

## 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.<sup>1,2,3,4</sup> At the end of the 19th century, Victoria was rapidly expanding beyond its early city boundaries.<sup>5</sup> 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*.

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

<sup>2</sup>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>>.

<sup>3</sup>Roueche, Ken. *A Fairfield History*, 2005. Ken Roueche, Victoria B.C.

<sup>4</sup> 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.

<sup>5</sup>See 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".<sup>6</sup>

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.<sup>7</sup> 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.<sup>8</sup> 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.

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

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

<sup>8</sup> See Appendix 7, interior layout.

APPENDIX 1 – 1009 Southgate (January 2020)

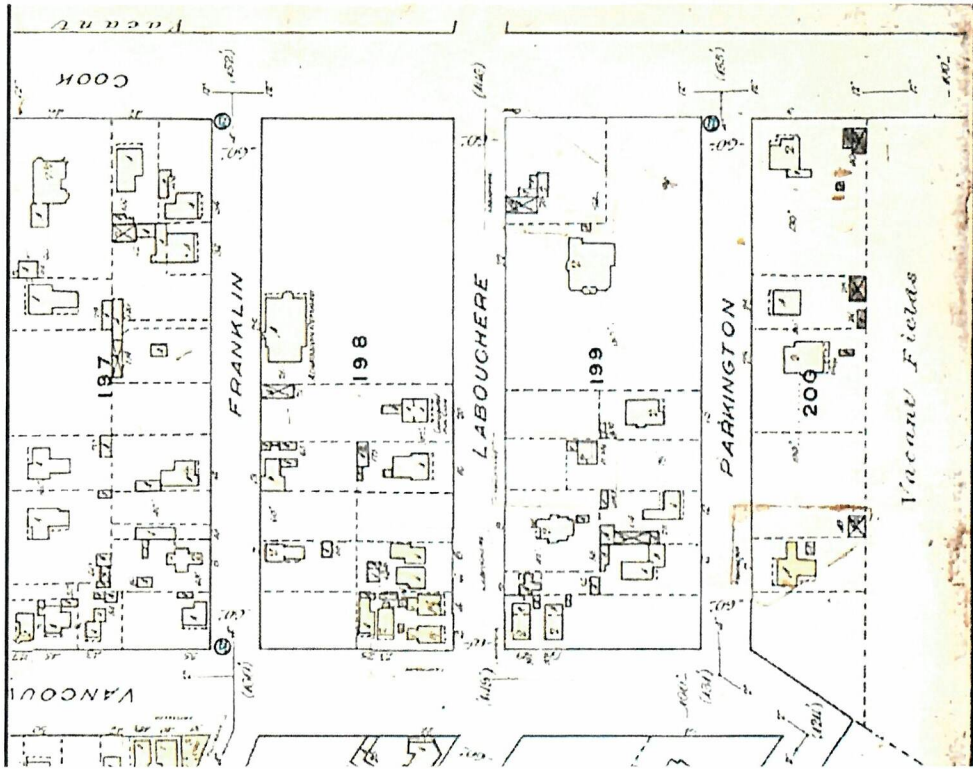




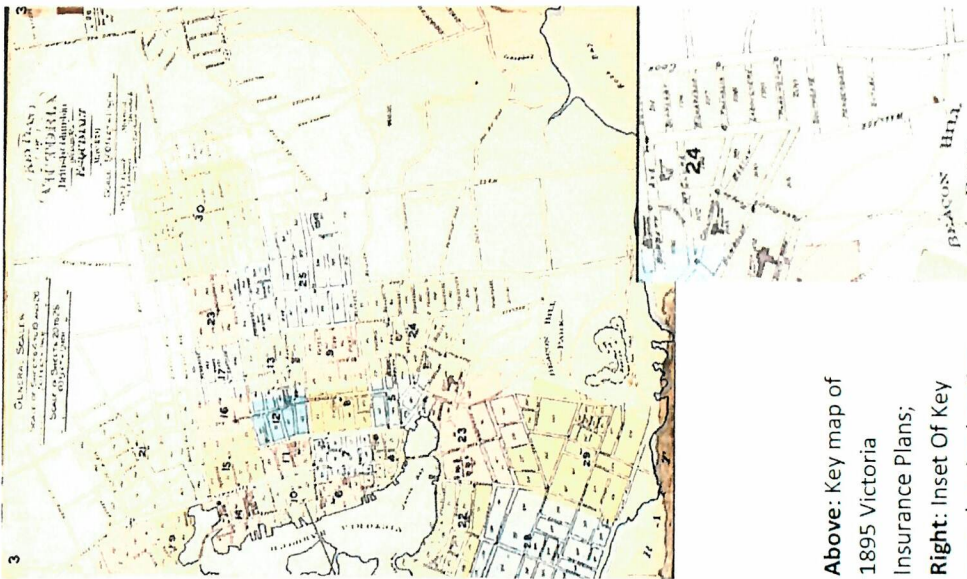




APPENDIX 2 – Fire Insurance Plans showing 1009 Southgate Site in Victoria<sup>9</sup>



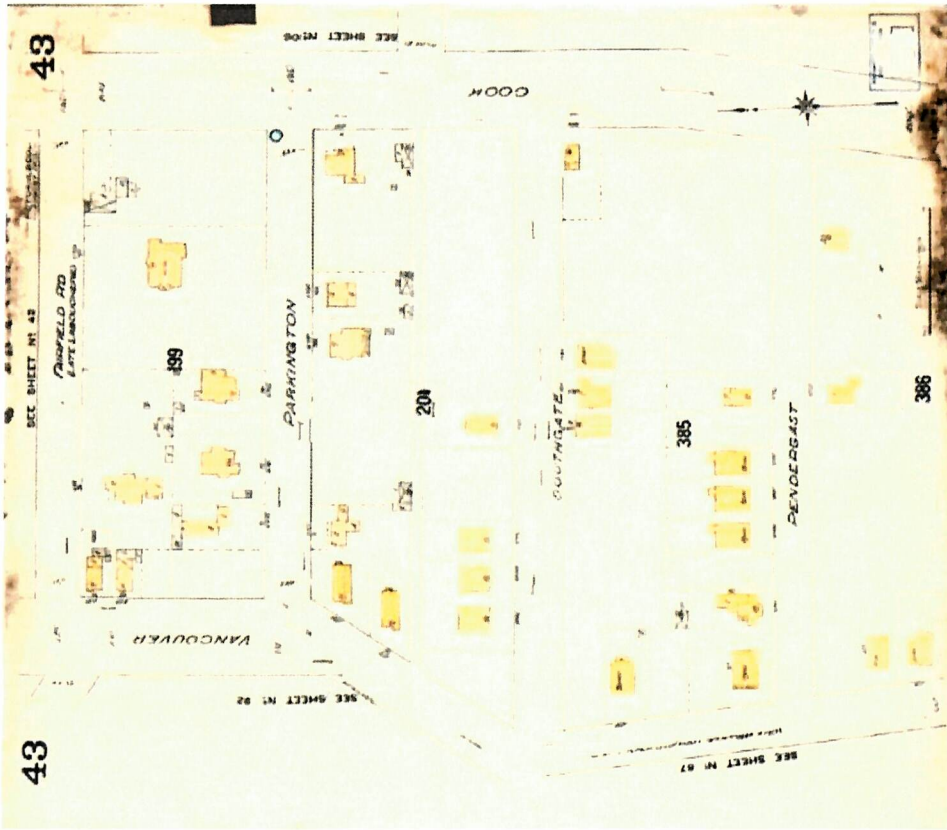
Top: Area south of Pakington St. is marked as "Vacant Fields" in 1895; from Fire Insurance Map, inset of Sheet 24, 1895.



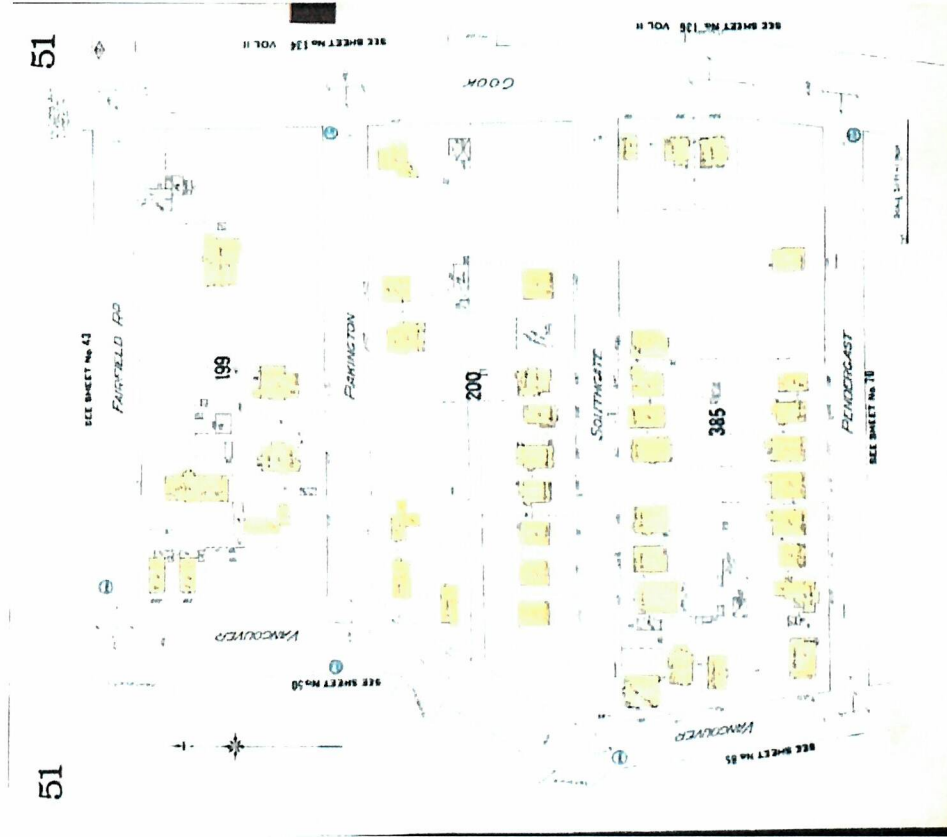
Above: Key map of 1895 Victoria Insurance Plans;  
 Right: Inset Of Key map showing location of Southgate and Pakington Streets.

Left inset of Sheet

<sup>9</sup> 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>>.



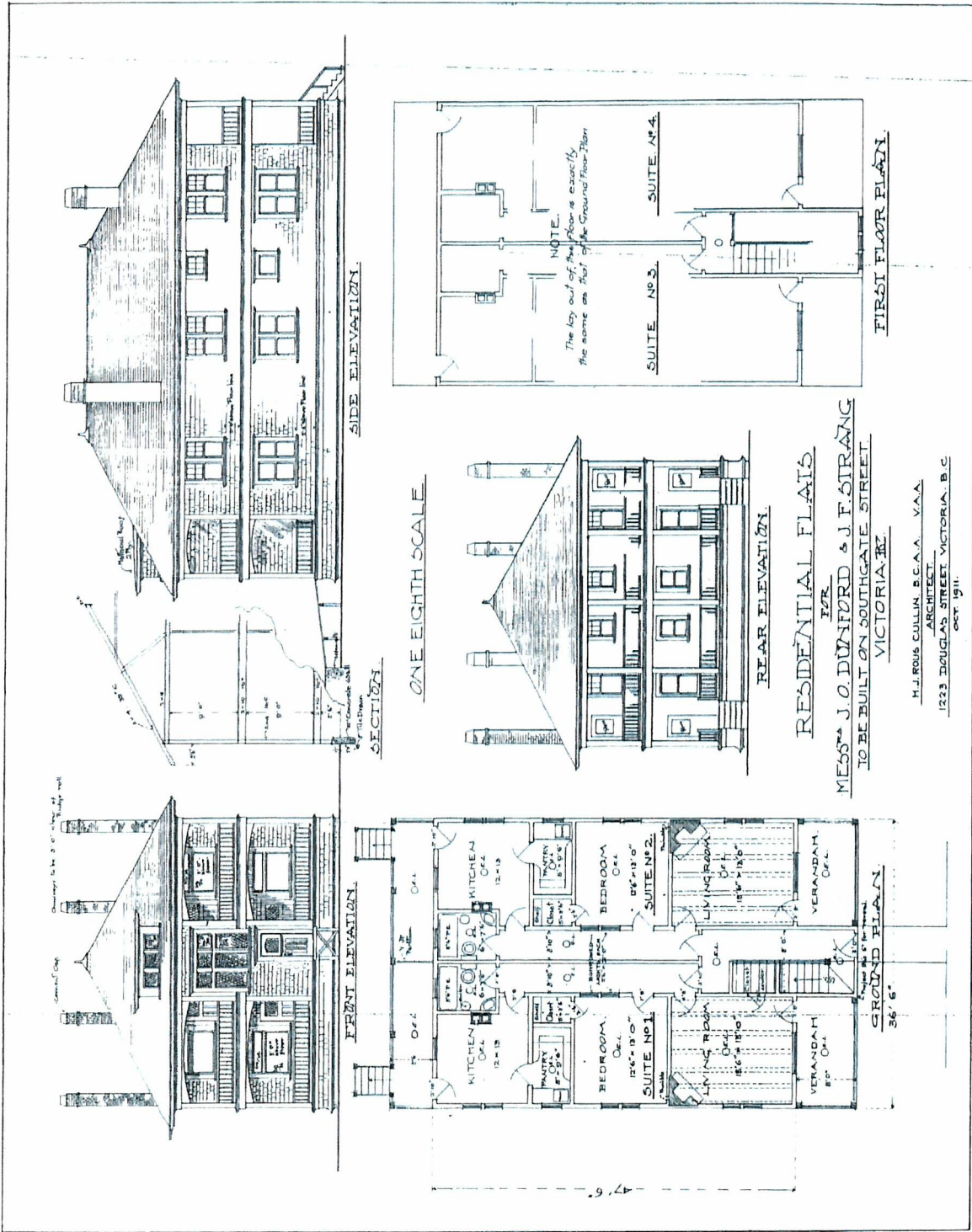
Top: Undeveloped lands in southwest portion of early Southgate Street in 1903; from Fire Insurance Plan Sheet 43, 1903.



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)



# APPENDIX 4 - Strata Plan VIS4224 of 1009 Southgate (1997)

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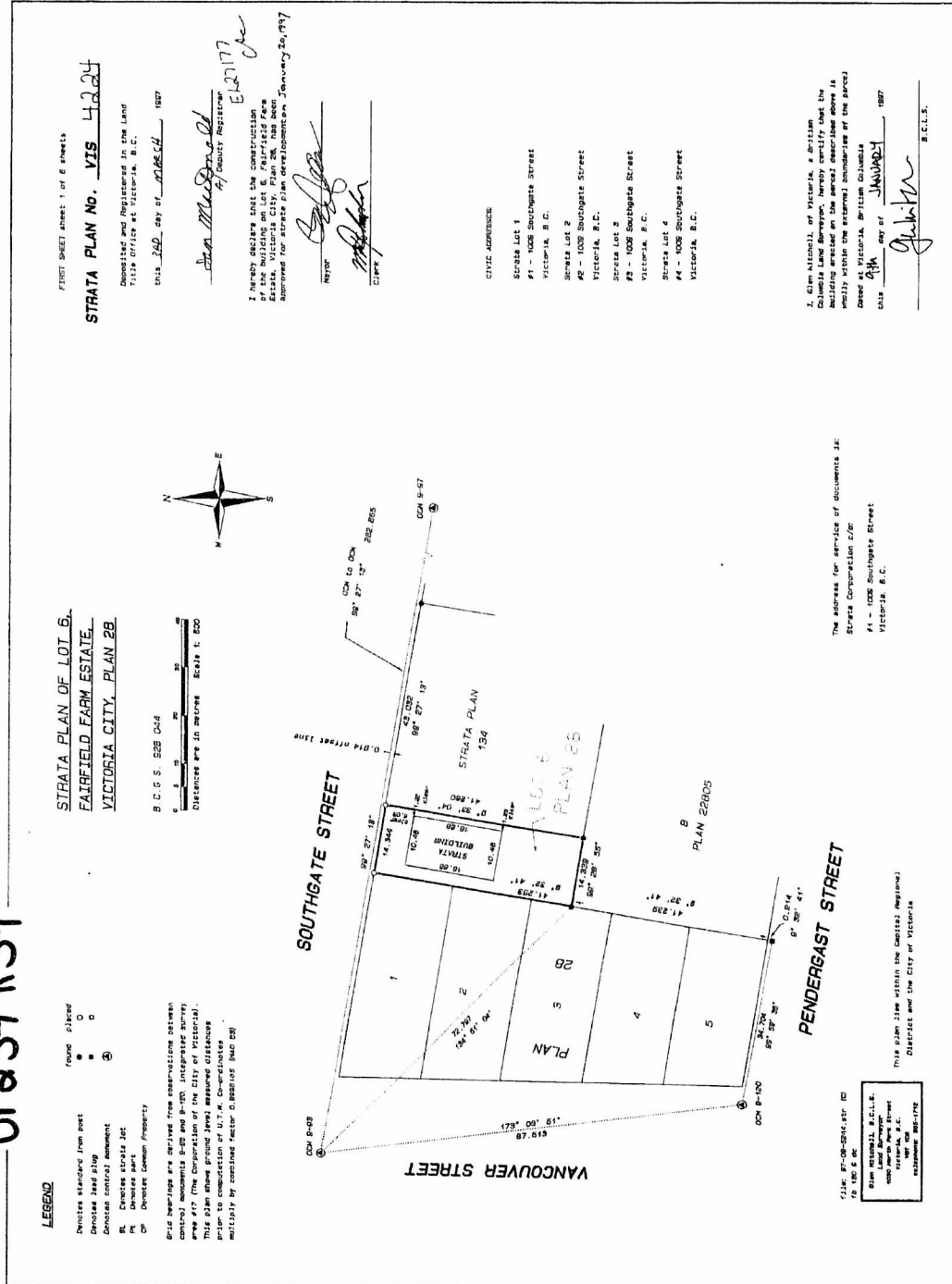
Plan #: VIS4224 App #: N/A Ctl #: 01-234-R39  
 RCVD: 1997-03-03 ROST: 2020-01-08 12.34.36

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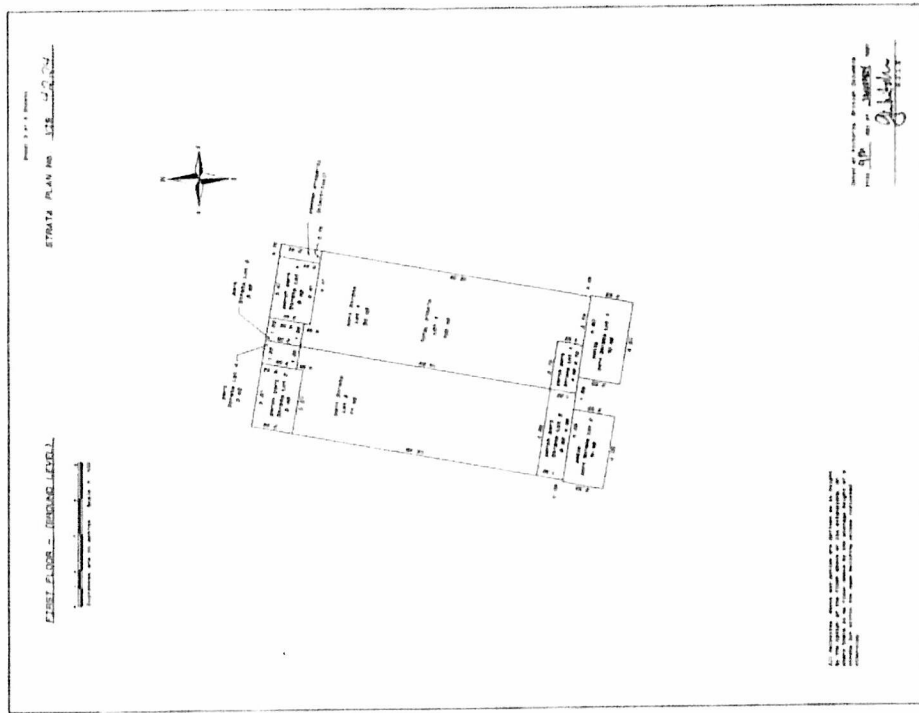
Status: Filed

Strata Filed

## 01-234-R39







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Second sheet  
Sheet 2 of 8 sheets

STAIRS PLAN NO. VIS 4224  
 APPROVED AS TO FORM 1 & 2 ONLY  
 FEB 20<sup>19</sup> 2019  
 IN R. [Signature]  
 PROJECT MANAGER AT REAL ESTATE

**CONDOMINIUM ACT**

UNIT	OWNER	STATUS
1	A	OWN
2	B	OWN
3	C	OWN
4	D	OWN
5	E	OWN
6	F	OWN
7	G	OWN
8	H	OWN
9	I	OWN
10	J	OWN
11	K	OWN
12	L	OWN
13	M	OWN
14	N	OWN
15	O	OWN
16	P	OWN
17	Q	OWN
18	R	OWN
19	S	OWN
20	T	OWN
21	U	OWN
22	V	OWN
23	W	OWN
24	X	OWN
25	Y	OWN
26	Z	OWN
27	AA	OWN
28	AB	OWN
29	AC	OWN
30	AD	OWN
31	AE	OWN
32	AF	OWN
33	AG	OWN
34	AH	OWN
35	AI	OWN
36	AJ	OWN
37	AK	OWN
38	AL	OWN
39	AM	OWN
40	AN	OWN
41	AO	OWN
42	AP	OWN
43	AQ	OWN
44	AR	OWN
45	AS	OWN
46	AT	OWN
47	AU	OWN
48	AV	OWN
49	AW	OWN
50	AX	OWN
51	AY	OWN
52	AZ	OWN
53	BA	OWN
54	BB	OWN
55	BC	OWN
56	BD	OWN
57	BE	OWN
58	BF	OWN
59	BG	OWN
60	BH	OWN
61	BI	OWN
62	BJ	OWN
63	BK	OWN
64	BL	OWN
65	BM	OWN
66	BN	OWN
67	BO	OWN
68	BP	OWN
69	BQ	OWN
70	BR	OWN
71	BS	OWN
72	BT	OWN
73	BU	OWN
74	BV	OWN
75	BW	OWN
76	BX	OWN
77	BY	OWN
78	BZ	OWN
79	CA	OWN
80	CB	OWN
81	CC	OWN
82	CD	OWN
83	CE	OWN
84	CF	OWN
85	CG	OWN
86	CH	OWN
87	CI	OWN
88	CJ	OWN
89	CK	OWN
90	CL	OWN
91	CM	OWN
92	CN	OWN
93	CO	OWN
94	CP	OWN
95	CQ	OWN
96	CR	OWN
97	CS	OWN
98	CT	OWN
99	CU	OWN
100	CV	OWN

**NOTARIAL CERTIFICATION**

I, the undersigned, do hereby certify that I am a duly qualified and duly sworn notary public in and for the State of Texas, and that I have this day read and explained the contents of the foregoing to the persons named herein and that they have acknowledged the execution of the same before me on the date and at the place therein specified.

Notary Public in and for the State of Texas  
 FEB 19<sup>19</sup> 2019

[Signature]  
 Notary Public

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 FEB 20<sup>19</sup> 2019  
[Signature]  
 PROJECT MANAGER AT REAL ESTATE

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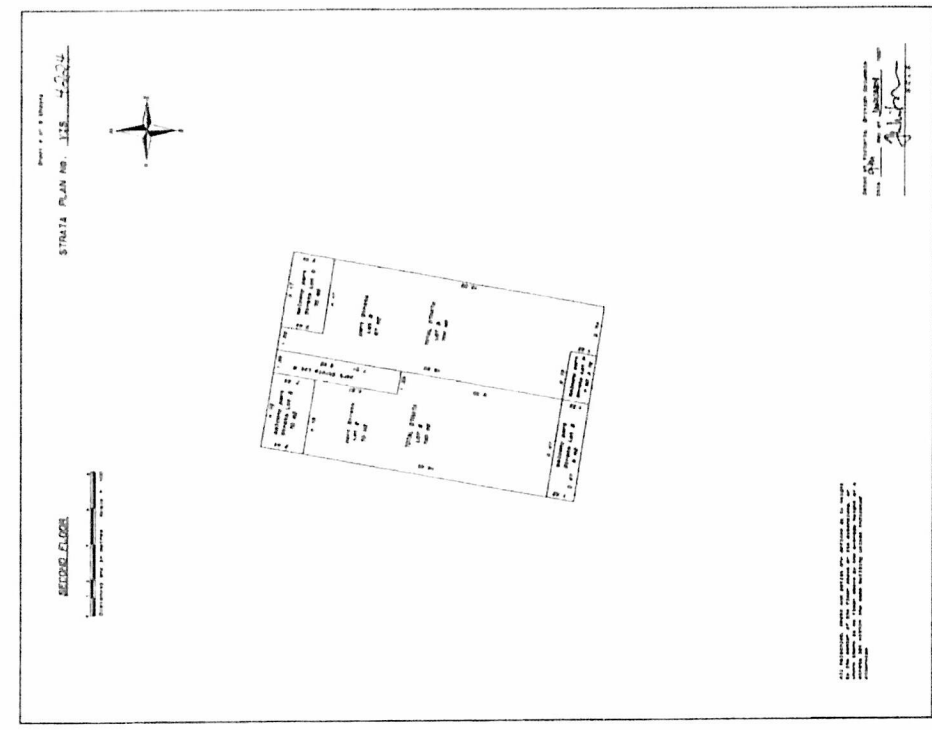
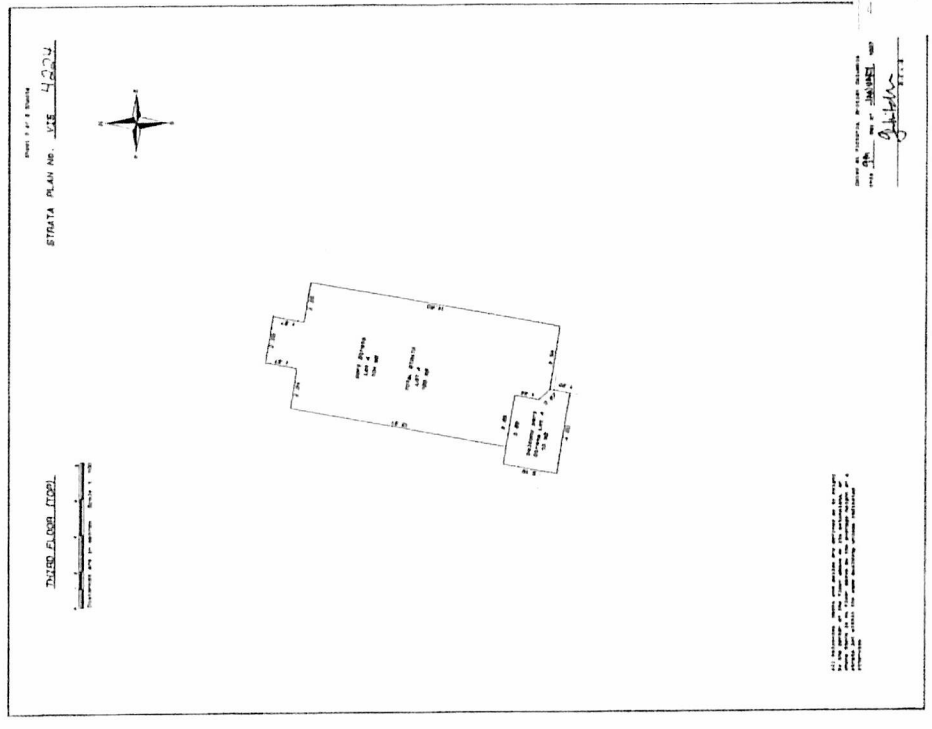
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Sheet 6 of 8 sheets  
Strata Plan No. VIS 4224

Filing			Document	
Number	Date	Date	Date	Nature and Particulars

Filing			Document	
Number	Date	Date	Date	Nature and Particulars

Deputy Registrar, British Columbia  
this 10th day of JANUARY 1997  
*[Signature]*  
R.C.L.S.