

**I. REPORTS OF COMMITTEES**

**I.1 Committee of the Whole**

**I.1.a Report from the September 5, 2019 COTW Meeting**

**I.1.a.a 1209 Yukon Street - Heritage Designation Application No. 000183 (Fernwood)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

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.

**CARRIED UNANIMOUSLY**

**F.2     1209 Yukon Street - Heritage Designation Application No. 000183**  
**(Fernwood)**

Council received a report dated August 22, 2019 from the Acting Director of Sustainable Planning and Community Development providing information on an application to designate the property on 1209 Yukon Street as a heritage property. The report provides a recommendation to approve the application.

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

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.

**CARRIED UNANIMOUSLY**



## **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 19<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 approve the Heritage Designation Application for the heritage-registered building located at 1209 Yukon Street.

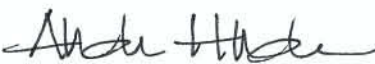
## ALTERNATE MOTION

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.





1209 Yukon Street

Heritage Designation #000183



Designated



Registered







1209 Yukon Street

Heritage Designation #000183



Designated



Registered





1209 YUKON STREET



Front (North) Elevation



Side (West) Elevation



Rear (South) Elevation



1209 YUKON STREET



Rear (South) Elevation



Side (East) Elevation



Door



1209 YUKON STREET



Scroll cut brackets and chamfered porch post



Scroll Cut Porch Balustrade

## 1209 YUKON STREET



1209 Yukon is one of five contiguous houses built by the Whittaker family in 1892



Vertical skirting boards at foundation level



## STATEMENT OF SIGNIFICANCE

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

Original Owners: William & Mary Whittaker

Date of Construction: 1892

---



### 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.





Andrea Henning

1209 Yukon Street  
Victoria, BC  
V8T 1B6

January 15, 2019

Mayor and Council  
Victoria City Council  
Victoria, BC

Dear Mayor and Council,

I wish to have my house at 1209 Yukon Street designated as a Heritage property. Yukon Street is special in that it is one of a small handful of remaining streets in Victoria, which retain a full original complement of character homes. All of these homes are designated, except for mine. 1209 Yukon Street deserves to be preserved and maintained to heritage standards not only for Yukon Street but for all of Victoria.

The following is a summary of the improvements or changes I foresee making in 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-story addition

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "Andrea Henning", with a long, flowing underline that extends to the right.

Andrea Henning