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Rezoning & Development  
Permit with Variances  
Application for  
902, 906 & 910 McClure Street



## Subject Site



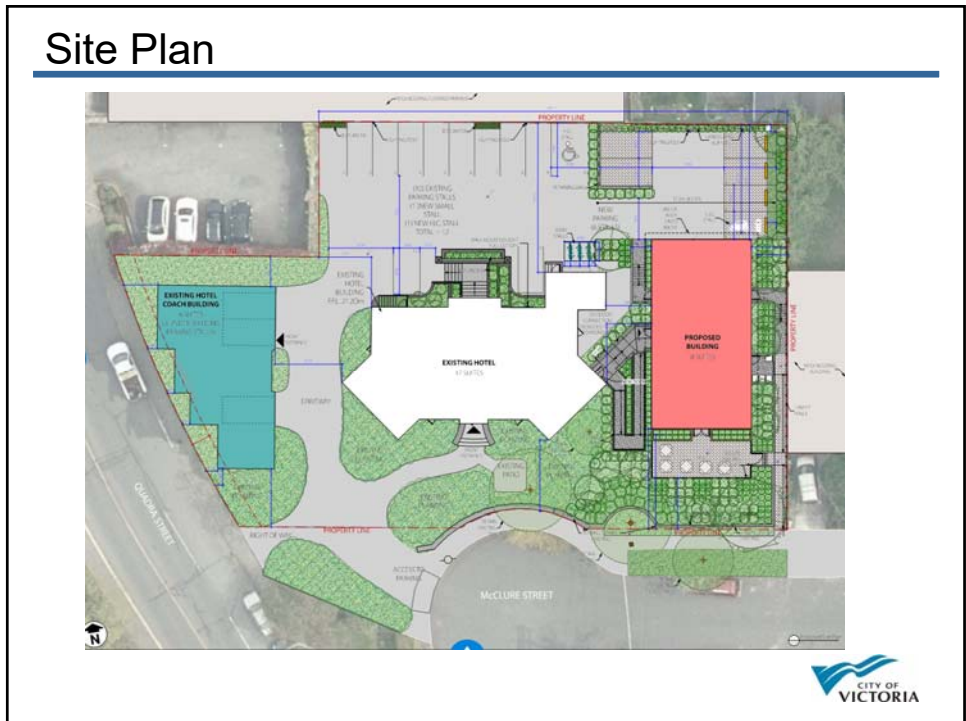
## Neighbouring Properties



# OCP Designation



# Site Plan



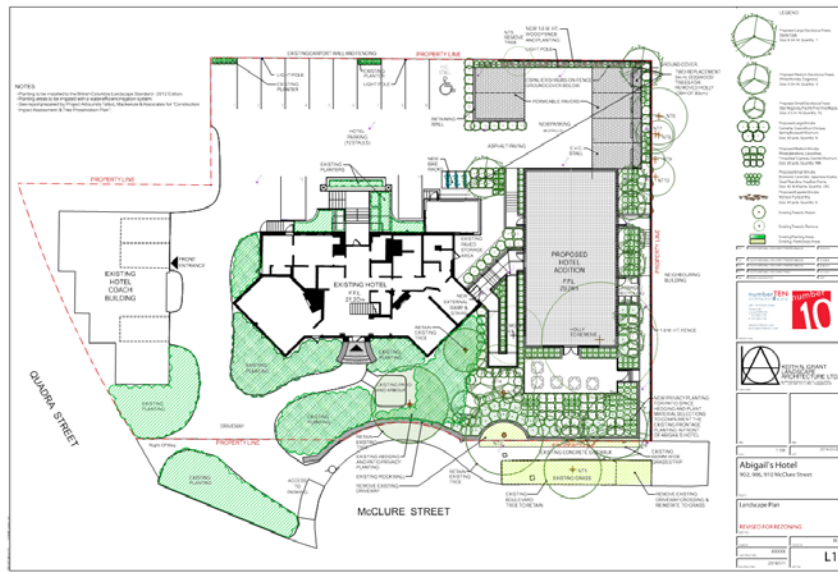
## Floor Plans



## Elevations



# Landscape Plan



# Renderings



## Context Renderings

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# Heritage Designation Application

for

## 906 McClure Street (Abigail's Bed and Breakfast Hotel)



## Location | 906 McClure Street – Fairfield Neighbourhood



## History

- 3.5-storey Tudor Revival style building designed by architect Percy Fox, and constructed in 1930, built by Maude Hutchinson as an income generating apartment building
- called Bessborough Apartments after the Ninth Earl of Bessborough, Governor General of Canada from 1931 to 1936
- renovated in 1985 as a 17-room bed & breakfast inn
- Abigail's Hotel has won multiple awards and is on Trivago's top ten 5-star hotels in Canada
- the property currently has a heritage conservation covenant registered on title.



## History | Abigail's Hotel and the Coach House



Coach House (c. 1998)

Bessborough Apartments (c. 1930)



## History | Abigail's Hotel and the Coach House





## Heritage Value

### Aesthetic Value

- a unique example of the Tudor Revival style

### Historical and Cultural Value

- association with Percy Fox and the practice of notable architect Thomas Hooper
- association with its builder, Maude Hutchinson
- an example of an apartment building designed to provide alternative living arrangements for residents within a neighbourhood of mainly SFDs.



## Heritage Thematic Framework

- Theme 1: Coastal Settlement**
- 1.1 First Nations' Presence
  - 1.2 Multi-Cultural Origins
  - 1.3 Pioneer Farms to First Suburbs
  - 1.4 City of Gardens and Landscapes

- Theme 2: Gateway Economy**
- 2.1 Frontier Boom Town
  - 2.2 Resource Base
  - 2.3 Working Waterfront
  - 2.4 Global Tourism Destination
  - 2.5 Historic Infrastructure

### Theme 5: Cultural Exchange

- Theme 5: Cultural Exchange**
- 5.1 Architectural Expression
  - 5.2 Art, Design and Creative Expression
  - 5.3 Practices and Traditions
  - 5.4 Media

- Theme 3: Capital City**
- 3.1 Governing the West
  - 3.2 Military Activity

- Theme 4: Community of Neighbourhoods**
- 4.1 Spiritual Lift
  - 4.2 Associations and Organizations
  - 4.3 Schools
  - 4.4 Health and Welfare
  - 4.5 Parks, Recreation and Sport
  - 4.6 Public Spaces and Gathering Places

#### Subtheme 5.1 Architectural Expression (interwar period).

The interwar period of Victoria's history is characterized by an eclectic mix of revival styles, during which the Tudor style came back into fashion...thus the Tudor Revival style.



## Heritage Character

### Character-Defining Elements

- placement on a rise giving the building monumentality
- symmetrical massing
- Tudor Revival detailing
- half-timbered stucco wall surfaces
- steep gabled roof with two front-facing gabled dormers
- double-hung windows with multi-lite upper sashes
- tall ornate chimneys
- strong masonry foundation



## Heritage Character

### Character-Defining Elements

- projecting stone arched entranceway with a balcony above
- multi-lite paneled doors
- decorative brackets
- exposed rafters
- light fixtures



## Heritage Value and Proposed Development



## Heritage Value and Proposed Development



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## Heritage Value and Proposed Development

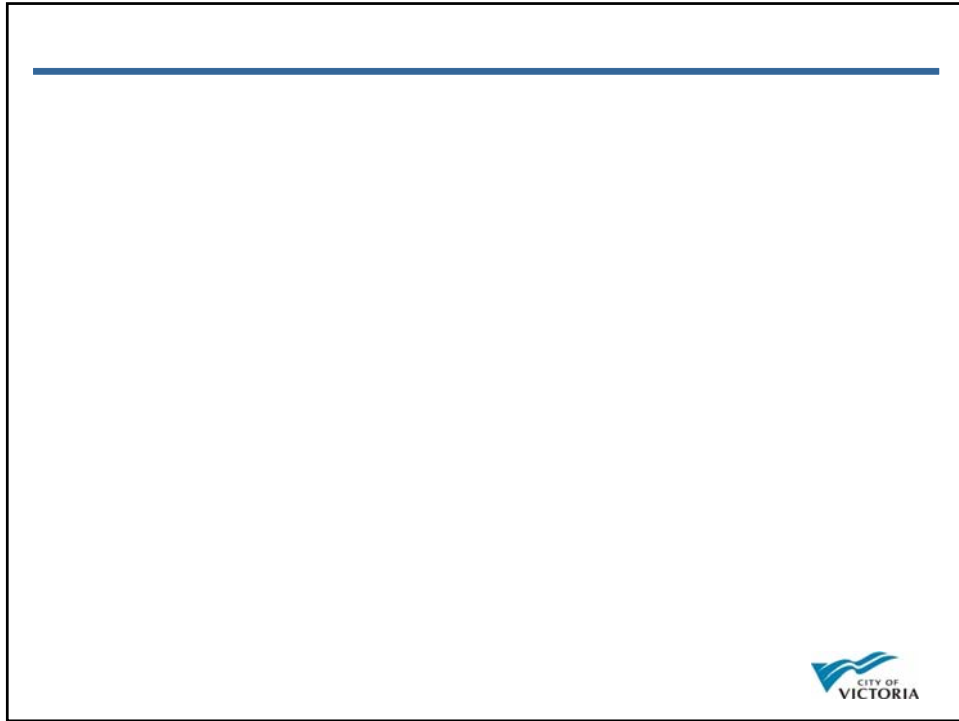


## In Conclusion

### Staff Recommendation

Recommend that Council consider approving the Heritage Designation Application for the heritage-registered building located at 906 McClure Street.





## Heritage Value and Proposed Development

