



District of West Vancouver

Heritage Designation Bylaw No. 4891, 2016
(1425 Gordon Avenue)

Effective Date: June 6, 2016

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District of West Vancouver

Heritage Designation Bylaw No. 4891, 2016

A bylaw to designate 1425 Gordon Avenue as protected heritage property.

WHEREAS the Council of the Corporation of the District of West Vancouver considers that the Vinson Residence located at 1425 Gordon Avenue has heritage value and heritage character, and that the designation of the property is desirable for its conservation; and

WHEREAS the owner of the Property has requested that this bylaw be adopted; and

WHEREAS the owner of the Property has entered into a Heritage Revitalization Agreement with the District pursuant to section 610 of the *Local Government Act* in which, in return for certain variances of District bylaws that would otherwise prohibit the development in accordance with the owners plans for the Property, the owner has waived any entitlement to compensation to which the owner would be entitled to by section 613 of the *Local Government Act* should the designation effected by this bylaw reduce the market value of the Property;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

1.1 This bylaw may be cited as “Heritage Designation Bylaw No. 4891, 2016.”

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

3.1 In this bylaw:

“Normal Repair” means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality, except where the element being replaced is not original to the building in which case a Heritage Alteration Permit is required;

“Property” means that parcel of land in West Vancouver, British Columbia, having a civic address at 1425 Gordon Avenue and a legal description of LOT 18 NORTH EAST ¼ OF DISTRICT LOT 1054 PLAN 6811 and Parcel Identifier: 010-775-480;

“DBH” means Diameter Breast Height measured 1.4 metres from the ground;

“Vinson Residence Statement of Significance” means the document having that name prepared by Donald Luxton and Associates Inc., and dated October 2015, a copy of which is attached to this Bylaw as Schedule A.

Part 4 Heritage Designation

4.1 The property having a civic address of 1425 Gordon Avenue and a legal description of LOT 18 NORTH EAST ¼ OF DISTRICT LOT 1054 PLAN 6811 and Parcel Identifier: 010-775-480 is designated as protected heritage property under section 611 of the Local Government Act.

4.2 The designation applies to the following:

4.2.1 All aspects of the exterior of the Vinson Residence including without limitation the exterior aspects that are specifically listed as Character Defining Elements of the building in the Vinson Residence Statement of Significance;

4.2.2 Those aspects of the interior of the Vinson Residence that are specifically listed as Character Defining Elements of the building in the Vinson Residence Statement of Significance;

4.2.3 All native trees on the Property having a DBH greater than 25 centimetres; and

- 4.2.4 Other landscape features identified as Character Defining Elements of the property in the Vinson Residence Statement of Significance.

Part 5 Heritage Alteration Permit

- 5.1 All alterations to the elements and features of the Property referred to in section 4.2 require a Heritage Alteration Permit, except:
- 5.1.1 Normal repair and maintenance of the Vinson Residence carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999;
- 5.1.2 The removal or pruning of a native tree which, due to its location, condition, health or any other circumstances, as determined in writing by an Arborist certified by the International Society of Arboriculture, or by the Municipal Arborist, presents an imminent danger of falling and causing injury to a person or damage to property, provided that:
- (a) the District is notified of the removal or pruning within two business days and that the tree or portion thereof is left on the Property for the District's inspection and instructions as to disposal; and
 - (b) within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a Heritage Alteration Permit for such removal and take all action necessary to obtain issuance of such permit and shall abide by any terms and conditions of the permit, including a requirement to plant replacement trees.

Part 6 Delegation

- 6.1 The Council delegates to the Director of Planning and Development Services the authority to issue heritage alteration permits to authorize alterations not otherwise permitted by this bylaw or by Heritage Maintenance Bylaw No. 4187, 1999, provided that the alterations are in the opinion of the Director appropriate to the general period and style of the Vinson Residence and the Property, and do not remove, replace or substantially alter its intact or repairable character defining elements, as identified in the Statement of Significance attached as Schedule A to this bylaw.

Schedules

Schedule A – Statement of Significance for Vinson Residence (1425 Gordon Avenue)

READ A FIRST TIME on April 25, 2016

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 8 and May 11, 2016

PUBLIC HEARING HELD on May 16, 2016

READ A SECOND TIME on May 16, 2016

READ A THIRD TIME on May 16, 2016

ADOPTED by the Council on June 6, 2016

[Original signed by Mayor]

Mayor

[Original signed by Municipal Clerk]

Municipal Clerk

Schedule A
STATEMENT OF SIGNIFICANCE FOR VINSON RESIDENCE
(1425 GORDON AVENUE)

Prepared by Donald Luxton & Associates Inc., October 2015

DESCRIPTION OF THE HISTORIC PLACE

The historic place is the Vinson House and its property. The house, built in 1913, is a large one-and-a-half storey, Craftsman-style bungalow on an over-sized lot on Gordon Avenue, in the lower Ambleside area of West Vancouver.

HERITAGE VALUE OF THE HISTORIC PLACE

The historic place has heritage value for its architecture, its age, the development pattern it illustrates, and the significance of its original owner.

The Vinson House is an excellent, very early, and unusually intact example of a Craftsman-style bungalow (also called a California bungalow) to be built in the area. It provides a valuable link with the early architecture and the history of West Vancouver. It illustrates many features of this style, which was so important to architectural development in the Lower Mainland. The style was just coming into its own in 1913, when the house was built.

The house also has value as a very early example of a large permanent residence in West Vancouver, built at a time when much construction was restricted to second homes and cottages. It sits on the southern edge of what was originally a 5.4-acre lot, which stretched north from Gordon Avenue to Inglewood Avenue and half a block west from 14th Street. This represents one quarter of a District Lot (the NE ¼ of DL 1054), which was a typical real estate purchase at the time. Unusual for West Vancouver and particularly for Ambleside, the property was not subdivided until 1940. It now sits on one-quarter of an acre. The mixture of ages and lot sizes of the houses in this neighbourhood, which reveal subdivision patterns, illustrates the themes of peopling West Vancouver and creating neighbourhoods.

The house also has historical value for having been built for Valient Vivian Vinson, who was born in Ohio, arrived in Vancouver from Oregon around 1907, and decided to settle in the Ambleside area of West Vancouver. The residence befitted a man of his means. Vinson was one of West Vancouver's more prominent pioneers. He played a very important role in the early development of both the municipality and the community, serving as Councillor in 1915 and holding the office of Reeve in 1918-20, 1922, and 1927-29, having been defeated at the polls only once. During his term as Reeve in 1918 West Vancouver Municipal Council published an illustrated publicity brochure entitled Visit West Vancouver, which extolled the virtues of living here: "The garden spot of Greater Vancouver ... on the sunny side of English Bay" and encouraged people to make it their home. The Vinson House is featured prominently on the front cover of this brochure.

Much was accomplished during Vinson's terms in office, and represents the theme of governing West Vancouver. His death in 1934 at the age of 56 "threw the whole municipality this week into a state of gloom. And in view of his long and faithful public service it is only right and proper that this should be so. In his death West Vancouver has lost a very true and faithful citizen and we a loyal friend." (West Vancouver News, March 29, 1934)

Vinson was a well known professional photographer who owned and ran the King Studio on Hastings Street, one of the oldest established photographic studios in Vancouver. Many early West Vancouver school photos were taken by King Studio. Vinson would have commuted to and from work on the ferry from the foot of 14th Street in Ambleside. His business life therefore represents the themes of making a living and moving to and from.

Vinson Creek, which runs through the British Properties and Ambleside, and through what used to be the Vinson estate, was named after him.

CHARACTER DEFINING ELEMENTS

The character-defining elements of the Vinson Residence include:

- The location at the rear of a ¼ acre lot and the relationship to the streetscape on Gordon Avenue, which remains unchanged from the original construction and suggests the original estate-sized property.
 - Note: the Vinson Residence will be relocated on the property under a Heritage Revitalization Agreement.
- The mixture of gardens at the front of the property.
- The mixture of post- 1940 bungalows and other house-types that surround the house on all sides, and which reveal the later patterns of development.

- The exterior features of the house, typical of the Craftsman style, which include a front-gable roof with hipped dormers on the side slopes; the symmetrical massing, with paired and triple square tapered porch pillars; the original entry doors; the flared window surrounds; the triangular eave brackets, and the second-floor porch (now glassed in).
- The wood-frame construction, typical of the Craftsman style, clad in original cedar shingles.
- Interior features typical of a Craftsman-style house, including the original fir floors and fir and plywood doors (reportedly an example of one of the earliest uses of plywood); original staircase and built-in cabinets in the dining room and master bedroom; original corner brick fireplace in the living room; original pocket doors between the hall and dining room; and the beamed ceilings and wooden detailing on the walls of the living room, dining room and master bedroom.

Note: Redevelopment of the Heritage Lands in accordance with “Heritage Revitalization Agreement Bylaw No. 4890, 2016” may include alteration or replacement of character-defining elements as identified in the Statement of Significance, in accordance with a Conservation Plan prepared by a Heritage Consultant. The Owner acknowledges that all attempts will be made to preserve or repair original features of the Vinson Residence. If it is not possible to do so, any alternative interventions of character-defining elements are to be reviewed and approved by the Director of Planning and Development Services in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”