

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.a Report from the April 2, 2020 COTW Meeting

**H.1.a.b 1009 Southgate Street: Heritage Designation Application No.
000190 (Fairfield)**

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council approve the designation of the property located at 1009 Southgate 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

E.4 1009 Southgate Street: Heritage Designation Application No. 000190
(Fairfield)

Committee received a report dated March 12, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Heritage Designation Application No. 000190 for 1009 Southgate Street in order to designate the exterior of the property and recommending that it move forward to a public hearing.

Moved By Councillor Dubow
Seconded By Councillor Alto

That Council approve the designation of the property located at 1009 Southgate 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 April 2, 2020

To: Committee of the Whole **Date:** March 12, 2020
From: Karen Hoesel, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000190 for 1009 Southgate Street

RECOMMENDATION

That Council approve the designation of the property located at 1009 Southgate 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 Council with information, analysis and recommendations regarding an owner request to designate the exterior of the property located at 1009 Southgate Street. The house was built in 1912 and contributes to the historic character of the Fairfield neighbourhood, an area characterized by low-rise apartments and single-family homes on well-maintained, tree-lined streets.

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 *Fairfield Neighbourhood Plan* and the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its February 11, 2020 meeting and it recommended that Council consider approving the designation of the property located at 1009 Southgate Street.

BACKGROUND

Description of Proposal

The property located at 1009 Southgate Street is a large three-storey, Foursquare style, multi-residential building built in 1912 and containing four strata units. The exterior façade of 1009

Southgate Street has maintained much of its original appearance with one noticeable alteration - a two-foot section of the ground floor on the west side of the house was cut away to create sufficient width for a driveway to the rear yard. Its character-defining elements include most of its architectural features and Craftsman design elements, including boxy, rectangular design with full width porch; cedar shingle cladding with a wide belt course between the first and second storey; hipped roof with dormer window; open eaves; original double height and dormer windows and intact porches. The property also has heritage value for its association with the early development of the Hudson's Bay Corporation reserved public park land and the subdivision of James Douglas' Fairfield Farm Estate into building lots for suburban middle class housing.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The building is currently in good condition.

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* (OCP, 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.*

The designation of this building is also consistent with Section 21: "Neighbourhood Directions (Fairfield)" of the OCP which states:

Fairfield

21.5 *Vision in the citywide context includes:*

21.5.5 *Residential character with mature streetscapes, historic homes and landscapes, continuous shoreline access, beaches, and park space of regional significance*

21.6 *Strategic Directions include:*

21.6.1 *Maintain and enhance established character areas.*

Fairfield Neighbourhood Plan

The designation of this building is also consistent with the *Fairfield Neighbourhood Plan*, which states:

10.3 *Heritage Register and Designated Properties*

Intent: Recognize and protect the historic character of significant buildings and important sites.

10.3.1. *Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City's Register of Heritage properties, identified on Map 12, or other buildings of heritage merit, including through the rezoning process.*

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.

Resource Impacts

The designation of the property would make the building eligible for heritage grants from the Victoria Civic Heritage Trust to incentivize exterior conservation work. The building could also be eligible for the tax incentive program in future.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its February 11, 2020 meeting and was recommended for approval.

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.

CONCLUSIONS

The fourplex at 1009 Southgate Street is a building that is a good example of the Foursquare style with unique Craftsman style features such as the double-height, diamond leaded glass heritage windows. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fairfield neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the building located at 1009 Southgate Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000190 for the property located at 1009 Southgate Street.

Respectfully submitted,



John O'Reilly
Senior Heritage Planner
Development Services Division

JH.



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

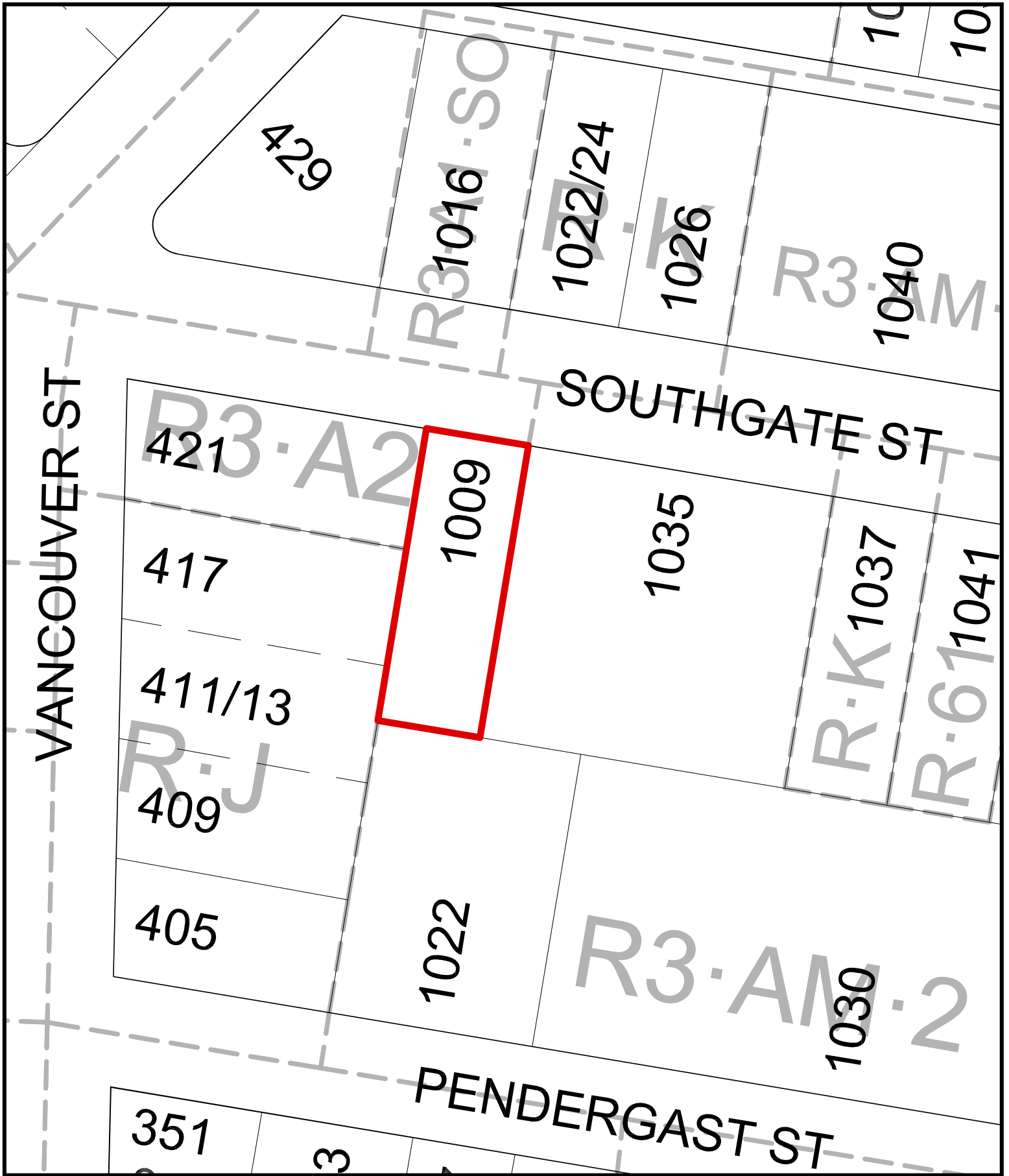


Date:

March 19, 2020

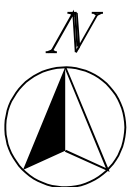
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Application for Heritage Designation for 1009 Southgate Street by Strata VIS 4224
- Attachment F: Minutes of the Heritage Advisory Panel, February 11, 2020.



1009 Southgate Street

Heritage Designation #000190



Designated



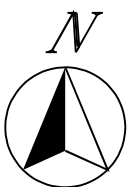
Registered





1009 Southgate Street

Heritage Designation #000190



Designated



Registered



1009 Southgate Street



Front (North) Elevation



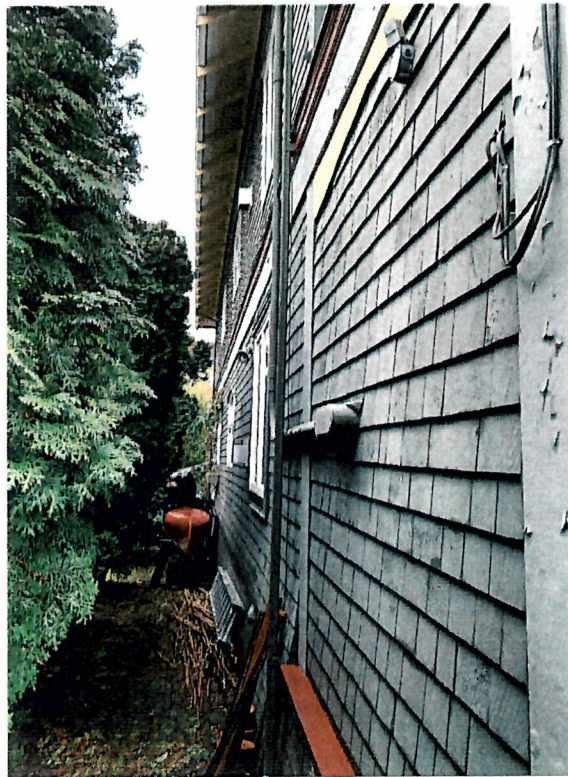
Angled view of Front Elevation with cantilevered second storey visible



West (Side) Elevation



South (Rear) Elevation



East (Side) Elevation



Leaded Glass Windows



Front Elevation Closeup

STATEMENT OF SIGNIFICANCE 1009 Southgate Street

Owner: Strata VIS 4224

Architect: Harold Joseph Rous Cullin

Date: 1912

Description of Historic Place

1009 Southgate Street is a flat, rectangular lot on the south side of Southgate Street, which measures 60 feet wide and 120 feet deep. It is located near the southeast corner of the intersection of Vancouver Street and Southgate Street in the Victoria's Fairfield neighbourhood. Occupying the property is a two-storey, Foursquare-style apartment building constructed in 1912 and containing four strata residential units. The building is boxy and rectangular, with a medium pitch hipped roof and a dormer window facing the street. The front elevation features recessed balconies at the second storey framed with decorative beams, railings and spindles. It has porches at the ground floor that are open at the front and side. Centred between the porches and balconies are three diamond pattern leaded glass windows extending from the base of the second floor to the roofline. Beneath the windows are a pair of doors accessed from a projecting covered porch with turned wood columns. The façade includes a wide belt course dividing the two storeys. The building features many Craftsman details including open eaves with exposed rafter tails. There is a driveway to the immediate west of the building providing access to a rear yard parking area. The west side wall of the ground floor was pushed in slightly to create space for the driveway when it was converted to strata units in 1997.

Heritage Value of Historic Place

The apartment building on 1009 Southgate Street has historical worth for its connection to one of the earliest phases of settlement in Victoria- the subdivision of James Douglas' 300-acre Fairfield Farm Estate into suburban lots to create what would become the Fairfield Neighbourhood.^{1,2,3,4} At the end of the 19th century, Victoria was rapidly expanding beyond its early city boundaries.⁵ By 1911, estate lands that had been used for dairy and vegetable farming were subdivided into building lots to make way for suburban middle-class housing. Family homes were filling up Vancouver Street and nearby areas, and a street car route was laid along Cook Street in 1903. The link between this property and the subdivision and development of the Fairfield Farm Estate fits into the *Coastal Settlement - Pioneer Farms to First Suburbs & City of Gardens and Landscapes* theme of the Victoria Thematic Framework in the *Official Community Plan*.

¹See Appendix 2 and Appendix 3 for historic maps showing current location of 1009 Southgate Street within a continuous stretch of public park land.

² Ringuette, Janis, 2004, *Beacon Hill Park History*, Chapter 3, Beacon Hill Park Society, Victoria BC, viewed 02 January 2020, <<https://beaconhillparkhistory.org/contents/chapter3.htm>>.

³ Roueche, Ken. *A Fairfield History*, 2005. Ken Roueche, Victoria B.C.

⁴ See Appendix 4 for a 1889 map showing current location of 1009 Southgate as part subdivided area with street and farms in area of farm land, and a photograph in Appendix 5 showing the fertility of the area for vegetable farming.

⁵See Appendix 6 for fire insurance maps showing suburbanization of Southgate area from 1895 - 1913.

The building has educational value as a unique example of medium density purpose-built rental housing that was distinct from the more common suburban single family homes and apartments and duplexes built during Victoria's rapid expansion at the time. It originally consisted of four "residential flats".⁶

Designed in 1911 by architect Harold Joseph Rous Cullin and constructed by John O. Dunford, of William Dunford & Son and James F. Strang of Hooper-Strang Co., the building has aesthetic value as a rare, surviving example of a Foursquare Edwardian Vernacular style multi-residential building.⁷ It incorporates Craftsman design elements inspired by the British Arts & Crafts movement. The Foursquare style was more affordable than the more decorative Victorian and Classical styles, and was commonly used in streetcar suburbs on long narrow lots. The simple symmetrical exterior design and floor plan characterizing the Foursquare style conveys a division of the house into quarters on each floor to accommodate a home's various rooms. However, in the case of this particular house, each "quarter" was in fact a "flat" or apartment - two on each floor, running the full front to back length of the house, each with its own living room, bedroom, bathroom and kitchen, and with each "flat" having very similar layout, illustrated in the original plan.⁸ The unique style of the house fits the theme of *Cultural Exchange - Architectural Expression* under the Victoria Heritage Thematic Framework in the Official Community Plan.

The building is a good example of the work of Harold Joseph Rous Cullin, who was born in 1875 in Liverpool, England. He was a member of the London Rifle Brigade and officer in the Royal Engineers. He immigrated to Canada in 1904 and until World War 1 specialized in designing public and private buildings and homes in Victoria. His projects consisted of many public buildings, including seven schools, commercial blocks and apartments as well as private homes. Among the latter are iconic heritage houses at 25 Cook Street (Inglenook, 1911), 1134 Dallas Road (1913) and 806 Linden Avenue (Hume Cottage, 1907). Cullin served overseas as a Lieutenant Colonel in WWI. Suffering from rheumatoid arthritis, he was deemed a surplus officer and returned to B.C., where he resumed his architecture career, although mostly in the B.C. interior.

Character-defining elements

- boxy and rectangular massing
- the projecting covered landing on the front elevation, including turned wood columns, balusters and pickets
- cedar shingle cladding and the wide belt course between the first and second storeys
- medium-low pitched hipped roof with a dormer window
- open eaves with exposed rafter tails
- decorative beam framing the top of each porch and balcony
- set of three diamond leaded glass windows extending from the base of the second floor to just below the roofline
- original and intact porches and balconies complete with mostly original rails and spindles
- the dormer, with its three diamond leaded glass windows.

⁶ See Appendix 7, the original 1911 architectural plan refers to the house as "Residential Flats".

⁷ Muir, William R., Morrow, Cecelia (drawings), n.d., *Architectural Style Guide*, Victoria Heritage Foundation,

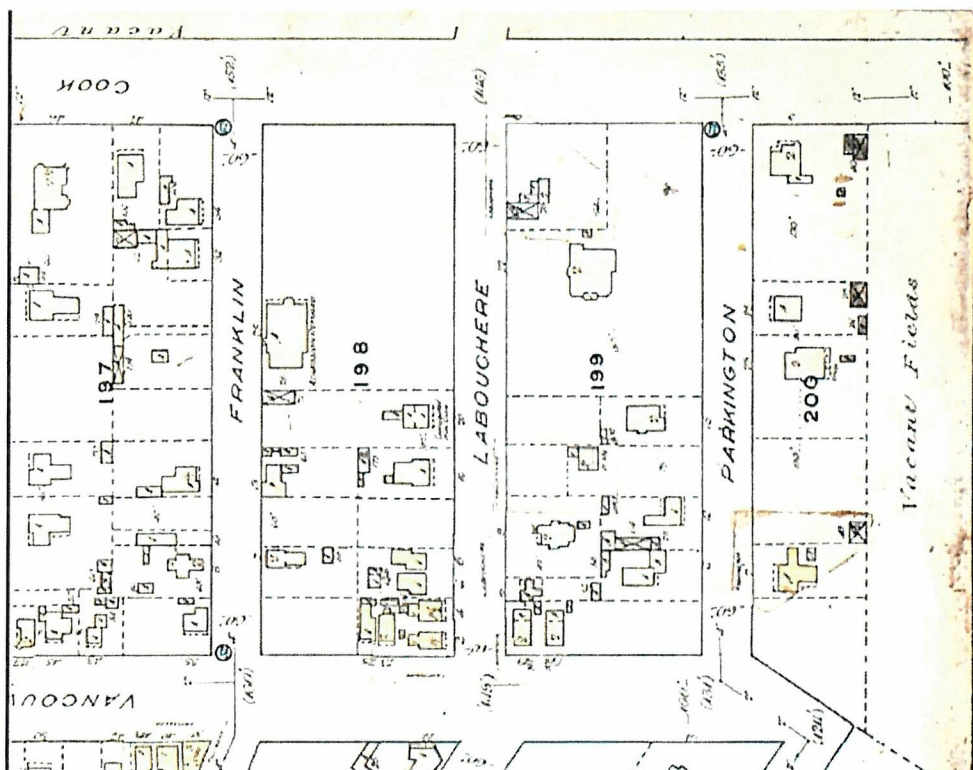
⁸ See Appendix 7, interior layout.

APPENDIX 1 – 1009 Southgate (January 2020)





APPENDIX 2 – Fire Insurance Plans showing 1009 Southgate Site in Victoria⁹



Top: Area south of Pakington St. is marked as "Vacant Fields" in 1895; from Fire Insurance Map, inset of Sheet 24, 1895.

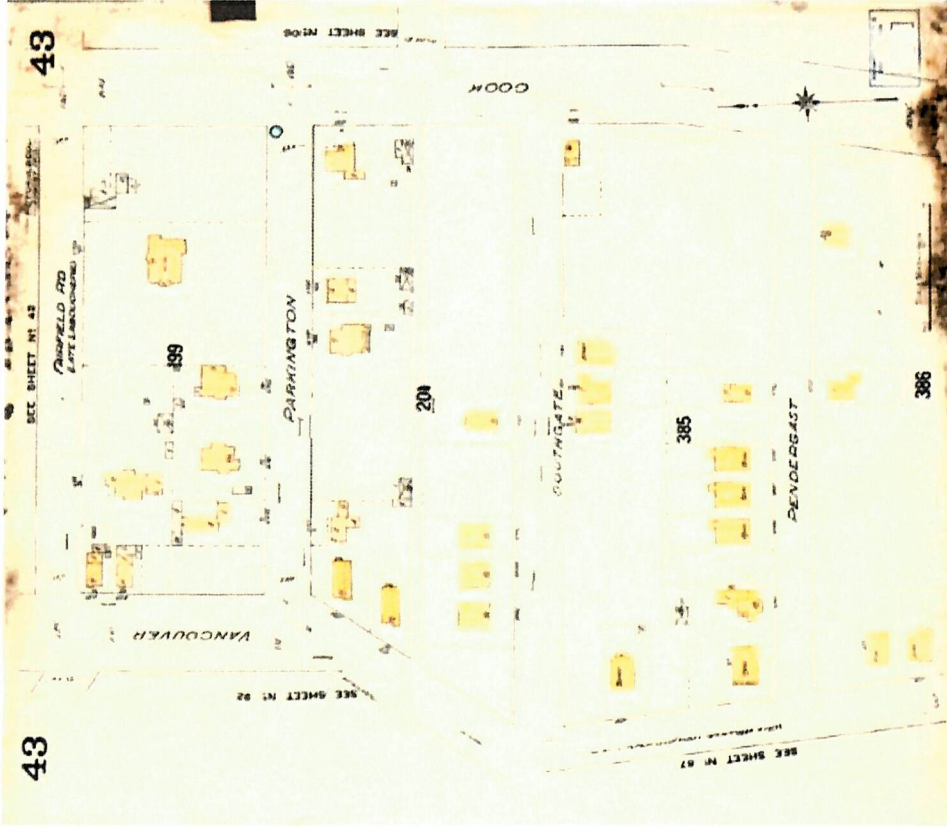


Above: Key map of 1895 Victoria Insurance Plans;

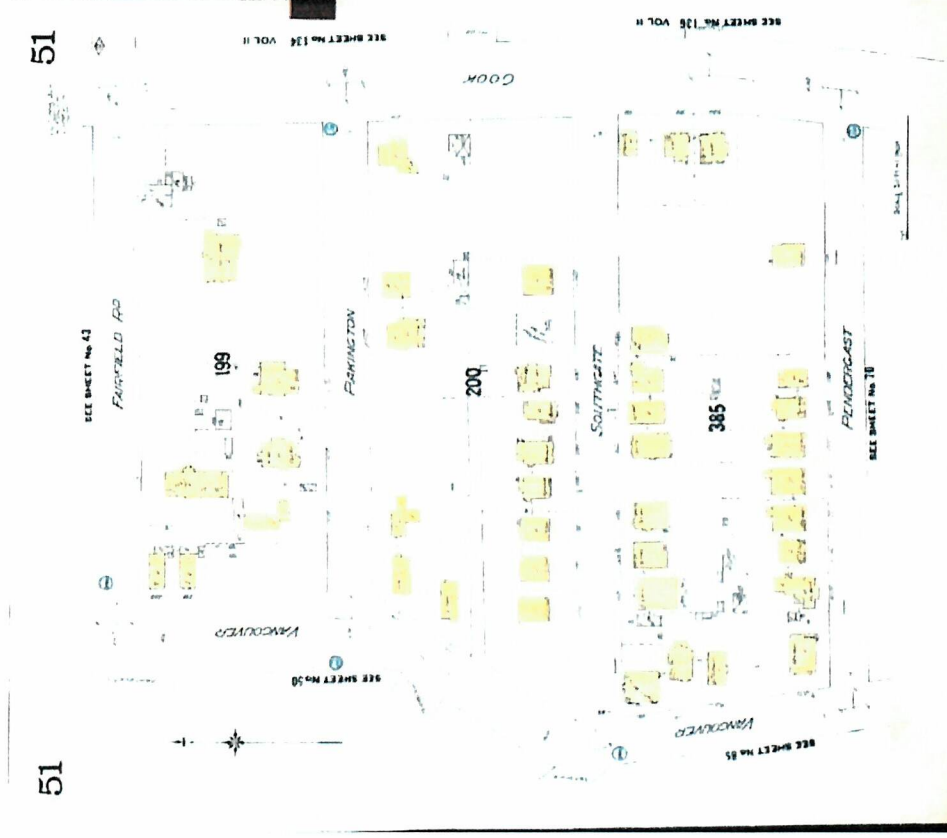
Right: Inset Of Key map showing location of Southgate and Pakington Streets.

Left inset of Sheet

⁹ Source: *Victoria Fire Insurance Plans, Vol. 1, Sheet 51, 1911 (rev 1913); 1903; and Sheet 24, 1891 (rev 1895)*, Digital Collections, University of Victoria Libraries, viewed on 08 January 2020, <<https://vault.library.uvic.ca/collections/6cf241ab-b4ef-44c2-8b6c-38a9de32f7d5>>.

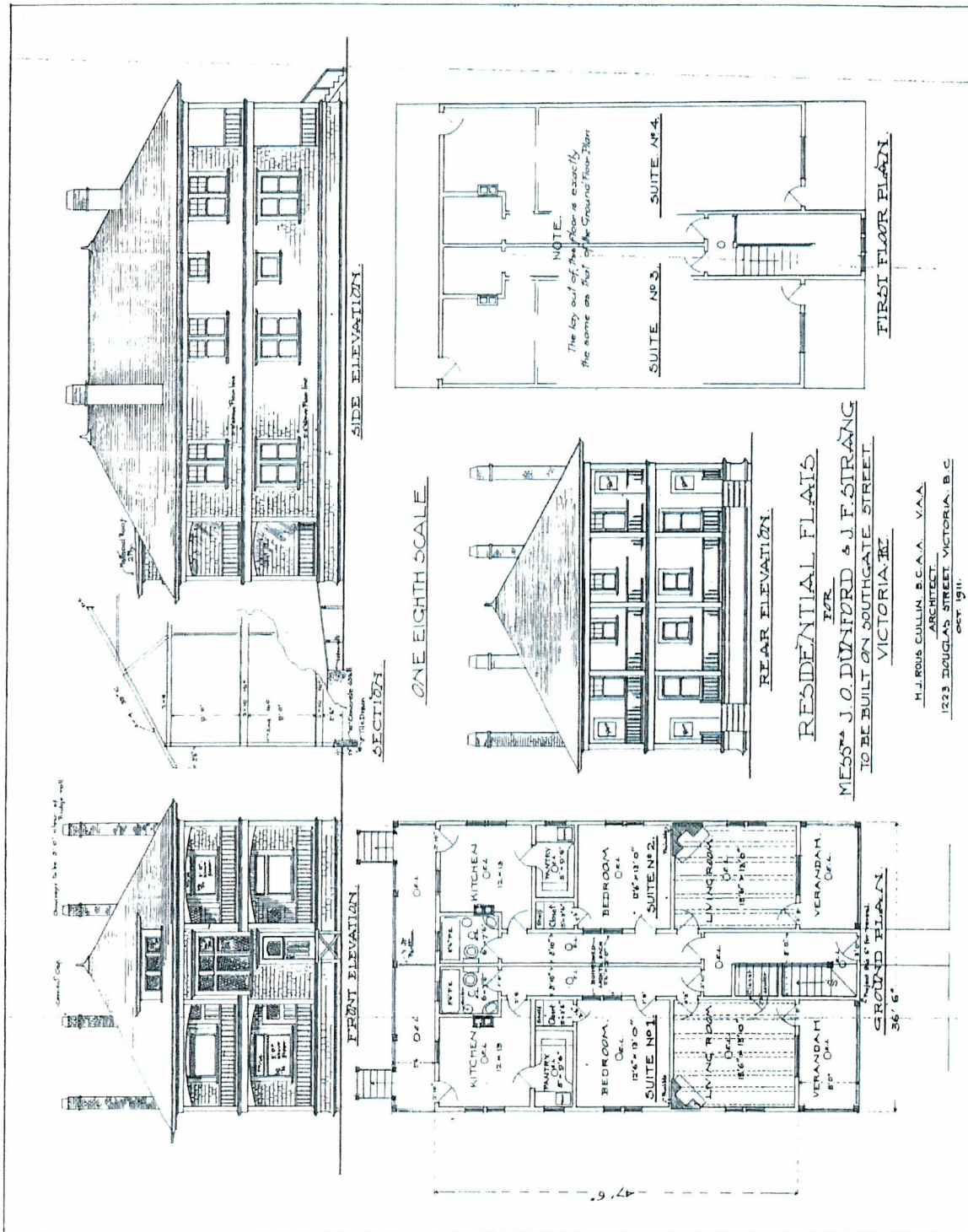


Top: Undeveloped lands in southwest portion of early Southgate Street in 1903; from Fire Insurance Plan Sheet 43, 1903.



Top: Southgate Street is filling up with homes by 1913; from Fire Insurance Plan Sheet 51, 1911 (rev 1913).

APPENDIX 3 – Original Plan for 1009 Southgate (October 1911)



Status: Filed

01-234-R39

LEGEND

Denotes standard iron post
Denotes lead plug
Denotes control movement
SL Denotes strap slot
M Denotes part
CS Denotes Cawson Property

Grid bearings are derived from observations between control monuments 9-22 and 9-170. Integrated survey area #17 (The Corporation of the City of Victoria). This plan shows ground level measured distances prior to computation of U.T.M. Co-ordinates multiply by combined factor 0.999105 (NAD 83).

STRATA PLAN OF LOT 6,
FAIRFIELD FARM ESTATE,
VICTORIA CITY, PLAN 28.

B.C.G.S. 525 Q44

0 5 10 20 30 40

Distances are in metres Scale 1: 500



FIRST SHEET SHEET 1 of 6 sheets

STRATA PLAN NO. VIS 4224

Deposited and Registered in the Land
Title Office at Victoria, B.C.

this 240 day of MARCH 1957

Don MacDonell
A/Deputy Registrar

I hereby declare that the construction of the building on Lot 6, Fairfield Farm Estate, Victoria City, Plan 28, has been approved for street plan development on January 20, 1997

Myer

clock

CIVIC ADDRESSSES

Straits Lot 1
 #1 - 1008 Southgate Street
 Victoria, B.C.
 Straits Lot 2
 #2 - 1009 Southgate Street
 Victoria, B.C.
 Straits Lot 3
 #3 - 1006 Southgate Street
 Victoria, B.C.
 Straits Lot 4
 #4 - 1005 Southgate Street
 Victoria, B.C.

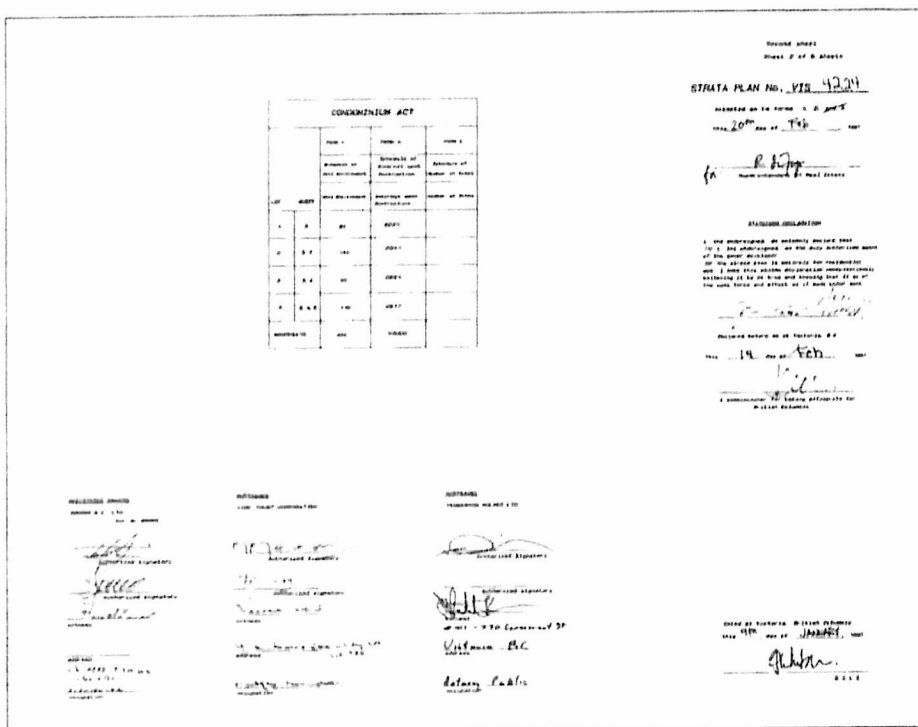
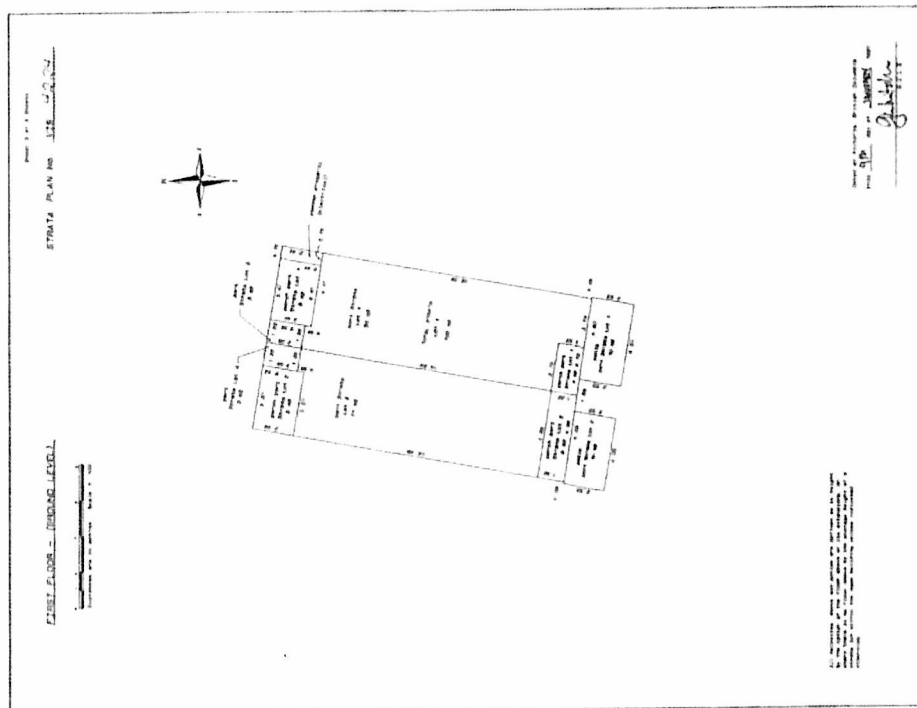
I, Glen Mitchell, of Victoria, a British Columbia Land Surveyor, hereby certify that the building erected on the parcel described above is wholly within the external boundaries of the parcel.

Dated at Victoria, British Columbia
this 6th day of JANUARY 1987

The address for service of documents is:
Strata Corporation c/o:
#1 - 1006 Southgate Street
Victoria, B.C.

This plan lies within the Capital Region
District and the City of Victoria

111a: 87-08-5244.str (C)
fb 180 5 dc



Sheet 6 of 8 sheets

Strata Plan No. VIS 4224[illegible][illegible]

Dated at Victoria, British Columbia
 this 24th day of January 1927
 J. L. [Signature]

APPLICATION FOR HERITAGE DESIGNATION

FOR

1009 SOUTHGATE STREET

Submitted to the City of Victoria

by Strata VIS 4224

January 2020

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WE RESPECTFULLY ACKNOWLEDGE THAT OUR RESIDENCE IS WITHIN THE TRADITIONAL AND ANCESTRAL TERRITORY OF THE LEKWUNGEN PEOPLES, ANCESTORS OF THE SONGHEES, ESQUIMALT AND WSÁNEĆ PEOPLES OF TODAY.

STATEMENT OF SIGNIFICANCE

RESIDENCE AT
1009 SOUTHGATE STREET
VICTORIA, BC

Description of historic place

The house on 1009 Southgate is comprised of four residential units whose construction began in 1911 and was completed in 1912. The house is located near the southeast corner of the intersection of Vancouver Street and Southgate Street in the Fairfield neighbourhood of Victoria.¹

Heritage value and relevance to Victoria's Thematic Framework

Theme: Coastal Settlement – Pioneer Farms to First Suburbs & City of Gardens and Landscapes

The house on 1009 Southgate is historically important for marking one of the earliest shifts in the settlement of Victoria, the transformation of farmlands rented out by Sir James Douglas to suburban lots of what would become the neighbourhood of Fairfield.²

Sometime in the early 1850s, Sir James Douglas bought approximately 24 acres of the northeast corner of the Hudson's Bay Corporation (HBC) reserved public park land (later known as Beacon Hill Park) to add to his already vast property, the 300-plus acre Fairfield Farm Estate.^{3, 4, 5} Victoria was rapidly

¹ See Appendix 1.

² See Appendix 2 and Appendix 3 for historic maps showing current location of 1009 Southgate within a continuous stretch of public park land.

³ Ringuette, Janis, 2004, *Beacon Hill Park History*, Chapter 3, Beacon Hill Park Society, Victoria BC, viewed 02 January 2020, <<https://beaconhillparkhistory.org/contents/chapter3.htm>>.

⁴ Roueche, Ken. *A Fairfield History*, 2005. Ken Roueche, Victoria B.C.

⁵ See Appendix 4 for a 1889 map showing current location of 1009 Southgate as part subdivided area with street and farms in area of farm land, and a photograph in Appendix 5 showing the fertility of the area for vegetable farming.

expanding beyond its early city boundaries at the end of the 19th century⁶ and by 1911, this portion of the Fairfield Farm Estate used for dairy and vegetable farming was subdivided into building lots to make way for suburban middle-class housing. Family homes were filling up Vancouver Street and nearby areas, and a street car route was laid along Cook Street in 1903.

This residence, located at the outskirts of the town of Victoria but near electric streetcar and early automobile and carriage routes, is a unique example of medium density rental housing signifying its distinctiveness from the more common suburban single family homes and apartments and duplexes built during Victoria's rapid expansion at the time. It was purposely built as "residential flats"⁷ comprising four units. Southgate Street, on which it was built, is also a classic example of a Victoria wide boulevard street lined with flowering plum and cherry trees as it approaches Beacon Hill Park, and is recognized in the City of Victoria's Greenways Plan.

Theme: Cultural Exchange – Architectural Expression.

The residence at 1009 Southgate is valuable for its uninterrupted use as a four-unit medium density housing, which has continued for over a century of Victoria's history, as well as for the retention of its original idiosyncratic architectural style – a Foursquare Edwardian Vernacular style⁸ multi-residential building incorporating Craftsman design elements inspired by the British Arts & Crafts movement.

The Foursquare style is known to be affordable compared to the decorative Victorian and Classical styles, and best suited to streetcar suburbs and for long narrow lots, as is the case with this Southgate fourplex. The simple symmetrical exterior design and floor plan characterizing the Foursquare style conveys a division of the house into quarters on each floor to accommodate a home's various rooms. However, in the case of this particular house, each "quarter" was in fact a "flat" or apartment – two on each floor, running the full front to back length of the house, each with its own living room, bedroom, bathroom and kitchen, and with each "flat" having very similar layout, illustrated in the original plan.⁹

The house is boxy and rectangular with a full-width porch, cedar shingles, a wide belt course dividing the two storeys, and a low-pitched hipped roof with a dormer window. Craftsman influence includes open eaves with exposed rafter tails, and leaded glass windows. Craftsman design elements were creatively used in transforming the Foursquare's simple upper windows into balconies by means of

⁶ See Appendix 6 for fire insurance maps showing suburbanization of Southgate area from 1895 - 1913.

⁷ See Appendix 7, the original 1911 architectural plan refers to the house as "Residential Flats".

⁸ Muir, William R., Morrow, Cecelia (drawings), n.d., *Architectural Style Guide*, Victoria Heritage Foundation, Victoria BC, viewed 02 January 2020, <<https://victoriaheritagefoundation.ca/archstyles/styleguide.html>>.

⁹ See Appendix 7, interior layout.

decorative beams, railings and spindles framing each balcony. This effectively allowed each resident access to the outside from their own unit via doors and windows.

As the distinguished Victoria heritage historian Nick Russell points out, “I notice that Rous Cullin doesn’t seem to have designed any other Four-Squares, and Dunford doesn’t seem to have built any others. I have only identified about 14 of this style in the city, mostly built by Moore & Whittington to the same basic design in 1911-12 – nothing as idiosyncratic as 1009 Southgate!”¹⁰

Conversion into strata – retaining original architectural expression

While the building was converted into a three-storey strata in 1997¹¹, it has maintained four separate residential units. However, the four units now have varying floor areas and layouts: two units on the east side’s first two floors remain mostly unchanged in terms of the original layout, the third unit on the west side combines the first and second floors to create a two-storey apartment, and the fourth unit was modernized as a loft apartment by dropping the ceiling height of the second floor to create a third floor apartment with sloped ceilings and angular dormers.

Despite the significant change in the interior, the outer shell of the building remains largely the same. One subtle yet noticeable change from the street view is on the west side of the building: approximately two feet of the ground floor were removed in order to create a driveway to access parking at the back of the building. The second floor of the west side is cantilevered out over the driveway. In addition, a porch 8.5’ by 5’ was added to the front of the building for ease of access, but in a style consistent with the remainder of the house. The front single door entrance of the original was widened to include two doorways, and the railing of each front porch on the west and east sides was cut into to accommodate steps. These changes provided four separate and safe front entranceways for each unit.

On the east, west and south sides of the house, new vinyl windows replaced the original wooden frame windows, with the original shape mostly still intact. At the back or south side of the house, a third-floor deck was added, cutting into the roof line. That change is not visible from Southgate Street.

Aside from those changes, the building envelope remains as it was when its construction was completed in 1912 with the front façade and original features intact. The house not only exhibits a distinctive architectural style that has been largely retained today, but is a singular example of suburban medium density housing constructed during the city’s first boom years. The property represents the early history of Beacon Hill Park as public park land, the first subdivision of Sir James Douglas’ Fairfield Farm Estate, and early housing in the development of the neighbourhood of Fairfield.

¹⁰ Personal e-mail communication with historian Patrick Dunae, conveyed to strata resident and owner Larry Hannant, July 2019.

¹¹ See Appendix 8, Strata Plan (1997).

Character-defining elements

- the property represents the transformation of mostly dairy farmlands to suburban lots, featuring
 - o original unaltered subdivision of Sir James Douglas' Fairfield Farm Estate into suburban lot, and
 - o maximization of suburban land use via long narrow lots and use of a Foursquare architectural style
 - o fronting a wide landscaped street lined with plum and cherry trees as it approaches to Beacon Hill Park
- the house is a rare example of four-unit "Residential Flats" built during the Edwardian Era boom years at the turn of the 20th century in response to increase in population and need for affordability
- the house features the simple and affordable Foursquare architectural style incorporating popular Craftsman design elements of the time¹²
 - o boxy and rectangular design with a full-width front porch
 - o cedar shingles interrupted by a wide belt course between the first and second storeys
 - o medium-low pitched hipped roof with a dormer window
 - o open eaves with exposed rafter tails
 - o decorative beam framing the top of each porch and balcony
 - o three sets of diamond leaded glass heritage windows that extends up from the base of the second floor to just below the roofline,
 - o diamond leaded glass style replicated in three leaded glass window in the dormer
 - o original and intact four porches and balconies complete with mostly original rails and spindles; the height of the railings on first floor may have been raised during strata conversion when the front entrance was re-done
 - o original 5' x 3' windows topped by separate 5' x 1' diamond leaded glass windows – and the dormer, with its three diamond leaded glass windows.

Developers, architects and occupants

The building permit was issued in late 1911 to John O. Dunford, of William Dunford & Son¹³ and James F. Strang of Hooper-Strang Co. who were builders' suppliers. The cost was recorded at \$6,000 in

¹² See Appendix 9, for house picture showing architectural features.

¹³ Recorded as "investment specialists, real estate and insurance agents," City of Victoria directories (1911; 1912).

1912. Dunford & Son were one of the major building contractors of the era, completing six houses between 1911 to 1912.

The architect of the building was Harold Joseph Rous Cullin. Born in 1875 in Liverpool, England, he was a member of the London Rifle Brigade and officer in the Royal Engineers. He immigrated to Canada in 1904 and until World War 1 specialized in designing public and private buildings and homes in Victoria. His projects consisted of many public buildings, including seven schools, commercial blocks and apartments as well as private homes. Among the latter are iconic heritage houses at 25 Cook Street (Inglenook, 1911), 1134 Dallas Road (1913) and 806 Linden Avenue (Hume Cottage, 1907). Cullin served overseas as a Lieutenant Colonel in WW1. Suffering from rheumatoid arthritis, he was deemed a surplus officer and returned to B.C., where he resumed his architecture career, although mostly in the B.C. interior.

Occupants of 1009 Southgate were not listed in the Victoria's City Directory until 1914, which included only three individuals (Graham E. Williams, Wm D. Morgan, and Robert S. May).¹⁴

In March 1997, the Victoria Design Group, an architectural design and building company, submitted plans to the city for a redesign of the building.

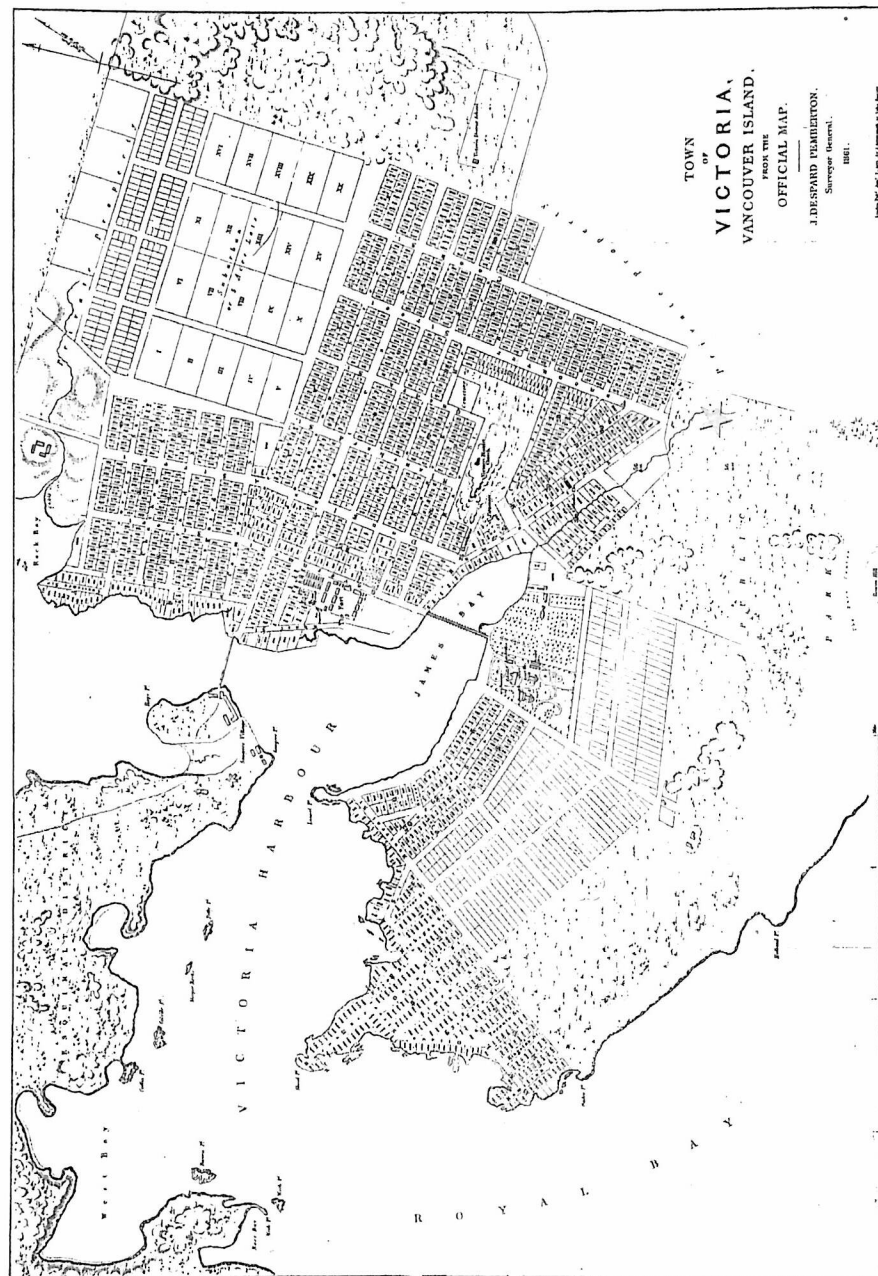
While it is unknown to current residents as to whom the fourplex was intended when it was originally designed and constructed, the house itself demonstrates both the commitment and creativity of the builders and architects during both time periods (1911 and 1997) to ensure the aesthetic integrity of a unique housing style and type.

¹⁴ *Henderson's Greater Victoria City Directory, 1914*, British Columbia City Directories 1860-1955, Vancouver Public Library, viewed on 08 January 2020
<https://bccd.vpl.ca/index.php/browse/title/1914/Henderson%27s_Greater_Victoria_City_Directory>.

APPENDIX 1 – 1009 SOUTHGATE STREET (JANUARY 2020)

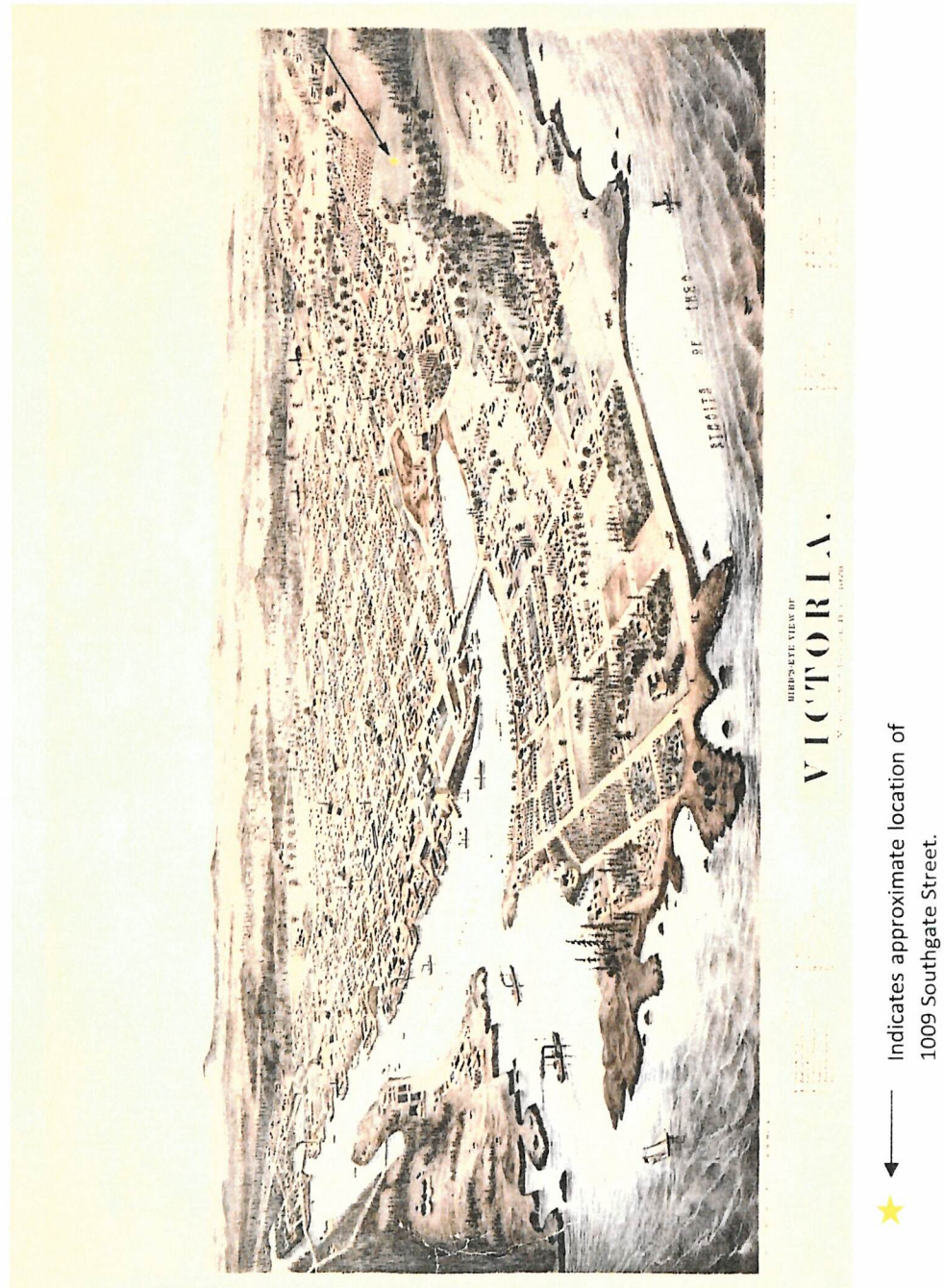


APPENDIX 2 – MAP OF VICTORIA (1861) SHOWING SOUTHGATE LOCATION IN PUBLIC PARK LANDS



Source: Pemberton, J. Despard, Surveyor General (1861). *Town of Victoria, Vancouver Island, Official Map*. J. Arrowsmith, published January 7th, 1861. [Map] Retrieved from University of Victoria Digital Collections, <https://contentdm.library.uvic.ca/cdm/ref/collection/collection5/id/198/>

APPENDIX 3 – MAP OF VICTORIA (1878) SHOWING SOUTHGATE LOCATION IN PUBLIC PARK LANDS (COLOURED GREEN BY GLOVER)



Source: Glover, E. S., A.L. Bancroft & Company & Waitt & Co. (1878) *Bird's-eye view of Victoria, Vancouver Island, B.C.* Victoria, M.W. Waitt & Co. [Map] Retrieved from the Library of Congress, <https://www.loc.gov/item/75696732/>

APPENDIX 4 – MAP OF VICTORIA (1889) SHOWING SOUTHGATE LOCATION IN FARM LANDS



This map shows an Agricultural Hall building further south of 1009 Southgate Street on Vancouver Street and Sutlej Street, marked as #58 on the map legend.

Indicates approximate location of 1009 Southgate Street.

Source: Ellis & Co. (1889) Victoria, B. Victoria. [Map] Retrieved from the Library of Congress, <https://www.loc.gov/item/75696734/>.

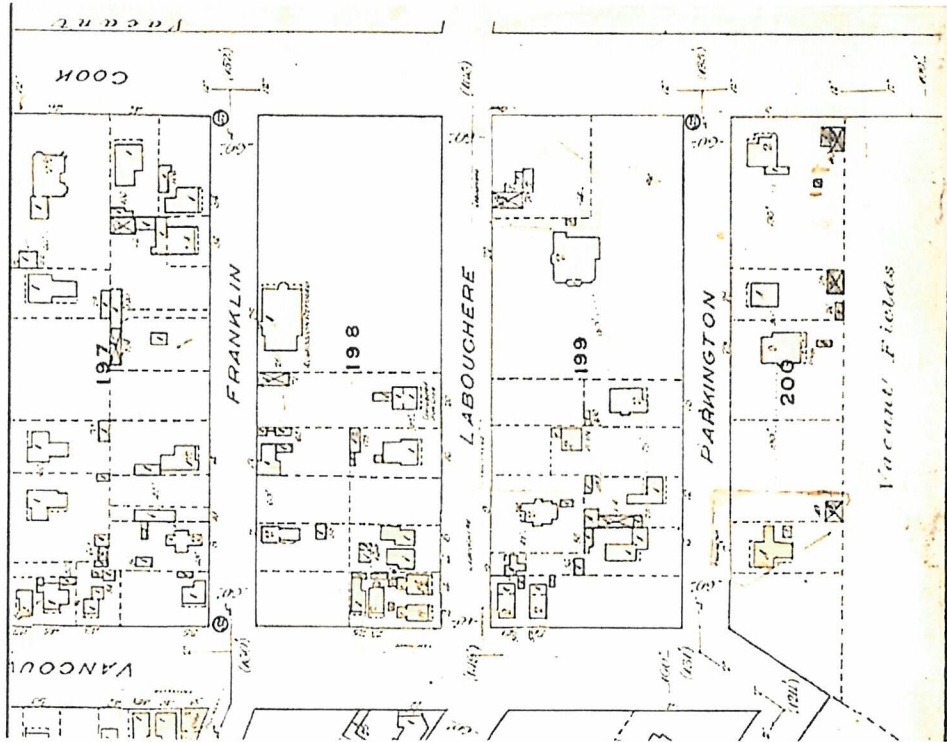
APPENDIX 5 – VEGETABLE PLANTING ON SOUTHGATE STREET



Above Early 20th century photo of land being planted with potatoes as part of the Invertavish Nursery Gardens in the area of what is currently known as Quadra Street, Southgate Street and Convent Place, demonstrating the fertility and use of the land for vegetable farming.

Source: McTavish, Duncan Douglas (192-). *Planting Potatoes on Southgate Street*. [Photograph] Retrieved from the City of Victoria Archives, <https://archives.victoria.ca/planting-potatoes-on-southgate-street-2>

APPENDIX 6 – FIRE INSURANCE PLANS SHOWING SOUTHGATE SITE IN VACANT FIELDS PRIOR TO SUBURBANIZATION



Top: Area south of Pakington St. is marked as "Vacant Fields" in 1895; from Fire Insurance Map, inset of Sheet 24, 1895.



Above: Key map of 1895 Victoria Insurance Plans;
Right: Inset Of Key map showing location of Southgate and Pakington

Source: *Victoria Fire Insurance Plans, Vol. 1, Sheet 51, 1911 (rev 1913); 1903; and Sheet 24, 1891 (rev 1895)*, Digital Collections, University of Victoria Libraries, viewed on 08 January 2020, <<https://vault.library.uvic.ca/collections/6cf241ab-b4ef-44c2-8b6c-38a9de32f7d5>>.



Top: Undeveloped lands in southwest portion of early Southgate Street in 1903; from Fire Insurance Plan Sheet 43, 1903.

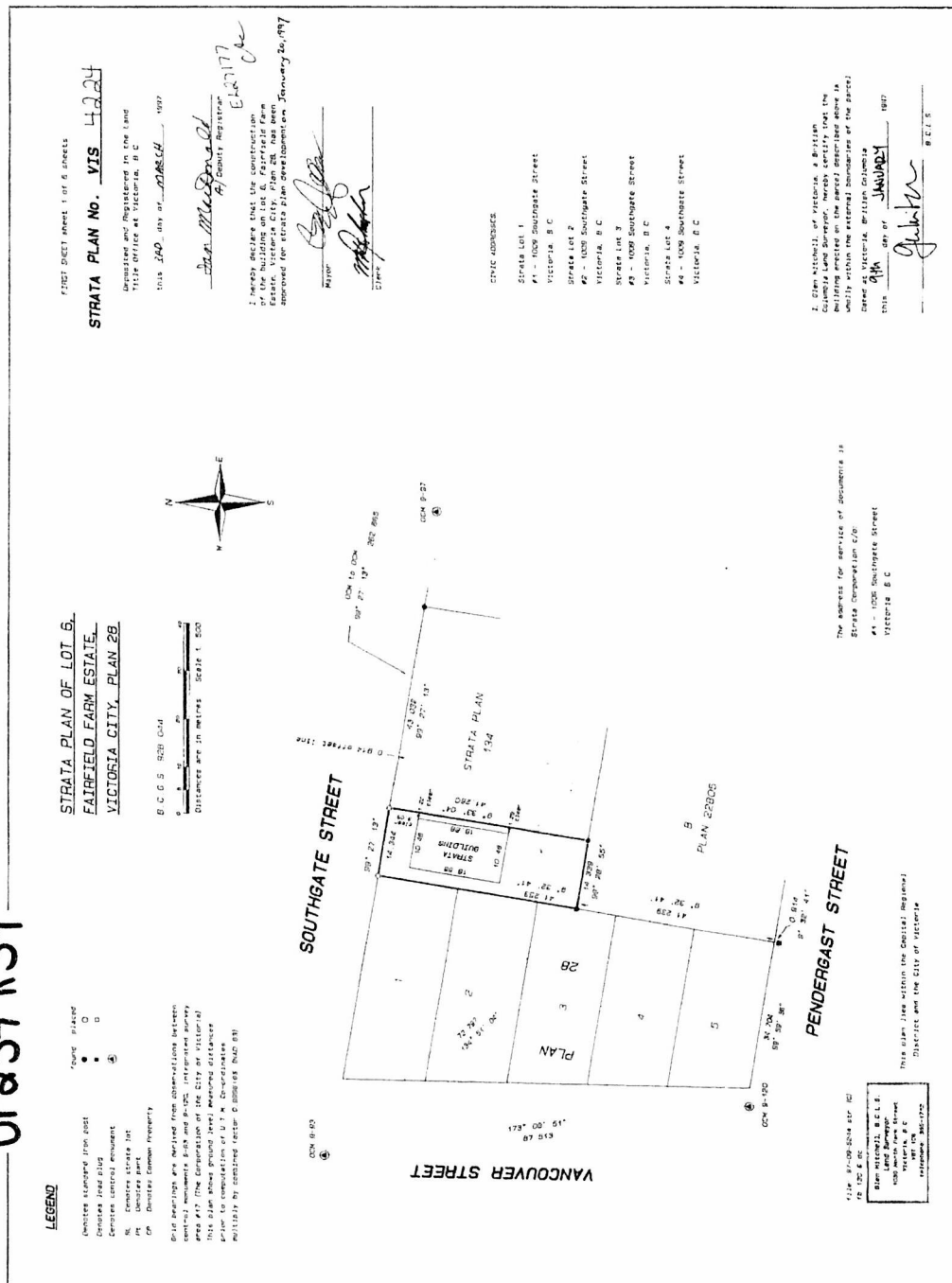


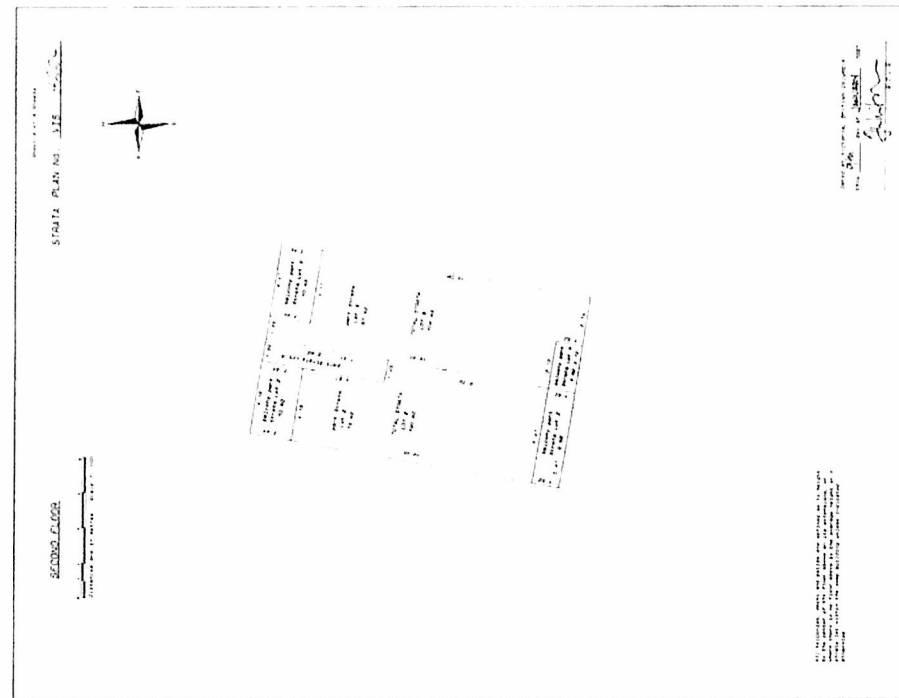
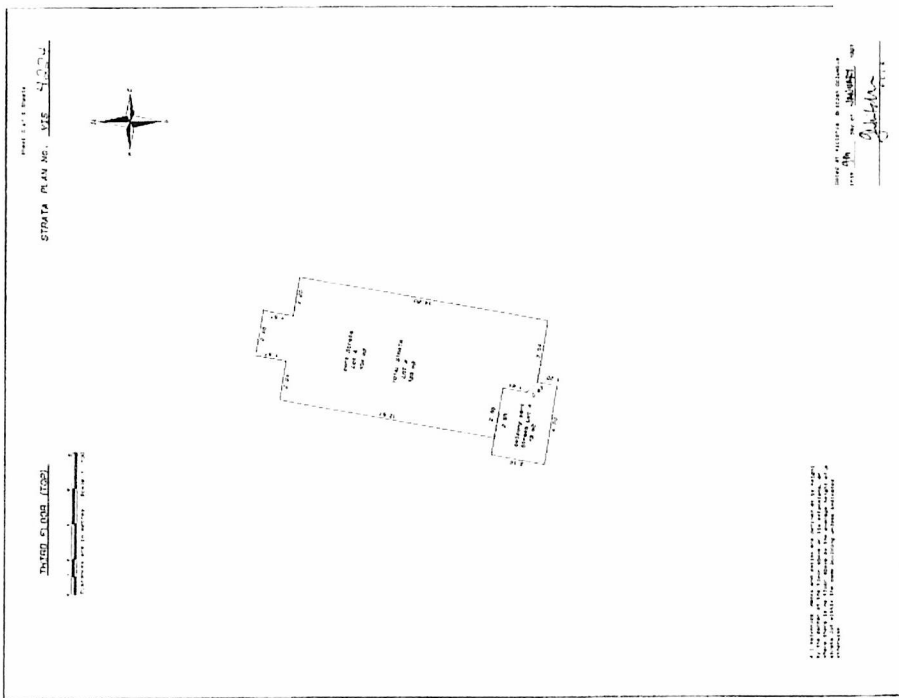
Top: Southgate Street is filling up with homes by 1913; from Fire Insurance Plan Sheet 51, 1911 (rev 1913).

Architectural drawings for Messrs J.O. Dunford & J.F. Strang Residential Flats. The drawings include a front elevation, side elevation, section, ground plan, and first floor plan. The ground plan shows two suites, each with a bedroom, living room, kitchen, and bathroom. The first floor plan shows the layout of the first floor, including the entrance, stairs, and a central corridor. The drawings are dated 1911 and are the work of H.J. Rous Cullin, B.C.A., V.A.A., Architect.

Status: Filed

01-234-R39





Plan #: VIS4224 App #: N/A Curl #:

RCVD: 1997-03-03 RQST: 2020-01-08 12.34.36

Strata Plan No. 4224 VIS

[illegible]

Date at Victoria, British Columbia
 this 4th day of JANUARY 1927
 J. L. Hunter

APPENDIX 9 – ARCHITECTURAL FEATURES RETAINED SINCE 1911

*medium-low pitched hipped roof with a
dormer window*

*diamond leaded glass style
replicated in three leaded glass
window in the dormer*



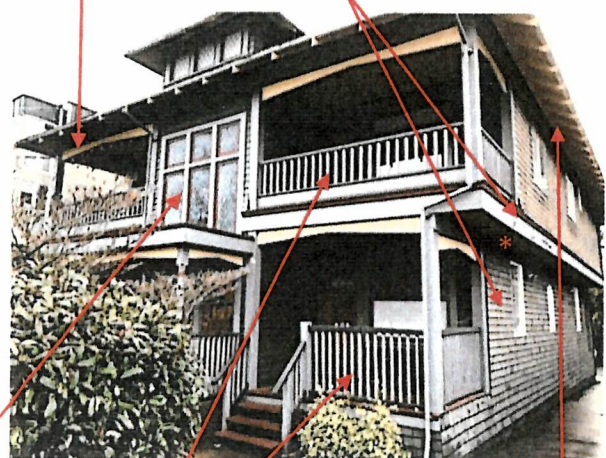
*boxy and rectangular design with
a full-width front porch*

*three sets of diamond leaded glass heritage
windows that extend up from the base of the
second floor to just below the roofline*

*original 5' x 3' windows topped by separate 5'
x 1' diamond leaded glass windows – and the
dormer, with its three diamond leaded glass
windows*

*decorative beams (painted yellow) framing
the top of each porch and balcony*

*cedar shingles interrupted by a wide
belt course between the first and
second storeys*



*open eaves with
exposed rafter tails*

*original and intact four porches and balconies
complete with mostly original rails and
spindles; the height of the railings on first floor
may have been raised during strata conversion
when the front entrance was re-done*

*

cantilevered outer wall from 1997 conversion to make room for driveway

4. **1009 Southgate Street**
Heritage Designation Application No. 000190

Attendees: Larry Hannant (owner)

John O'Reilly provided a brief introduction. Larry Hannant presented.

Panel Questions and Comments

- The Statement of Significance does an excellent job in outlining the history of the property; however, the format is not appropriate for submission to the BC Heritage Register. An SOS is not a history, but a statement of value; this SOS confuses the two. The current document can be refined to the standard format with the history appended. John O'Reilly will assist the applicant with the format.
- Since the property is a strata, is there a difference in the process? John O'Reilly: Consent to designate the property was received from each of the four owners rather than from a strata council as is done with larger developments.
- The building was converted to a strata in 1997; the strata is thanked for their commitment to retaining the heritage value of the building. For example, a third floor that was added under the roof did not require alterations to the exterior.

Moved


Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 1009 Southgate Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried


Heritage Designation No. 000190
for
1009 Southgate Street

1




1

1009 Southgate Street



2



2

1009 Southgate Street

Staff Recommendation

That Council approve the designation of the property located at 1009 Southgate 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.



3



3

1009 Southgate Street

1878 Bird's Eye view of Victoria



4

4

1009 Southgate Street



Planting potatoes on Southgate Street, McTavish, Duncan Douglas (192-)

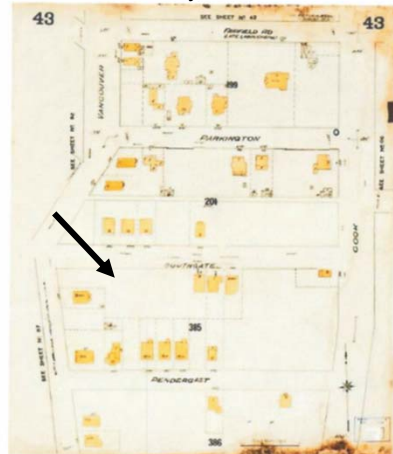
5



5

1009 Southgate Street

1903- Low density settlement



1913- Southgate Street is filled in



6



6

1009 Southgate Street



7

1009 Southgate Street

Front (north) Elevation



8

8

1009 Southgate Street



Side (west)
Elevation

9



9

1009 Southgate Street



Rear (south) Elevation

10



10

1009 Southgate Street



Side (west) Elevation



Side (east) Elevation

11



11

1009 Southgate Street

*medium-low pitched hipped roof with a
dormer window*

*diamond leaded glass style
replicated in three leaded glass
window in the dormer*

*original 5' x 3' windows topped by separate 5'
x 1' diamond leaded glass windows – and the
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complete with mostly original rails and
spindles; the height of the railings on first floor
may have been raised during strata conversion
when the front entrance was re-done*

*open eaves with
exposed rafter tails*

Character-defining Elements

12



12

1009 Southgate Street

Staff Recommendation

That Council approve the designation of the property located at 1009 Southgate 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.



13

