



Heritage Vancouver

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Canada

December 7, 2017

Maria Cheng, Project Coordinator

Re: 35 & 43 West 6th Avenue DP-2017-00940

Dear Maria Cheng,

We are writing to express considerable alarm at the manner in which the Coulter House is proposed to be incorporated into the proposed development at 35 & 43 West 6th Avenue.

The Coulter House was recommended in December 2016 by the Vancouver Heritage Commission to be put on the Vancouver Heritage Register as a C-listing. It is of heritage significance and we would hope that the house is considered in a manner that is more respectful of what it is and represents, and a solution is sought that would treat the house as significant.

Heritage is not simply about keeping a structure; Standard 4 of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada calls for "conservation of the physical evidence that conveys the significance of the historic place."

As proposed, the new building visually isolates the house to a great extent and we question how sensitive it is to the scale of the house. The statement of significance cites the house as being "important for its historic connection to Mount Pleasant's early development, for its survival as a residence in what is now an industrial area, for its working-class occupancy history and for its design." It would appear that none of these heritage values are brought out by the proposed treatment of the house. The intervention does not seem to inform people in any way of the area's early development, working class history, and survival as a residence. In regards to the design, it is difficult to appreciate the form as a house since it is swallowed by the massing of the new building and removed from any context or natural setting. The conservation intervention needs to convey the house's significance in Mount Pleasant through its context and setting.

Heritage Revitalization Agreements (HRAs) are, according to the City's website, "powerful and unique tools specifically written to suit unique properties and situations." Even were it not a HRA, with respect to good conservation practices, we would say that there needs to be much more attention given to Standard 1,

Standard 3, and Standard 4 from the [Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada](#).

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Yuen', with a stylized flourish at the end.

Bill Yuen
Executive Director, Heritage Vancouver Society