



Committee of the Whole Report

For the Meeting of September 5, 2019

To: Committee of the Whole **Date:** August 22, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000183 for 1209 Yukon Street

RECOMMENDATION

That Council approve the designation of the heritage-registered property located at 1209 Yukon Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present City Council with information, analysis and recommendations regarding an owner request to designate the exterior of the heritage-registered property located at 1209 Yukon Street. The house was built in 1892 and contributes to the historic character of the Fernwood neighbourhood, an area characterized by a mix of residential, commercial and institutional uses in varied building styles.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (2012), the *Fernwood Neighbourhood Plan* (1994) and the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its April 9, 2019 meeting and it recommended that Council consider approving the designation of the heritage registered property located at 1209 Yukon Street.

BACKGROUND

Description of Proposal

The property located at 1209 Yukon Street is a two-storey wood frame vernacular Victorian-era house built in 1892. The exterior façade of 1209 Yukon Street has maintained much of its

original appearance. Its character-defining elements include its minimal front yard setback; residential form, scale and massing; front façade details including a hipped roof over a box bay window and porch; its wood materials and decorative Victorian era details like a chamfered corner post, scroll brackets and scroll cut panels and fenestration featuring two-over-two double hung wood sash windows. The building is currently used as a residential dwelling. The property is also valued for its continuous residential use; its location amongst a row of similar houses; its association with the Whittaker family and because it is a representative example of Fernwood's early development into a middle class neighbourhood comprised of vernacular Victorian homes.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The building is currently in good condition and the owner is in the midst of re-painting. The following alterations are foreseen in the future:

- removal of two non-original brick chimneys at the west side of the house
- removal of chimney protruding from rear one-storey addition
- re-instatement of central chimney in keeping with other surviving houses on Yukon Street
- conversion of the non-original rear door on the one-storey addition into what was originally a window
- re-construction of porch and restoration/preservation of original architectural details at front of house
- painting house with approved heritage colours
- completion of installation of period specific storm windows
- foundation repairs, including levelling of rear one-storey addition.

Staff support the above alterations in principle. The *Standards and Guidelines for the Conservation of Historic Places in Canada* support the restoration of original building features like chimneys, windows and porch details. The chimneys at the side of the house are not original and not identified as character-defining elements, so their removal would not detract from the heritage value of the house. Removal of the chimney at the rear of the house would have no visual impact on the property from the sidewalk. Foundation repairs will help ensure the longevity of the house. When preparing to make any of the above changes individually or in combination, the owner will submit a Heritage Alteration Permit Application so that the City can maintain a record of changes to the house over time.

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 Section 8, "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.*

Fernwood Neighbourhood Plan (1994)

The designation of the building is consistent with the *Fernwood Neighbourhood Plan (1994)* which states:

Heritage - Objectives

- 3.1 *To encourage the conservation of heritage buildings and associated streetscapes, views, trees of special merit and other elements of the natural heritage in Fernwood, with a view to maintaining them for future generations*

Recommendations for Policy and Action

- 3.1.5 *That the Heritage Inventory be updated for buildings in public and private ownership, through Neighbourhood initiatives coordinated with the City of Victoria and funded by the B.C. Heritage Trust.*

Fernwood Strategic Directions

- 1. *Maintain heritage character, buildings and streetscapes of significance.*

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, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Resource Impacts

Heritage designation of 1209 Yukon Street will enable the property owner to apply for heritage grants from the Victoria Heritage Foundation for repainting and other repairs to character-defining elements.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its April 9, 2019 meeting and was recommended for approval.

CONCLUSIONS

The application for the designation of the heritage-registered property located at 1209 Yukon Street as a Municipal Heritage Site is for a building that is a significant example of Victoria's residential development from the 19th century. The heritage designation of the residence is consistent with relevant City policies and strategic directions for the Fernwood neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the heritage-registered building located at 1209 Yukon Street.

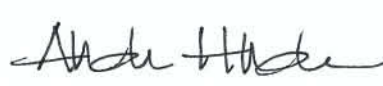
ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000183 for the property located at 1209 Yukon Street.

Respectfully submitted,



John O'Reilly
Acting Senior Heritage Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Aug 27, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, date stamped April 2, 2019.