



## Committee of the Whole Report

For the Meeting of November 7, 2019

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**To:** Committee of the Whole **Date:** October 24, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Heritage Designation Application No. 000186 for 1442 Elford Street

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### RECOMMENDATION

That Council approve the designation of the heritage-registered property located at 1442 Elford Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, consistent with the plans dated October 16, 2019, 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 Council with information, analysis and recommendations regarding the owner's request to designate the exterior of the heritage-registered property located at 1442 Elford Street. The house was built in 1901 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* (OCP, 2012), the *Fernwood Neighbourhood Plan* (1994) and the *Victoria Heritage Thematic Framework*.

The application for heritage designation is being considered concurrently with a rezoning application to allow the conversion of the existing building into a ground-oriented, multi-unit residential building consisting of approximately five dwelling units.

### BACKGROUND

#### Description of Proposal

The heritage-registered property located at 1442 Elford Street is a two-storey, wood frame, vernacular Victorian-era house built in 1901. The exterior façade of 1442 Elford Street has

been altered and is covered in asbestos shingles, but still retains many elements of its original appearance. A rehabilitation is proposed as part of Rezoning Application No. 00703 to convert the house to a ground-oriented, multi-unit residential building consisting of approximately five dwelling units. The rehabilitation will reveal and restore the house's historic cladding and an historically appropriate colour scheme. The house's character-defining elements include its minimal front yard setback; residential form, scale and massing; façade details including a gabled roof over a cutaway bay window with ogee brackets on the front and side elevations; an inset porch and its wood materials and decorative Victorian-era corner posts, scroll brackets and scroll cut panels; and fenestration featuring two-over-two double-hung wood sash windows. The property has heritage value for its continuous residential use, its location amongst a row of similar houses, its association with the Elford family (a notable local contractor) and as 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 fair condition. The following alterations are anticipated as part of the rehabilitation and conversion to strata units:

- lifting the house approximately 1.3m and moving it on the lot to accommodate new residential units in the basement level
- new door and window openings on the basement level of the front, side and rear elevations
- restoration of the original drop wood siding on the main floor and wood shingles on the upper storey and porch details
- new hardi shingles for the exterior of the basement level
- new balconies with handrails on the rear (west) elevation
- new skylights on the rear roof slopes
- painting the house with approved heritage colours
- seismically upgrading the chimney by dismantling then reconstructing it using original materials.

Staff support the above alterations. Since the building is not currently heritage-designated, it is vulnerable to demolition. The proposal to rehabilitate and convert it to strata residential units will conserve much of its original historic character. The *Standards and Guidelines for the Conservation of Historic Places in Canada* support the restoration of original building features such as windows and porch details. The proposed new doors and windows at the basement level improve the livability of basement units without adversely affecting heritage character. The basement level of the building is screened with landscaping and is not highly visible from the street.

### **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*, which states in Section 8, "Placemaking (Urban Design and Heritage)":

### 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

The designation of the building is consistent with the *Fernwood Neighbourhood Plan*, 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

The designation of the building is consistent with the Fernwood Strategic Directions in the OCP, which state that Fernwood's heritage character, buildings and streetscapes of significance should be maintained.

## 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 1442 Elford 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 August 20, 2019 meeting and was unanimously recommended for approval.

## CONCLUSION

The application for the designation of the heritage-registered property located at 1442 Elford Street as a Municipal Heritage Site is for a building that is a significant example of Victoria's residential development from the early 20<sup>th</sup> 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 consider approving the Heritage Designation Application for the heritage-registered property located at 1442 Elford Street.

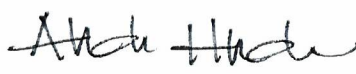
## ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000186 for the property located at 1442 Elford Street.

Respectfully submitted,

  
John O'Reilly  
Senior Heritage Planner  
Development Services Division



  
Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

*Deborah Jenkins*  
Date: Oct 30, 2019

#### List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Photographs
- Attachment 4: Statement of Significance
- Attachment 5: Architectural Plans dated October 16, 2019
- Attachment 6: Letter from the applicant, date stamped June 24, 2019
- Attachment 7: Heritage Advisory Panel Meeting Minutes, August 20, 2019.