

the relocation of the entrance from the third to the fourth bay and painting of the exterior brick surface. Character-defining elements include its continuous use as a retail space for almost a century; its location along the Fort Street corridor connecting the downtown core to the Rockland and Jubilee neighbourhoods; its modest, functional, two-storey Edwardian design and detailing; and the sheet metal cornices, cast iron columns, wood frame commercial storefront glazing and proportionally spaced second-storey window openings. The building is currently vacant; however, its original owner, Walter E. Staneland, built the structure to contain his paint shop. The paint company, Mowat-Grant, bought the property in 1946 and continued to operate it as a paint store until 1969, after which Sawyer Sewing Machines moved in and operated a sewing machine sales business until 2005. The Sawyer Building is valued for its connection with Victoria's history as a gateway economy. It is also associated with the career of a prolific and significant local architect named Charles Elwood Watkins, who designed Victoria High School, the Lee Benevolent Society building, the Quadra School and many other schools and institutions. C.E. Watkins designed the 1911 renovation of the building. At the time of construction, Fort Street was an important transit corridor featuring streetcar service from downtown to the Royal Jubilee Hospital.

This proposed designation is associated with a development approved by Council in 2015. The property changed ownership in April 2018. The previous owner obtained a development permit and building permit to redevelop the site with a six-storey rental apartment building featuring ground floor commercial retail space. These approvals remain in effect. The scope of the original permits included significant alterations to the ground floor of the historic building. The new owner intends to redevelop the property in accordance with the approvals; however, following negotiations with the City, the applicant has decided to minimize alterations to the ground floor of the building and rehabilitate the storefront based on its configuration in c1960, which is the date of the earliest known photograph of the site (attached).

Condition/Economic Viability

The building is in fair to good physical condition according to the Heritage Conservation Plan prepared by John Dam & Associates and dated August 1, 2018. The façade has undergone some alterations since its construction, including brick painting, relocation of the entrance and removal of the detailing on bulkheads below the ground floor windows.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan 2012*, which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its September 11, 2018 meeting and was recommended for approval. The Panel made the following motion concerning the application:

"That the Heritage Advisory Panel recommend that Council approve the designation of the façade and remaining portions in the form of character-defining elements."

CONCLUSIONS

This application for the designation of 840 Fort Street as a Municipal Heritage Site is for a building façade that is a surviving representative example of commercial development along Fort Street during the pre-World War One real estate boom of the early 20th century. It is also the work of a significant and prolific local architect. Staff therefore recommend that Council approve Heritage Designation Application No. 000175 for 840 Fort Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000175 for the property located at 840 Fort Street.

Respectfully submitted,



John O'Reilly, MCIP, RPP
Heritage Planner
Sustainable Planning & Community
Development



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Sept. 24/18

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance, dated August 1, 2018
- Attachment E: Heritage Conservation Plan, dated August 1, 2018
- Attachment F: Letter from the applicant, date stamped May 29, 2018.
- Attachment G: Minutes of the August 14, 2018 Heritage Advisory Panel Meeting
- Attachment H: Minutes of the September 11, 2018 Heritage Advisory Panel Meeting