the 9 FSR it could already build at Georgia and Howe. (The Dominion Company and the Bentall family are the topic of a lecture sponsored by the Urbanarium Society as part of its "Builders of Vancouver" series, at Robson Square Conference Centre on Wednesday, November 25, at 6:30 p.m. At the lecture, there will likely be some interesting pictures and commentary about Charles Bentall's pioneering structural work in the city, including the "Sun Tower" and the dome on the Courthouse/Art Gallery.)

¶ We trooped out to 2526 Wall Street on October 25th to see the extensive, ambitious renovation and restoration of a 1911 house being undertaken by HV member Donna Cottell and her firm DC Homespace Projects. The house has been restored outside and is being extensively reworked inside to create some innovative spaces which manage to retain their period feel. October 25th was "Parade of Home Renovations" day for the Greater Vancouver Home Builders' Association, and it was interesting to see the number of renovations advertised by the association as "heritage"—in the past, it has seemed that most local housebuilders have had the same relationship with heritage homes as Colonel Sanders has with chickens.

¶ The Parks Board is pressing ahead with its redevelopment plans for Langara Golf Course, in spite of heated opposition from a substantial segment of the public-course golfing population. I went along to the Parks Board meeting on the first Monday in November to argue against the plan, due to the loss of fifteen acres of forest, the "heritage landscape" around the clubhouse and, not surprisingly, the clubhouse itself, which is the oldest public-course clubhouse in the province. Although I got nowhere on the broader conservation issue, I received some sympathy about the clubhouse and, if I can count as well as I think I can, I would not be surprised if the Parks Board votes to retain the clubhouse and incorporate it into the new course.

¶ Also at that Parks Board meeting, there was a staff proposal to demolish 2027 West 6th Avenue, a 1909 house which is part of the streetscape of heritage buildings in Delamont Park. The Board agreed to defer its decision on the house until later in November and, with luck, will vote to allow the house to continue to exist until a proper plan for the proposed park is prepared. In the meantime, a few of the most seriously dilapidated heritage houses on Nelson Park in the West End have been fixed up and painted. Congratulations to whoever made that happen!

¶ The proposal by the owner to demolish the California Bungalow at 3010 West 5th received front-page coverage in local newspapers. The house in question is part of one of the city's heritage-inventory streetscapes. The owner and his designer presented their plans for a new two-storey front-back duplex to the Heritage Advisory Committee early in the month, and were told their proposal was unacceptable (it didn't help their cause that the designer referred to 3010 West 5th as a "so-called heritage house"). The owner is now working with the city's planning department to come up with a design which incorporates most of the heritage bungalow and will, at least as much as possible, retain the period streetscape.

¶ Another heritage development which, in its initial form, engendered a lot of neighbourhood hostility, is the proposal to retain the "A"-listed house at 2030 Whyte Avenue on Kitsilano Point. As first proposed, the development was to see the heritage house moved to one side of a double lot and two infill houses constructed; that has now been modified to one infill duplex on the sideyard, and less overall density on the site.

¶ The old house at 5709 Wales, near Avalon Dairy in east Vancouver, will be retained and restored as part of a family housing project sponsored by the local Lutheran church. The proposal, by architect Linda Baker, has been revised twice through the Heritage Advisory Committee.

¶ The report to city council from the ad hoc committee on the current Vancouver Public Library is expected any day now. It will provide alternatives to demolition of the building and sale of the site for a new office tower.

¶ Although it is only a rumour, apparently the assault has already begun on Strathcona's real heritage buildings by developers willing to build ersatz ones conforming to the new RT-3 guidelines. The HV argument against the RT-3 zoning schedule was that there was too much incentive to demolish, rather than restore, the historic buildings, and that there were a number of builders in Vancouver, such as Actual Developments, who are more than willing to conform to heritage guidelines. Whereas Actual's high-quality houses are welcome additions to most of Vancouver's dog's-breakfast neighbourhoods, it would be nice to keep areas like Strathcona as intact as possible with authentic historic buildings.

¶ CityPlan, ungrammatical name and all, is about to commence its process of involving the citizenry in charting a course into the murky future, and the task before us is to ensure that Heritage—in the broadest possible sense—is completely integrated into future land-use and planning. This means not just the retention of inventoried heritage buildings, but the recycling and restoration of as many buildings as possible, and the retention of the urban forest, as part of an overall conservation mentality for the city. We will be discussing CityPlan at the November meeting.

¶ The Alexander Mitchell house at the south-east corner of Fraser and 12th may become the catalyst for the formation of an East Mount Pleasant Heritage Preservation Society. The rapidly deteriorating, "A"-listed farmhouse has been bought and sold several times during the past few years, and is currently boarded up, with some of its gingerbread stripped away, while a new owner is sought who will undertake a five-unit development and restoration of the site (the fifth unit would be the heritage bonus; the duplex zoning would allow four units on the double lot if there was no heritage building there).
-M.K.

N E X T M E E T I N G

At HV's November 18th meeting, to be held at 7:30 p.m. at Hodson Manor, 1254 West 7th Avenue, there will be the normal round of discussion and comment until 8:30, when Michael Riste, President of the B.C. Golf Home Society (which operates the B.C. Golf Museum), will be speaking about golf and heritage and illustrating his talk with slides. The timing is significant, as November is the centennial of the opening of Vancouver's first links, the Jericho Golf and Country Club, which operated until 1939. The December meeting, on the 16th, will be social and festive, with a Christmas potluck. Details will follow in next month's newsletter.



NEWS - LETTER

A R O U N D T O W N

Michael Kluckner, Heritage Vancouver's President is off touring Spain, France, Italy, etc. for the next 3 months. So, you will have to put up with John Atkin, the Vice President, for the next little while.

What's new this month, well of concern for a lot of us, is the 1907 Arbutus Grocery Store at the corner of Arbutus and 6th Ave. This "A" on the inventory has been boarded up for the last few weeks while "renovations" have been going on inside. Just what is going on is unclear because no one at City Hall knows, and they own the building, but the people doing the work say they are working for the City. *You figure it out.* We will be watching this one closely.

Peter Vaïsbord from Heritage Vancouver did an interview with Rogers Cable 4 and their Eastside Story program. Peter was interviewed about the fate of Ballantyne Pier. The pier sits at the foot of Hawks Ave and is the last of the many decorated sheds that could be found along Vancouver's waterfront. In this instance the Port considered the heritage value of the pier and in their original proposals called for the retention and restoration of the eastern shed facade but the demolition of the western one to be replaced by a new building serving as both a freight and cruise ship terminal. The Port is to release its revised plan shortly.

Heritage Week [February 14 -21] will be upon us faster than you think and so that means its time to decide who and where we will offer our very popular and important fundraising walking tours. John Atkin will be giving the Grandview tour from the book *Heritage Walks Around Vancouver* and hopefully other members will lead walks this time out. They are always popular and fun.

Speaking of walking tours, Heritage Vancouver and the Blue Horizon Hotel have teamed up to offer Heritage Getaway Weekends. So instead of the usual romantic candle lit dinners and bubble bath promotions a lot of hotels go in for, the Blue Horizon is trying something new. The Hotel will offer for 2 : accommodation, breakfast, bus tickets, assorted pamphlets and an escorted tour by a Heritage Vancouver guide. The minimum number needed for a tour will be 10 people and the Hotel will pay Heritage Vancouver 10 dollars per person. We will then be offering guides 50% of that for their time. The Blue Horizon will be offering this package on alternate weekends throughout the year except August.

And speaking of Heritage Week, its time to start getting the nominations ready for the 1992 Heritage Awards. The nomination forms are available from the Planning Department and they will be at our December and January meetings too. This year there seems to be a number of projects worthy of nomination and the more nominated the better.

Catagories for awards are:

- 1 a - Restoration and adaptive reuse of heritage buildings
- 1 b - Partial restortation or continued maintenaoe of a heritage building
- 1 c - Compatible new design in a heritage context
- 1 d - Innovative engineering techniques in the structural upgrading of heritage buildings
- 1 e - Community or neighbourhood revitalization
- 1 f - Landscape preservation
- 2 a - Heritage conservation advocacy
- 2 b - Craftsmen or tradesmen skilled in restoration/ conservation methods
- 3 - Heritage publication, education, scholarship or exhibit

Moura Quayle from U.B.C. who headed up the Urban Landscape Taskforce this past year will be the keynote speaker at the awards. At the time of writing a location for the awards ceremony has not been confirmed.



~Terra-Cotta~

As part of the Heritage Week activities there will be a Technical Workshop on Architectural Terracotta

The care and conservation of architectural terra cotta - a popular decorative building material in commercial buildings in the early 20th century - will be the focus on a one-day intensive workshop.

The workshop will combine technical discussions and a walking tour to examine various buildings in downtown Vancouver which illustrate terra cotta deterioration and good conservation practice.

The primary guest speaker will be international conservation consultant, Martin Weaver, A.A. Dipl., Director of the Center for Preservation Research, Columbia University in New York. It will include four key topics:

- Terra Cotta as a Building Material
- Construction Methods
- Problems Associated with Deterioration
- Conservation Techniques

This workshop will be of interest to architects, engineers, contractors, building inspectors, government officials, Heritage Advisory Committee Members, as well as owners and managers of terra cotta buildings.

Co-sponsored by the City Program Interdisciplinary Advisory Committee, the Vancouver Heritage Conservation Foundation, and the Association for Preservation Technology International - Vancouver Chapter.

SATURDAY, FEBRUARY 13, 1993
FROM 9:00 A.M. TO 5:00 P.M.

AT

SIMON FRASER UNIVERSITY AT HARBOUR CENTRE,
SAUDER INDUSTRIES POLICY ROOM 2270

REGISTRATION:

WORKSHOP SESSIONS, LUNCH, AND WALKING TOUR, \$ 95.00;
OWNERS OF TERRA COTTA BUILDINGS AND STUDENTS, \$ 75.00.

FOR MORE INFORMATION PLEASE CONTACT 291-5100.

On December 5th the ribbon was cut opening the Mission Museum and Community Archives Building. This building is the former Bank of Commerce which was one of the bank's many branches that used the B.C. Timber and Trading Company's innovative prefabricated building system. The building has been restored and if you're in Mission its worth a look. You can find the Museum at 33201 2nd Ave in Mission.

Our December Meeting will be a relaxed affair so bring some Christmas Cheer and baking and toast the season with us. We won't have a speaker this month instead we will have a slide projector set up and everyone is invited to bring their most interesting or boring or even just plain curious slides which we can then show. So dig around and find 5 or 10 slides and bring them along.

Talks by author Bruce Hutchinson and the Historic Railway Society are planned for upcoming HVS meetings. *See you there!*

Seasons Greetings
to all and a
Happy New Year