

STATEMENT OF SIGNIFICANCE

Elizabeth Gunn Duplex 1029 Queens Avenue

Original Owner: Elizabeth Street Gunn

Date of Construction: 1921

Legal Description: Lot 17, Block 6, Section 3, Finlayson Estate



Description of the Historic Place

1029 Queens Avenue is a two-storey, front-gabled duplex with Craftsman-style details, notable for its matching lower gabled porch and bay. The house is located mid-block on the south side of Queens Avenue in Victoria's North Park neighbourhood.

Heritage Value of the Historic Place

The heritage value of 1029 Queens Avenue is summarized below in accordance with the Victoria Heritage Thematic Framework as established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

1029 Queens Avenue symbolizes the North Park neighbourhood's evolution and settlement patterns based on the subdivision into residential lots of Hudson's Bay officer Roderick and Sarah Finlayson's farm estate to accommodate a growing population. Suburban development in the area was fostered by the introduction of the B.C. Electric Streetcar line into the area in 1890 and reached its peak during the Edwardian-era building boom. The neighbourhood's proximity to downtown, and its variety of local schools, churches, parks and recreation, made North Park an appealing area for further densification. 1029 Queens Avenue is valued as a significant example of an early purpose-built duplex in the North Park neighbourhood. The house is emblematic of the pent-up demand for rental housing following the First World War.

The house is further valued for its association with Elizabeth Street Gunn (1864-1933), dressmaker and independent businesswoman who developed a number of properties in Victoria and Oak Bay including a grocery store and another duplex on the adjacent Queens Avenue lot to the west.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

Built 1921, the house is designed in a late interpretation of the Craftsman style and reflects an entrenched traditionalism in North America during the interwar period. The front façade is generally symmetrical and is distinguished by its matching gabled porch and bay with engaged bargeboards. Craftsman-style elements include open eaves with exposed rafter ends and triangular knee brackets.

The house makes a significant contribution to the character and varied streetscapes of the North Park neighbourhood, which continues today as a mix of residential, commercial and recreational uses.

Character-Defining Elements

Key elements that express the heritage value of 1029 Queens Avenue and continue to define the character and history of the North Park neighbourhood include:

- mid-block location amongst a grouping of early twentieth century houses and the contribution it makes to neighbourhood character, in particular Queens Avenue
- continuous residential duplex use

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

- residential form, scale and massing as expressed by its: two-storey height; standard residential setback; rectangular plan; front-gabled roof; one-storey gabled, projecting bay and porch with engaged bargeboards
- wood frame construction with beltcourse between second floor and attic level
- elements of the Craftsman style such as: open eaves, exposed rafter ends and triangular knee brackets
- front porch form and details including front-facing stairs; paired, square wooden posts on tapered piers; inset entry with pair of matching wood doors glazed with three narrow, vertical lights above three-block dentil shelf
- original window openings with dimensional wooden trim and moulded crowns
- paired, wood diamond-pattern casement windows on both levels of west side