



## Heritage Vancouver

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

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

April 2, 2019

Derek Robinson  
Rezoning Planner, City of Vancouver  
453 West 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1V4

### **Re: Public Hearing April 2, 2019 for CD-1 Rezoning application — 2715 West 12th Avenue (Kitsilano Lutheran Church)**

We request an independent Heritage Assessment and Evaluation, to National Heritage Standards, be undertaken on the existing building and site.

In the CoV Policy Report dated February 26, 2019, the comment “*The site is occupied by a church building constructed in 1948, which is currently vacant and not a candidate for addition to the Vancouver Heritage Register.*” is both troubling and concerning. The basis and determination of the comment is unknown at this point—all the more considering as it’s **a prime example of immediate post-war church architecture in Vancouver**, designed by noted architects Joseph Francis Watson & Harold Nelson Semmens in 1947 for the Kitsilano Lutheran Church.

- **J. F. Watson** served as the President of the Architectural Institute of British Columbia (AIBC) in 1945-1946, and was one of the founders of UBC’s School of Architecture.
- **H. N. Semmens’** work starting from the late 1940s is credited with several key modernist works, along with various top medals in architecture. Some of his key designs are the *Vancouver Public Library* (1956-57) on Burrard at Robson Street, *Hycroft Apartments* (1950) at Granville & 15th, and the brilliant *Collingwood Branch Public Library* (1950) at Kingsway & Rupert .

Since Vancouver continues to eradicate its architectural legacies and built form examples of cultural properties without evaluating what is being demolished—at a minimum, a Heritage Assessment and Evaluation then potentially a Statement of Significance (SOS) will serve as a baseline for proper determination, and also document this site for the future.

This request should be included within Appendix B of Conditions of Approval for this project.

Unfortunately the site was not included within the existing Heritage Register resources, since many properties’ provenance and importance only come to light when threatened with redevelopment, such as this example. The Heritage Register also exists as a living document, meant to be added to and updated when properties are identified, then allowing potentially for various bonuses to aid in potential unique redevelopment opportunities.

Respectfully submitted,  
Heritage Vancouver Society

cc Vancouver Heritage Commission

**Reference**

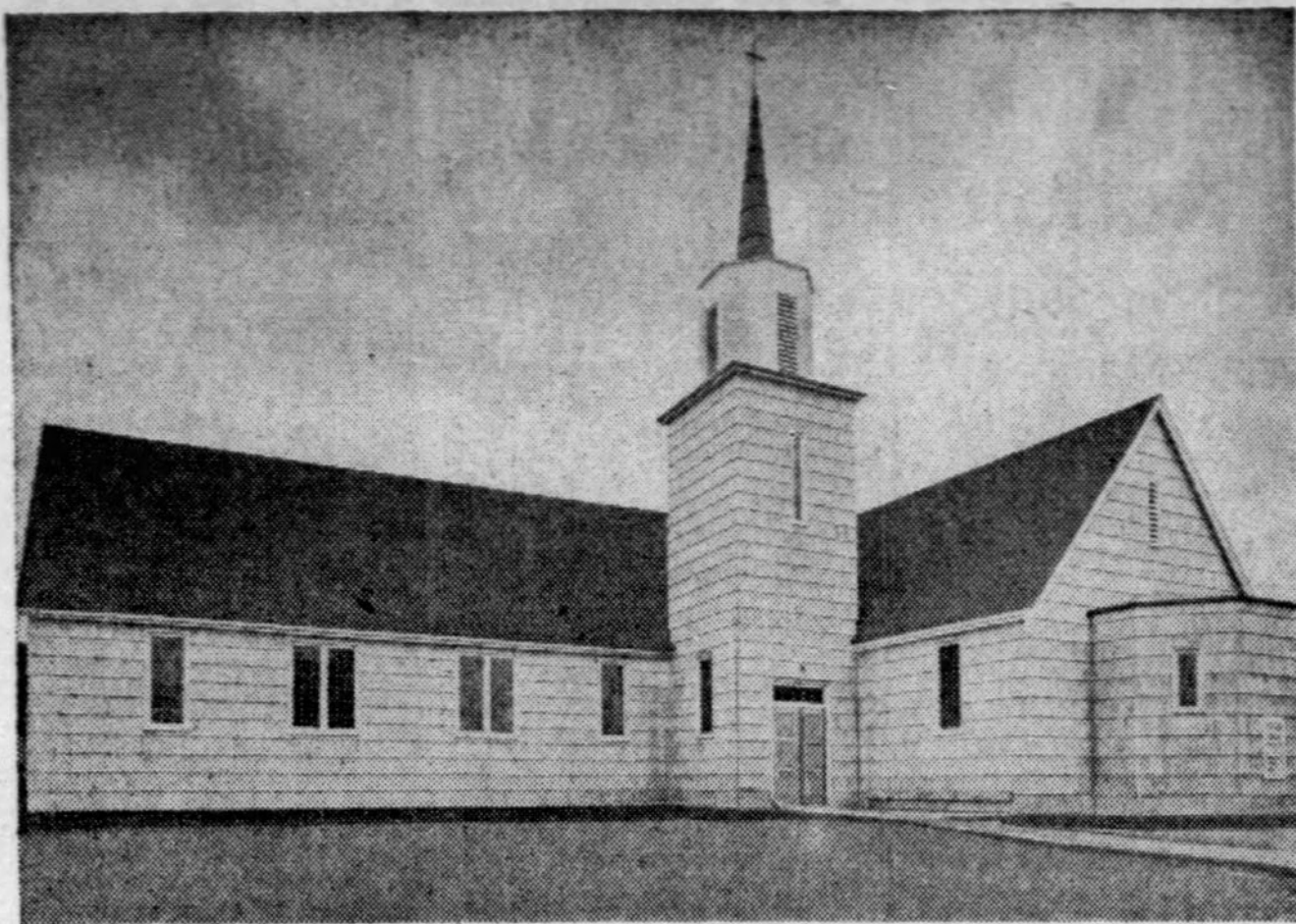
CoV Policy Report February 26, 2019  
<https://council.vancouver.ca/20190312/documents/p3.pdf>

*Background/Context*

*1. Site and Context*

*The site is occupied by a church building constructed in 1948, which is currently vacant and not a candidate for addition to the Vancouver Heritage Register. No residential units or tenants are currently present on site.*

Newspaper clipping  
The Vancouver Sun, April 10, 1948, p24



**DEDICATION** of the new Kitsilano Lutheran Church will take place at special services on Sunday. Rev. C. Baase will be guest speaker at 10:30 a.m.; Rev. W. A. Raedeke of Edmonton at 3:30 p.m., and Rev. A. Fenske of Cloverdale at 7:30 p.m. The church, which is of New England type of architecture, consists of nave, church hall, kitchen and other facilities. It is situated at Twelfth and Stephens. Rev. C. Beiderwieden is pastor.