



## Heritage Vancouver

www.heritagevancouver.org  
info@heritagevancouver.org  
604 254 9411

309 – 268 Keefer Street,  
Vancouver, BC  
V6A 1X5

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Niall Coffey, Project Coordinator, City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1V4

### **Re: 2590 Point Grey Rd (DP-2019-00275)**

This current DP application involves two listed heritage buildings, an A-listed house at **2590 Point Grey Road (1908)**, and a pre-1908 character home, at **2564 Point Grey Road (c1906)**.

We have several serious concerns regarding the proposed treatment of these two heritage buildings.

### **2590 Point Grey Road: Heritage Register A-Listed**

This prominent house is one of the oldest original homes in this neighbourhood. It was built in 1908 for William Henry Forrest, a CPR employee and real estate developer. Its Queen Anne Revival style is exemplified by its corner turret, reflecting its position at the intersection of Trafalgar Street and Point Grey Road and facing the waterfront. It has been minimally altered throughout its history, and its original remaining elements include cedar shingle cladding, granite porch columns, granite foundations, wood window assemblies, art glass feature window, wood doors and moulding, front porch/verandah, etc. Other site features include granite gate posts at the entry to the property.

It is our understanding that there is no Conservation Plan for the A-listed home, aside from the Statement of Significance. What can we expect from the Heritage A-listed building—**the highest categorical listing**—in terms of original fabric retention?

Our concern is around replacement of original fabric, and that this will end up as a faux-heritage house—basically volumetric preservation—where the majority of both interior and exterior period materials are removed with only minimal original framing remaining, with other materials replicated/replaced. The plans reviewed to date indicate the stripping of the building and the re-installation of all new material, including siding and windows. We hope this will not be the case, and strongly suggest that the Parks Canada Standards and Guidelines be followed for this Heritage A-listed asset.

As stated in the DP application:

***“The exterior building look will be kept intact with minor modification”***

What does the “look” refer to? “Look” does not suggest retention, nor have we seen any indication yet of fabric retention on the submitted plans.

***“The whole interior layout will be entirely modified”***

This does not indicate or suggest any period retention, or elements.

***“All the windows will be replaced with energy efficient windows that will be similar in look and size.”***

The original windows are indicated with replacements instead of refurbishment, again with “look” not being defined, along with “similar”. We encourage the rehabilitation of the key period windows, potentially incorporating more energy-efficient glass, such as solutions that Vintage Woodworks Inc. offers with historic window refurbishment.

If the majority of fabric of an A-listed heritage asset is replaced, then **what exactly is A-listed and protected if the structure is entirely rebuilt and replicated?**

### **2564 Point Grey Road**

This house was the early long-term residence of Lt. Col. Geo. M. Endacott from 1908 to the 1940s. Endacott was, in short:

- One of Kitsilano’s earliest residents from its early formation years
- Was part of group of pioneer Kitsilano visionaries, who pooled \$1,500 of their own funds to purchase a 1-acre plot of property in March 1909, saving it from CPR lot divisions. The following year, the City of Vancouver refunded the money to the donors, realising the value that this group had the foresight for a public beach park. This property **became Kitsilano Park**, which the City subsequently expanded.
- Was President in 1908 of the Kitsilano Ratepayers Improvement Association
- Former Parks Board Commissioner in 1913-1914
- Kitsilano’s early evolution was, in part, because of this early resident’s contributions
- Why does the Site Plan indicate on lot 4, in front of the actual garage, “existing garage (to be demolished)” labelled on what is fact an early house pre-1908 house and not garage. Water permit records indicate a hookup in 1906. No formal Heritage Assessment of this potentially significant house has been undertaken, only a Character Assessment.

We request:

- That a formal SoS be undertaken to National Heritage Standards.
- That the important legacy of this residence of Col. Endacott be noted and evaluated.
- Since the home is such a small footprint, that its relocation as a potential infil within the lots be explored, or moved off-site (for example, to the City-owned properties within the Delamont Park area, also containing early Kitsilano character/heritage homes, currently being used as affordable rental units), to honour the legacy of one of Kitsilanos’s early visionaries, rather than simply demolishing this key link to early Kitsilano’s development.

Respectfully submitted,  
Heritage Vancouver Society

Lt. Col. Geroge Endacott  
of 2564 Point Grey Road  
CVA AM54-S4-1 (album)



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