

## STATEMENT OF SIGNIFICANCE

**1209 Yukon Street (ex-3, 1209 Whittaker Rd)**

Original Owners: William & Mary Whittaker

Date of Construction: 1892

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### Description of the Historic Place

1209 Yukon Street is a two-storey, wood-frame vernacular Victorian-era house, set amongst a row of five similar houses. The house is located on the south side of Yukon Street – a one-block cul-de-sac in the Fernwood neighbourhood, east of Victoria's city centre.

### Heritage Value of the Historic Place

The heritage value of 1209 Yukon Street is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

#### Theme 1: COASTAL SETTLEMENT

##### Subtheme 1.3: Pioneer Farms to First Suburbs

1209 Yukon Street is valued as a significant example of Victorian-era middle-class housing in the Fernwood neighbourhood. Built 1892, the house is a reminder of the eastward expansion of one of Victoria's oldest residential neighbourhoods, spurred by the mid-1880s economic boom, and facilitated by the introduction of nearby streetcar lines in 1890s. This led to a boom in residential development for the growing working and middle classes, including this grouping of 1890s rental houses on Yukon Street. Fernwood's proximity to downtown, its variety of local schools, churches and parks, made Fernwood an appealing area that attracted many new residents.

The house is further valued for its association with the Whittaker family, prominent for many years in the neighbourhood. In 1892, barber William Whittaker (1840-1923), his wife Mary (1840-1903) and their children built six adjacent homes as rental properties, five of which remain. The street was named after the Whitakers until 1946, when it was renamed Yukon Street. The family continued to live nearby until the 1960s.

1209 Yukon Street symbolizes Fernwood's evolution and settlement patterns based on the surveying and subdivision into residential lots of Hudson's Bay Company lands to accommodate a growing population. The house makes a significant contribution to the rich and varied streetscapes of Fernwood, which continues today as a mix of residential, commercial and institutional uses.

## **Theme 5: CULTURAL EXCHANGE**

### **Subtheme 5.1: Architectural Expression**

1209 Yukon Street is valued as a good example of the vernacular influence on the Italianate style, as characterized by its simple cubical massing and hipped roofline. The façade is distinguished by a hipped roof over a one-storey box bay and porch with simple Carpenter ornamentation. There is a hip-roofed one-storey extension to the rear. 1209 Yukon Street is valued for its contribution to a rare intact streetscape of similar houses built at the same time.

### **Character-Defining Elements**

Key elements that express the heritage value of 1209 Yukon Street and continue to define the character and history of the Fernwood neighbourhood include:

- original location amongst a row of similar houses and the contribution it makes to neighbourhood character, in particular Yukon Street
- continuous residential use

Key elements that define the heritage character of the building's exterior include:

- minimal setback from the front property line
- residential form, scale, and massing as expressed by its: two-storey height with one-storey rear extension; cubical massing with medium-pitch hipped roof
- front façade comprised of hipped roof over one-storey box bay window and porch
- wood-frame construction with wide, v-groove siding; corner boards and window trim of dimensional lumber; vertical skirting boards at foundation level
- Victorian-era details such as: chamfered porch post; scroll-cut brackets, porch balustrade with scroll-cut panels
- fenestration featuring 2-over-2 double-hung wooden sash windows with horns on front façade; and glazed and paneled, wooden front door.