

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.

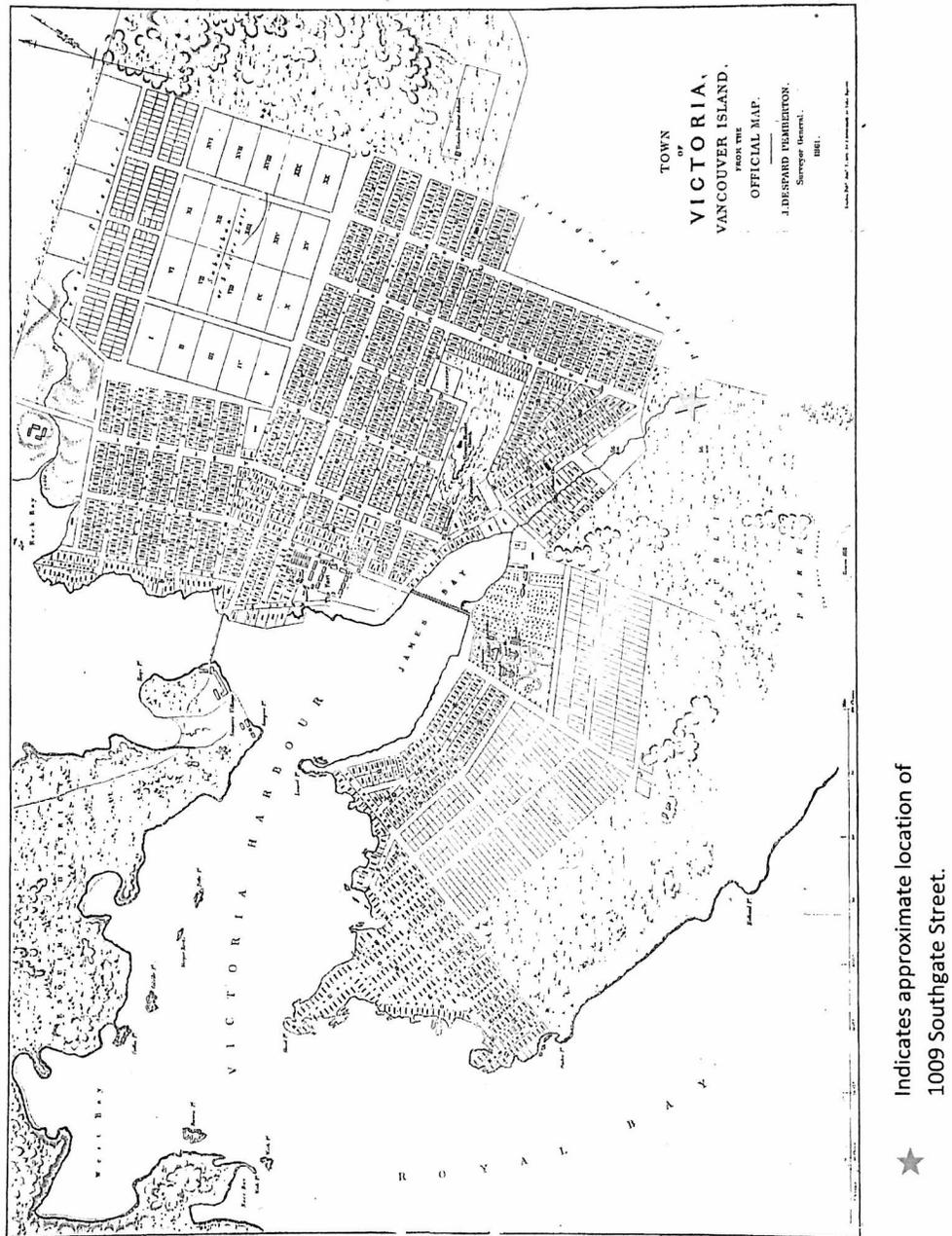
While it is unknown to current residents as to whom the fourplex was intended when it was originally designed and constructed, the house itself demonstrates both the commitment and creativity of the builders and architects during both time periods (1911 and 1997) to ensure the aesthetic integrity of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



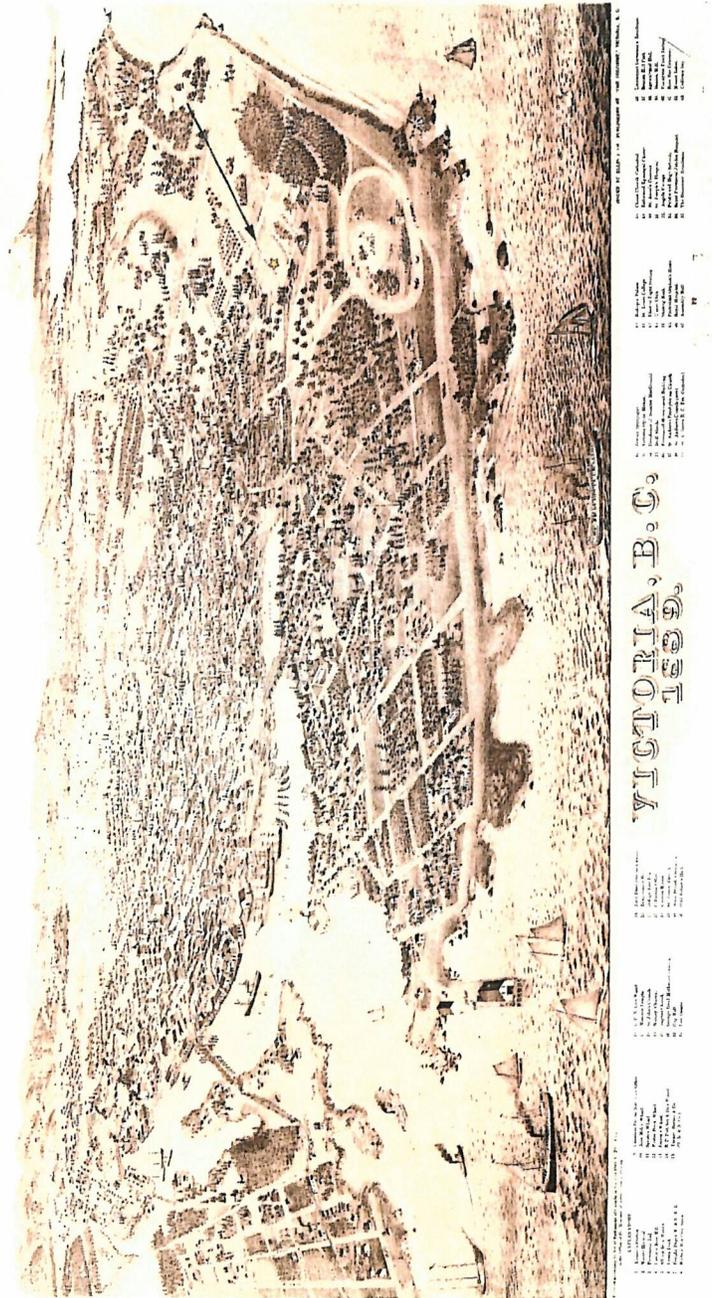
Source: Pemberton, J. Despard, Surveyor General (1861). *Town of Victoria, Vancouver Island, Official Map*. J. Arrowsmith, published January 7th, 1861. [Map] Retrieved from University of Victoria Digital Collections, <https://contentdm.library.uvic.ca/cdm/ref/collection/collection5/id/198/>

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. 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



★ Indicates approximate location of 1009 Southgate Street.
→ 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.

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

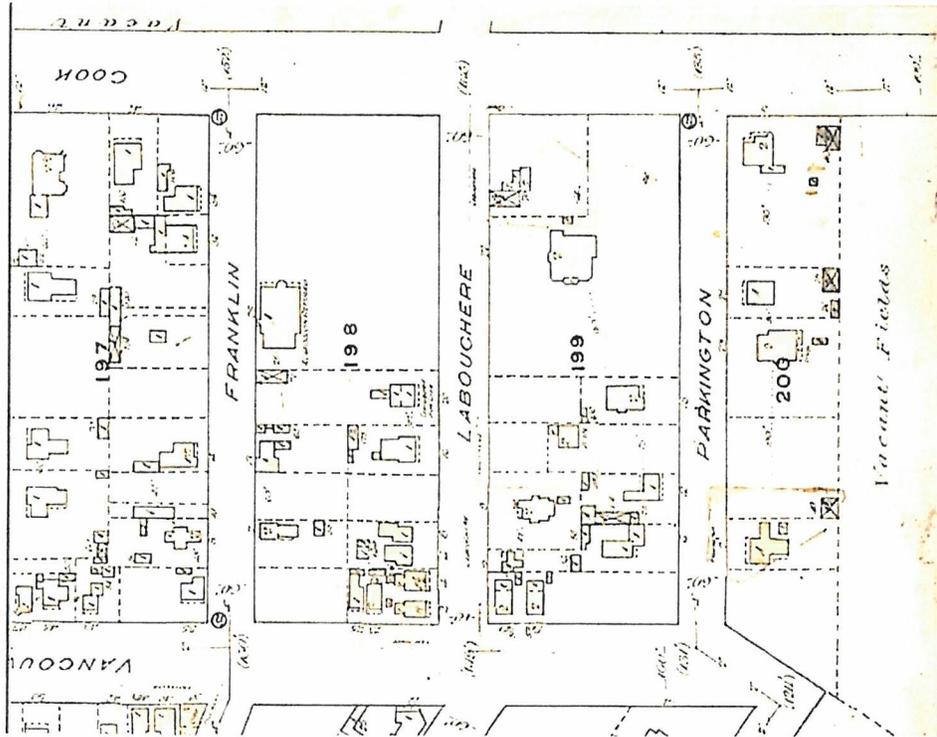
APPENDIX 5 – VEGETABLE PLANTING ON SOUTHGATE STREET



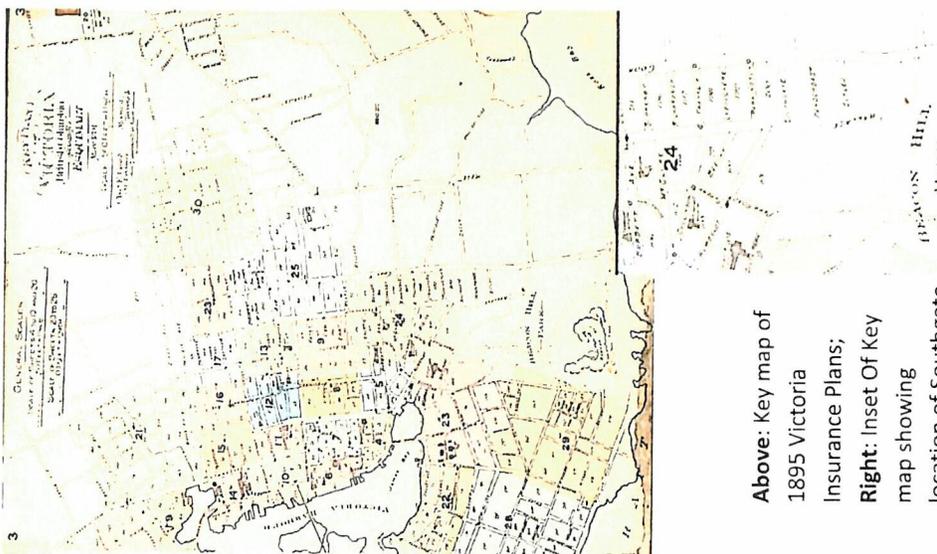
Above Early 20th century photo of land being planted with potatoes as part of the Invertavish Nursery Gardens in the area of what is currently known as Quadra Street, Southgate Street and Convent Place, demonstrating the fertility and use of the land for vegetable farming.

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



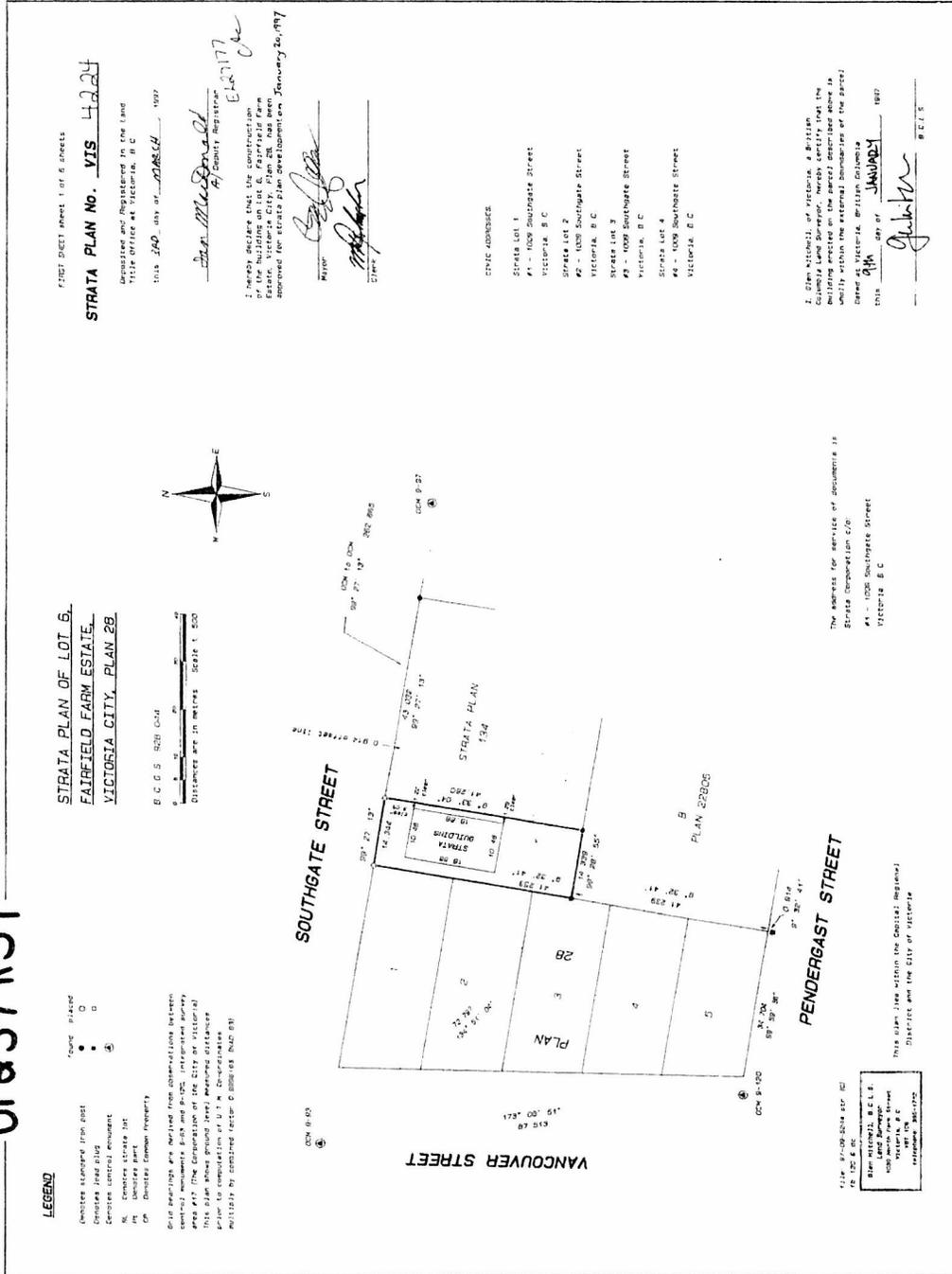
Top: Undeveloped lands in southwest portion of early Southgate Street in 1903; from Fire Insurance Plan Sheet 43, 1903.

APPENDIX 8 - STRATA PLAN VIS4224 OF 1009 SOUTHGATE (1997)

Plan #: VIS4224 App #: N/A Ctrl #: RCVD: 1997-03-03 RQST: 2020-01-08 12:34:36

01-234-R39

Status: Filed



LEGEND

- Existing building
- Proposed building
- Existing fence
- Proposed fence
- Existing control monument
- Proposed control monument
- Existing street line
- Proposed street line
- Existing easement
- Proposed easement
- Existing common property
- Proposed common property

Grid bearings are derived from observations between control monuments B-53 and B-102. Integrated survey area 417 (The Corporation of the City of Victoria) this plan shows ground level, proposed distances and bearings. The plan is subject to the provisions of the Act and Regulations. Possibility by combined factor C 200/68 (RAD 83)

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

B.C.S. 9231 (24)
Distance in meters Scale 1:500

FIRST SHEET 1 of 6 sheets
STRATA PLAN NO. VIS 4224

Devises and Registrations in the Land
Title Office at Victoria, B.C.
this day of JANUARY 1997

Jan McDonald
Deputy Registrar
E-1777

I hereby declare that the construction of the building on lot 6, Fairfield Farm Estate, Victoria City, Plan 28, has been approved for strata development on January 26, 1997

[Signature]
Deputy Registrar

- CIVIC ADDRESSES
- Strata Lot 1
#1 - 1009 Southgate Street
Victoria, B.C.
 - Strata Lot 2
#2 - 1009 Southgate Street
Victoria, B.C.
 - Strata Lot 3
#3 - 1009 Southgate Street
Victoria, B.C.
 - Strata Lot 4
#4 - 1009 Southgate Street
Victoria, B.C.

I, John McNeill, of Victoria, B.C., being the Registrar of the Land Office, do hereby certify that the building erected on the parcel described above is within the external boundaries of the parcel as shown on the plan of the City of Victoria, British Columbia
this day of JANUARY 1997

[Signature]
Registrar

The address for service of documents is
Strata Corporation C/O
#1 - 1009 Southgate Street
Victoria B.C.

This plan lies within the District of Victoria

APPENDIX 9 – ARCHITECTURAL FEATURES RETAINED SINCE 1911

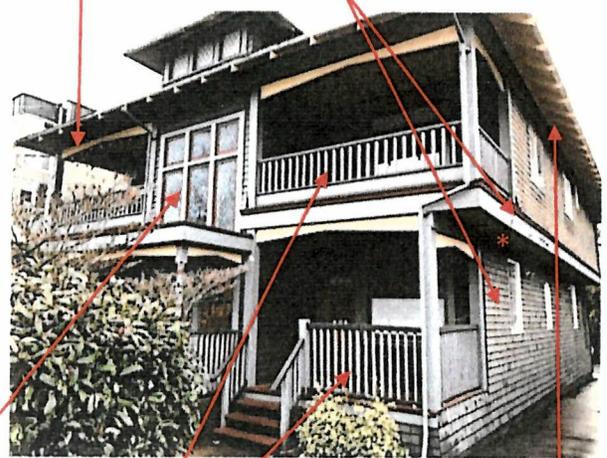
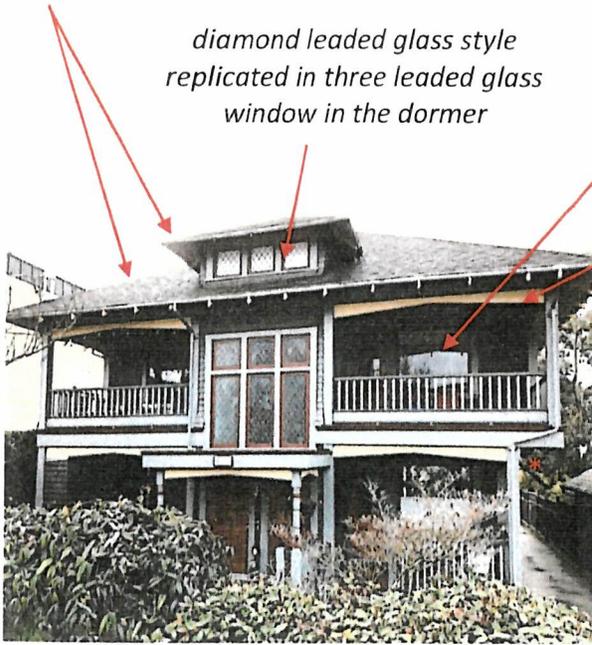
medium-low pitched hipped roof with a dormer window

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

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

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



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

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