

and Mary Streets in Victoria West. The site includes a large rock formation that extends into the surrounding area and is prominently exposed in the rear yard of the site. The house wraps around the two street frontages in a series of terraced volumes that cascade down the rock face. The exterior façade of 404 Henry Street retains its original features and is consistent with architect Alan Hodgson's original vision.

The house has historical value for its association with Hodgson, who was a key figure in Victoria's Modernist Movement. It has aesthetic value for its unique site-specific design that demonstrated respect for nature and indigenous materials. Its character-defining elements include its form and massing as a series of connected architectural volumes arranged along the edges of the site; the composition of the building; its structural design cantilevered over the rock formation; West Coast Modern elements; economical exterior design expressed in the use of 4ft. x 8 ft. plywood cladding; the predominance of native landscaping throughout the property; and the fenestration pattern.

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 generally consistent with Section 21: “Neighbourhood Directions (Victoria West)” of the *Official Community Plan* (2012) which states:

Victoria West

21.5 *Vision in the citywide context includes:*

21.25.1 *Eclectic mix of land uses, including industrial, employment, apartment residential and older neighbourhoods with a range of housing forms*

Victoria West Neighbourhood Plan

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

Intent:

Protect the historic character of significant buildings and important sites.

10.1.1. *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 18, or other buildings of heritage merit, including through the rezoning process.*

10.1.2. *Consider future additions of properties to the City’s Register of Heritage Properties in consultation with property owners.*

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

The designation of the property would make the building eligible for heritage grants from the Victoria Heritage Foundation to incentivize exterior conservation work.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its May 12, 2020 meeting and was recommended for approval.

CONCLUSIONS

This application to designate the exterior of the single-storey West Coast Modern-style frame house at 404 Henry Street as a Municipal Heritage Site is for a building that is a rare and exceptional example of West Coast Modernism in Victoria. Pioneering for its time, the building design is derived from the dramatic topography of the lot, with numerous views from inside the house towards the carefully preserved native vegetation and rock formation at the heart of the site. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Victoria West neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the house located at 404 Henry Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000189 for the property located at 404 Henry Street.

Respectfully submitted,


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Senior Heritage Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:



Date: May 11, 2020

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 February 29, 2020.