



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 20, 2022

TIME: 11:00 am

PLACE: Cascadia Room, City Hall / Webex Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Brian Fukushima brian.fukushima@vancouver.ca*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>*
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Roll Call and Welcome **11:00 – 11:05**

Chair to acknowledge we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Leave of Absence Requests **11:05 – 11:10**

Approval of Minutes – May 30, 2022 **11:10 – 11:15**

1. 507 – 521 Hawks Avenue **11:15 – 12:00**
515 Hawks Avenue VHR 'B'
521 Hawks Avenue VHR 'B'
DP-2021-00929

Erected between 1903 and 1904, the houses at 507, 515, and 521 Hawks are valued for their association with the British Columbia Mills Timber and trading Company (BCMTT) which pioneered “prefabrication” construction in the region. The company existed from 1889 to the late 1920s and produced prefabricated houses and institutional buildings which were shipped in modular pieces as far away as San Francisco. Over time the pre-fabrication industry, although innovative, was not financially viable, and the company did not survive the economic downturns which followed the earlier building booms.

These three houses are the earliest known examples of the BCMTT's prefabrication system and are valued as three of only eight known BCMTT buildings remaining within Vancouver (one of which is the Presbyterian church at 1795 Napier Street), and as the only surviving grouping of

BCMTT houses in the city. Two of the three buildings still clearly illustrate BCMTT's unique sectional building system with their distinctive vertical battens. The houses were designed originally as rental structures for workers employed at the nearby mills. 515 and 521 Hawks are each listed on the Vancouver Heritage Register in the 'B' category. The house at 507 was not added to the Register in the past, likely due to modifications which have occurred to it over time.

The three houses are owned by separate owners but the land was never subdivided into smaller lots as would typically be the case over the years. This has produced challenges for the owners because of this unusual and complicated arrangement. The application proposes to subdivide the existing parcel into three lots – one for each house. The houses at 507 and 515 will be rehabilitated and protected by a Designation By-law. The house at 521 Hawks will be left as is. The HRA would provide for the subdivision and the necessary zoning variances.

Issues:

- Support for the overall proposal, including the proposed HRA
- Support for the heritage designation of 515 and 521 hawks Avenue
- Support for the Conservation Plan

Applicants:

Elana Zysblat, Heritage Consultant
Paige Gardiner, Owner
Grant Harder, Owner

Staff:

James Boldt, Heritage Planner
Mary Tuiza, Project Coordinator

Attachments:

- Drawings
- SOS and Conservation Plan

2. 102 East Pender Street (Sun Ah Hotel and Ho Ho Restaurant) 12:00 – 12:45
VHR 'B'
SI-2021-00527 / SI-2021-00528

Constructed in 1912, the Sun Ah Hotel (originally the Queen Anne Rooms) has heritage value for its association with Loo Gee Wing a prominent and controversial businessman and developer, the pattern of immigration and development in Chinatown, its architecture, its long association with the Lung Kong Tien Yee Association, and the Ho Ho Restaurant.

The Sun Ah Hotel was built by businessman and developer Loo Gee Wing during a period of expansion in Vancouver's Chinatown. The four storey building was designed by Richard T. Perry in partnership with Raphael A. Nicolais, and is distinctive for the coarse texture of the brickwork and relief decoration which epitomizes the hand-built values of the Arts and Crafts style.

Heritage value resides in the building's long association with the Lung Kong Tien Yee Association, a branch of the original San Francisco organization established in Vancouver in 1923, which has owned the property since 1926. Many of the properties in Chinatown were

owned by the Societies as an investment for members. Additional heritage value is found in the long association of the building with the Ho Ho Restaurant (ground floor and mezzanine) which was opened in 1954 by the Quon family, and closed in the 1990s. The building is listed on the VHR in the 'B' category and is municipally protected.

The current sign applications are to replicate the Ho Ho Restaurant with some modifications to meet current by-law requirements, with the intent of re-opening a restaurant which is reminiscent of the original Ho Ho. As part of the signage applications, a heritage façade grant is being sought. This program is available to assist owners and tenants with the costs of rehabilitating heritage building facades. The program covers 50% of costs up to a maximum of \$50,000 per principal façade, subject to review of conservation measures and cost estimates. Grants are delivered through the Capital Budget in concert with the Heritage Façade Rehabilitation Program Policies and Procedures and would be made available as prescribed in the policy.

Issues:

- Support for the replications of the Ho Ho Sign
- Support for the Conservation Plan
- Support for a façade grant of up to \$50,000 as per the Heritage Façade Rehabilitation Program Policies and Procedures

Applicants:

John Atkin, Historian / Heritage Consultant

Staff:

James Boldt, Heritage Planner

Attachments:

- Sign Drawings
- SOS and Conservation Plan

3. New Business

12:45 – 1:30

ADJOURNMENT

Next Meeting:

DATE: Monday, July 11, 2022
TIME: 11:00 am
PLACE: Cascadia Meeting Room / WebEx

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