

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.c Report from the May 21, 2020 COTW Meeting

H.1.c.a404 Henry Street: Heritage Designation Application No. 000189 (Victoria West)

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council approve the designation of the property located at 404 Henry 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

B. CONSENT AGENDA

Moved By Councillor Alto

Seconded By Councillor Dubow

That the following items be approved without further debate.

CARRIED UNANIMOUSLY

H.5 404 Henry Street: Heritage Designation Application No. 000189 (Victoria West)

Committee received a report dated May 7, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Heritage Designation Application for 404 Henry Street in order to designate the exterior of the property.

Moved By Councillor Alto

Seconded By Councillor Dubow

That Council approve the designation of the property located at 404 Henry 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 May 21, 2020

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,


John O'Reilly
Senior Heritage Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

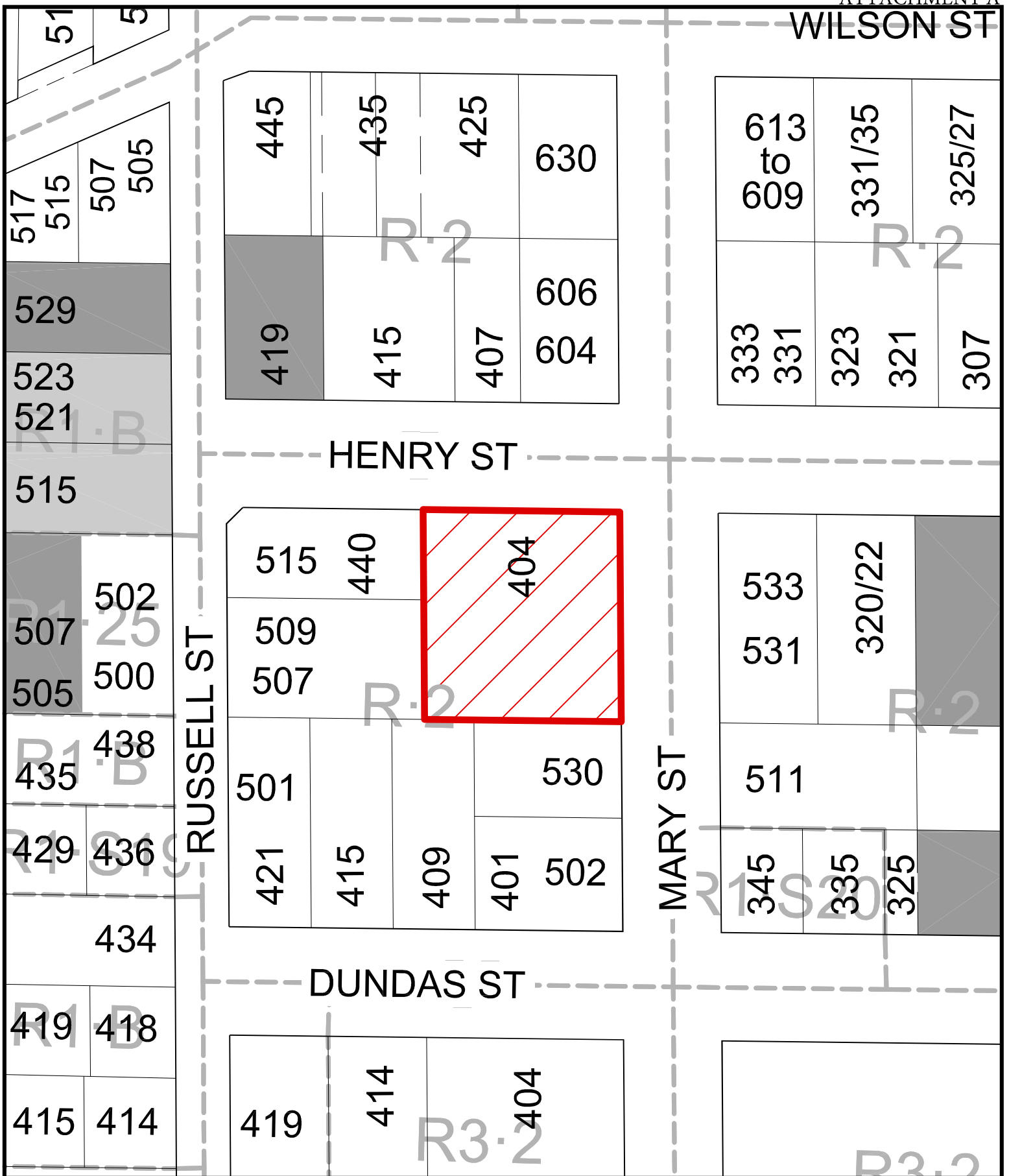
Report accepted and recommended by the City Manager:



Date: May 11, 2020

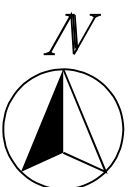
List of Attachments

- 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.



404 Henry Street

Heritage Designation #000189



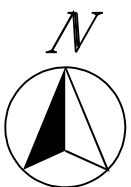
Designated



Registered



Heritage Designation #000189



 Registered



404 Henry Street



Front (East) Elevation- Mary Street

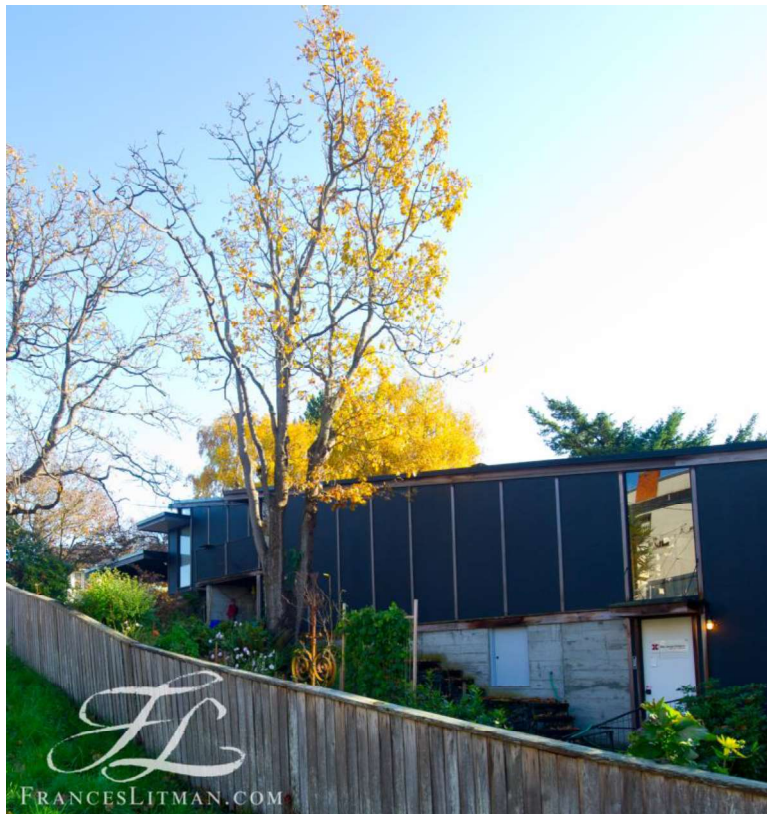


Front (East) Elevation- Mary Street

404 Henry Street



Side (North) Elevation- Henry Street



Side (North) Elevation- Henry Street

404 Henry Street

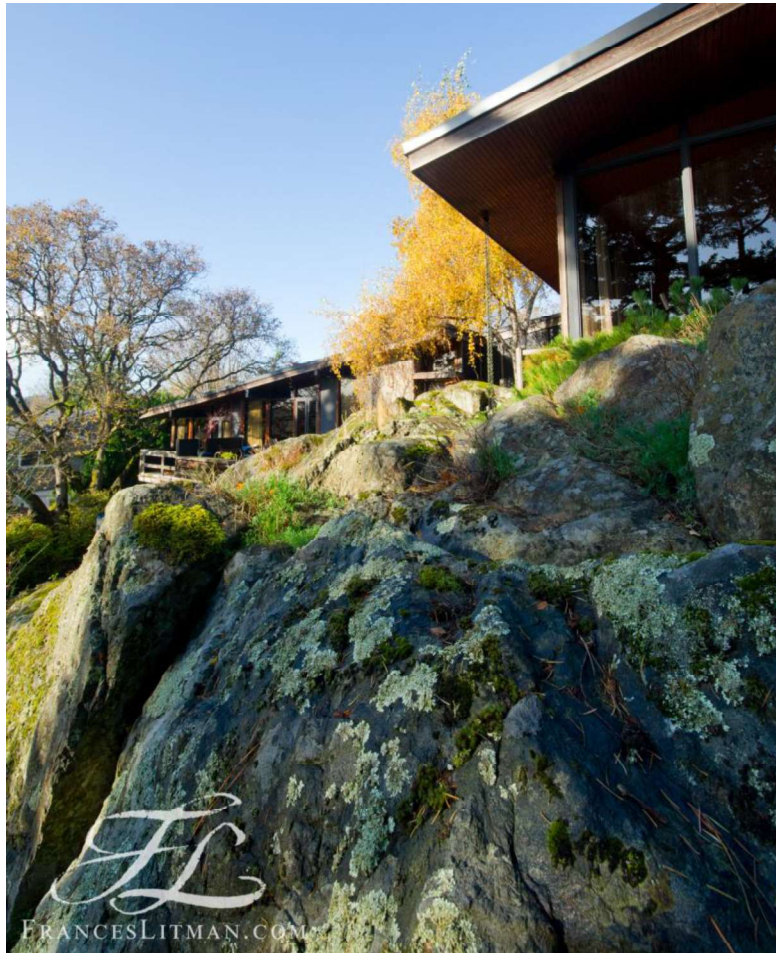


Rear Elevations (South & West)



Rear Elevations (South & West)

404 Henry Street



View from the Rock Formation



Living Room

404 Henry Street



Front Hallway

STATEMENT OF SIGNIFICANCE FOR THE MRS. A. J. HODGSON RESIDENCE

Compiled by Martin Segger, Architectural Historian
March 9, 2020



Hodgson House, view east across the garden (Rob D'Estrube Photos)



Front view from Mary Street



Detail of north façade, west wing

Name: Mrs. A. J. Hodgson Residence

Address: 404 Henry Street, Victoria, BC

Community: Vic West

Legal Description: Lot B, Block D, Plan 549, Section 31, VICTORIA

Cadastral ID:

Dates: 1962-1976

Architect: Alan J. Hodgson

Contractor: Don McGinnis

Property Description

The single-storey 2,360 sq. ft. house is a West Coast Modern style frame house occupying two 55'x110' city lots at the SW corner of Henry and Mary Streets in Vic West, City of Victoria. The site consists of a rocky outcropping which dominates the adjacent neighbourhood. An 'L' shaped plan hugs the northwest corner of the two lots, the house itself oriented around a mid-lot garden. Plans on file with the City indicate an additive construction process starting in 1962 and finishing in 1989. Designed in elevation and plan on an 8'x4' grid module to make efficient use of plywood sheeting, this material was used both for the exterior envelope and interior finishes. A series of flat roofs angle off a central low-rise shed roof which shelters a west-facing clerestory.

The house was designed by architect Alan James Hodgson (1928- 2018) for his own family. It is currently occupied by his widow, Sheila Hodgson, a collaborator for this Statement of Significance.

Dates of design and construction for different sections of the house from project design drawings (courtesy of Ms. S. Hodgson):

- 1961/4 Plans for original house
- 1964 Designs for addition of bedroom, SE wing
- 1962/3 Construction of original house
- 1968 Designs for bedroom renovation and music room, SE wing
- 1972 Designs for master bedroom and den, NW wing
- 1973 Sketches for lot, NW landscaping
- 1975 Sketches for music room and bedroom renovation
- 1976 Sketches and plans for deck and garden patios, den and studio addition.

Heritage Value



404 Henry Street has cultural and historical value for its association with architect Alan Hodgson and the Victoria Modernist Movement. Alan Hodgson was one of a group of young architect-pioneers who established practices in Victoria after WWII and were at the forefront of British Columbia's Modernist Movement. The expanding economy and social optimism of the period encouraged experimentation and innovation in architectural design. Hodgson was born in Victoria and trained at the new UBC School of Architecture. He articulated in the Public Works Department of the Provincial Government and was an early exponent of the emerging West Coast Modern style. However, like one of his contemporary professional colleagues, Peter Cotton, he also had parallel practice in architectural restoration, culminating in his appointment as consulting restoration architect for the Parliament Buildings beginning in 1972.

The Hodgson House has aesthetic value both as a representative West Coast Modern design that demonstrated respect for nature and indigenous materials, and a highly personal design plan. The house is made up of multiple volumes that cantilever around a sloping rock formation in the middle of the site. The majority of windows face inwards, creating a series of landscape views of the dramatic topography and native vegetation. The relatively blank street-facing elevations of the house provide a screen from the adjacent streets while opening into the interior rock-scape naturalized garden.

An 8'x4' design module, expressed in the treated plywood exterior, was innovative and according to his wife driven by the need for economy. The modules also facilitated the flexibility of the layout and matched 2'x4' frame construction technology, allowing for numerous additions and alterations as the family grew and finances allowed. In this case, with the process under

Hodgson's firm control, his design intent at the outset is respected and built on throughout these improvements.

Although a contrast to the late Victorian and Edwardian texture of the bungalows in the adjacent neighbourhood, the Hodgson House is actually part of a cluster including two nearby Hodgson commissions: 604/606 Mary Street (1977) for his mother, and 531/533 Henry Street (1977) and 307 Henry Street (1972).

The Hodgson House design fits within a series of domestic commissions that the architect undertook, ranging from the 1961 MacDonald House (1961 Crescent Road, Victoria 1961-1962) to the Dr. James Warren House (2989 Baynes Road, Saanich, 1969-1970), which was designated by the Municipality of Saanich and received the National Heritage Conservation Award in 1981, and the 1969 Elza Mayhew House and Studio (330 St. Lawrence Street), designated by the City of Victoria.

Alan Hodgson's architectural practice is fully documented following the recent donation of his office records, plans and related papers to the University of Victoria, University Libraries, Special Collections.

Character-defining Elements

- Low-scale form and massing of the building, designed as a series of connected architectural volumes arranged along the edges of the site, which displays influences from Scandinavian and American West Coast sources
- Composition of the building
- Structural design, which enables the building to cantilever over the rock formation
- West Coast Modern elements including:
 - Geometric/orthogonal plan
 - Glazed curtain walls
 - Strip clerestory windows
 - Exterior brise soleil
 - Carport
 - Exposed wood finishes
- Economical and innovative exterior design expressed through the use of painted 4' x 8' plywood exterior cladding with cedar trim boards at the seams
- Predominance of native landscaping throughout the property, which is an early expression of conservation ethics
- Fenestration pattern, with a majority of windows oriented towards the interior of the site.

Victoria Heritage Thematic Framework Evaluation

Theme 1: Coastal Settlement

- 1.4 City of Gardens & Landscapes

The thematic framework states that natural landscapes and unique topography are an important part of Victoria's identity and character. The Hodgson House embodies this theme in its sensitive integration with the site's unique topography and vegetation. The architecture of the house is derived from the steep, sloping topography and the presence of a rock formation at the centre of the site. The Hodgson family maintained a predominance of native plantings around the property throughout the years, making the Hodgson House a pioneering example of ecologically sensitive architectural and landscape design.

Theme 5: Cultural Exchange

- 5.1 Architectural Expression

The Hodgson House is an example of West Coast Regional Modernism. The emergence and popularization of West Coast Regional Architecture is one of the significant phases in the City's architectural history. Modernism in Victoria is distinguished by its heightened respect for context, which the Hodgson House displays in its integration with the dramatic local topography of the neighbourhood.

References

Alan Hodgson obit: <https://www.legacy.com/obituaries/timescolonist/obituary.aspx?pid=189493444>

Donald Luxton & Associates, *Victoria Heritage Registry Update 2010: Thematic Framework*.
City of Victoria, 2010.

City of Victoria. Heritage Area Conservation Nomination Form.

N.d. [https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Heritage/FINAL-%20Heritage%20Conservation%20Areas%20Nomination%20Form.pdf#search="thematic%20framework](https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/Heritage/FINAL-%20Heritage%20Conservation%20Areas%20Nomination%20Form.pdf#search=)

Mayhew House, Victoria ref:

<https://www.arcgis.com/apps/MapTour/index.html?appid=e920e16449f54d78ac795ae7acbd92dch>

Segger, Martin and Douglas Franklin. *Exploring Victoria's Architecture*. Victoria, 1996.

Segger, Martin (ed.) Christopher Thomas *et alia*. *Victoria Modern 1: Investigating Postwar Architecture and Design on Southern Vancouver Island, an introduction*. University of Victoria, 2005.

Segger, Martin. *Victoria Modern 3: The Emergence of Architectural Modernism, UVic and the Regional Aesthetic in the Late 1950s and 60s*. University of Victoria. 2011.

http://uvac.uvic.ca/Architecture_Exhibits/documents/catalogue.pdf

Windsor-Liscombe, Rhodri & Michelangelo Sabistino. *Canada: Modern Architecture in History*. Chicago, 2016.

Segger, Martin. *Victoria Modern 4: Survival by Design: Use, Abuse and Rescue of Early Contemporary Architecture in Victoria*. University of Victoria, 2017. http://uvac.uvic.ca/gallery/victoriamodern/files/2017/02/Publication-final_FOR-WEB.pdf

Warren House, Saanich, ref:

<https://www.saanich.ca/assets/Parks~Recreation~and~Community~Services/Documents/Planning/Heritage%20Register%20Document%20July%2022,%202014.pdf>

BC Parliament Building Restoration:

<https://www.leg.bc.ca/content-peo/Learning-Resources/BC-Parliament-Buildings-Display-Panels-7-8-English.pdf>

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

February 29, 2020

Dear Mayor and Council:

Re: Heritage Designation
404 Henry Street, Victoria West BC

I wish to have my house at 404 Henry Street in Victoria West, designated as an Heritage property.

I wish also to acknowledge the extensive support of Prof. Martin Segger regarding the considerable substantiation for this request.

Despite the relatively youthful age of the original structure as well as the more recent additions, I feel the house, and its ancient rocky site, will become a vital extension to the historical inventory of the City of Victoria and needs to be saved now, rather than being heir for the development sector of the local economy.

The house, designed by the late Architect Alan J. Hodgson, using modest, locally produced materials, has resulted in a brilliantly seamless siting of what has become known as "mid- century modern" . The house is thus already part of the historic tapestry of Victoria.

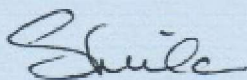
Alan Hodgson was a pioneer in the early years of West Coast Modern architectural design in Victoria. Of the many of his residential designs in Victoria, are two which carry heritage designation in recognition of this.

Being largely constructed of wood, the building has already become victim to the process of aging. This process has been addressed by the careful ministrations of Perma Construction Ltd. and returned, in the worn areas, to the original condition. (See north façade photo)

In future, I plan to renew any decks in need of restoration and the inclusion of *thermal windows*, thus adding to the comfort of the livable areas. It is my hope to stay in this house and maintain it as long as I am able. Above all, I wish to preserve the spirit of place.

Finally, I wish to thank the Mayor and Council for their kind and favourable consideration to approve my desire for an Heritage designation.

Yours sincerely,



Sheila C. Hodgson
Copied to: Prof. Martin Segger

1

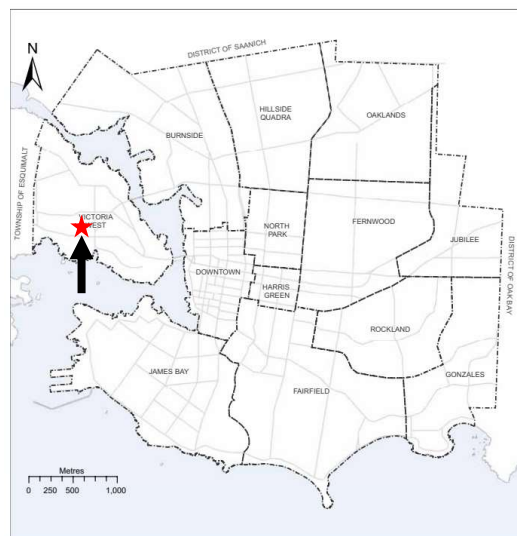
Heritage Designation Application No. 00189 404 Henry Street



1

404 Henry Street – HD No. 00189

2



MAP 18
Neighbourhoods

Neighbourhood Boundary



2

404 Henry Street – HD No. 00189

3



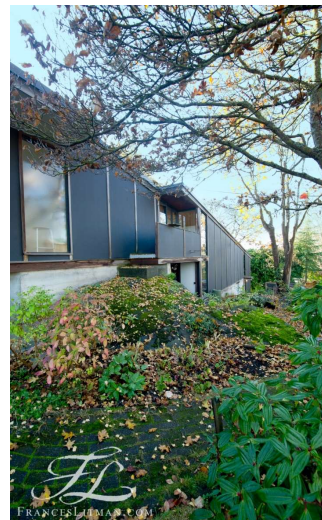
3

404 Henry Street – HD No. 00189

4

History

- Designed by architect Alan Hodgson for his family
- Constructed in phases between 1962 and 1989
- An L-shaped plan that frames the edges of the site and descends down a rock formation in the middle in a series of volumes
- Cantilevered single storey design



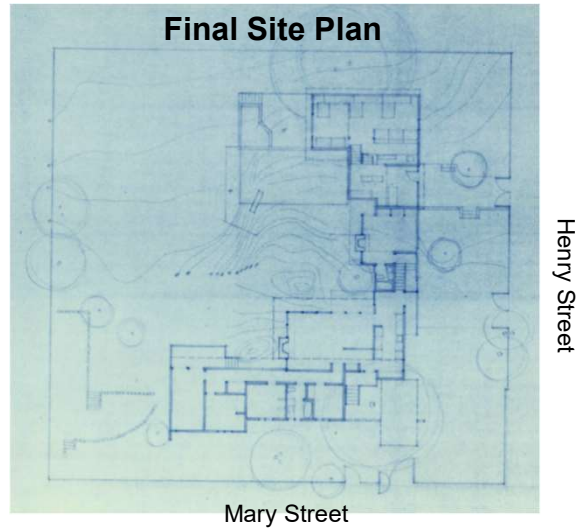
Henry Street Elevation



4

404 Henry Street – HD No. 00189

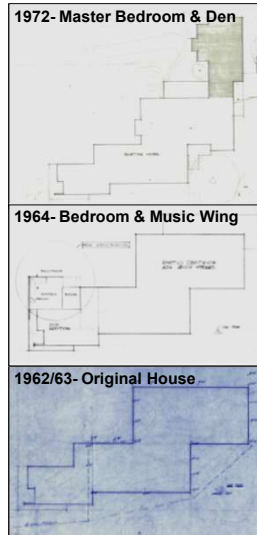
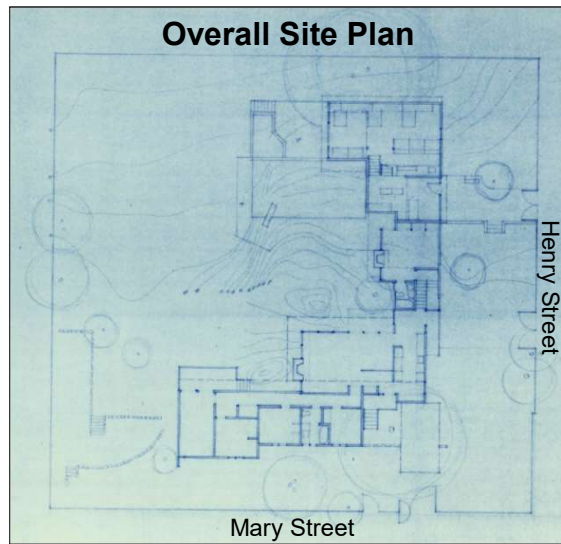
5



5

404 Henry Street – HD No. 00189

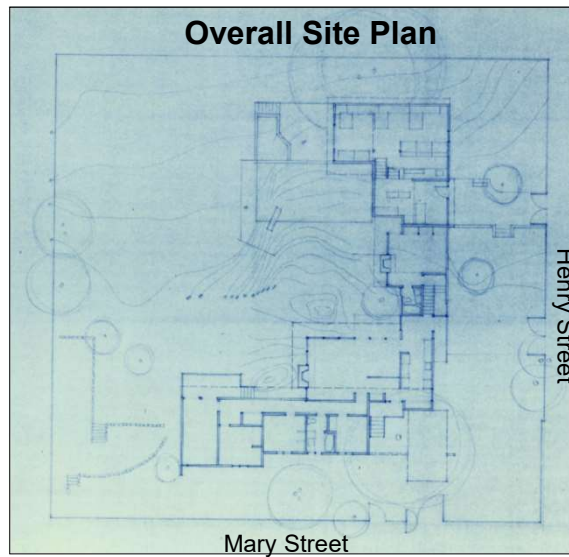
6



6

404 Henry Street – HD No. 00189

7



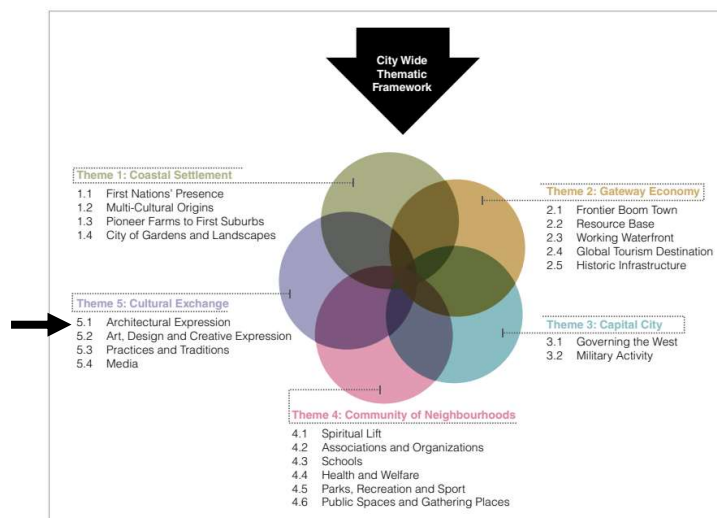
**1976-89- Deck, Garden
Patios, Den & Studio
Addition**



7

404 Henry Street – HD No. 00189

8



8

404 Henry Street – HD No. 00189

9

Designation Assessment

A local government may...designate real property ...as protected under this section (611) if the local government considers that...

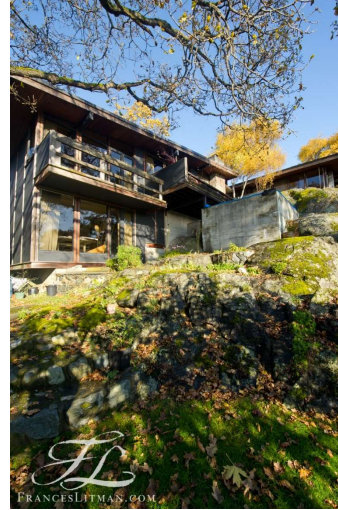
(a) the property has **heritage value** or **heritage character**.

Designation Assessment: Does the property have **heritage value** or **heritage character**?

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)



9

404 Henry Street – HD No. 00189

10

Heritage Value

- Cultural and Historical Value for association with the career of Alan Hodgson
- Aesthetic value as a representative West Coast Modern design that respects nature and indigenous materials

Heritage Character (CDE's)

- Inward-facing windows,
- 8'4" design module using marine grade plywood and cedar
- Massing as a series of connected architectural volumes
- Structural design
- Economical and innovative exterior design



McLaurin Building, UVIC, Alan Hodgson

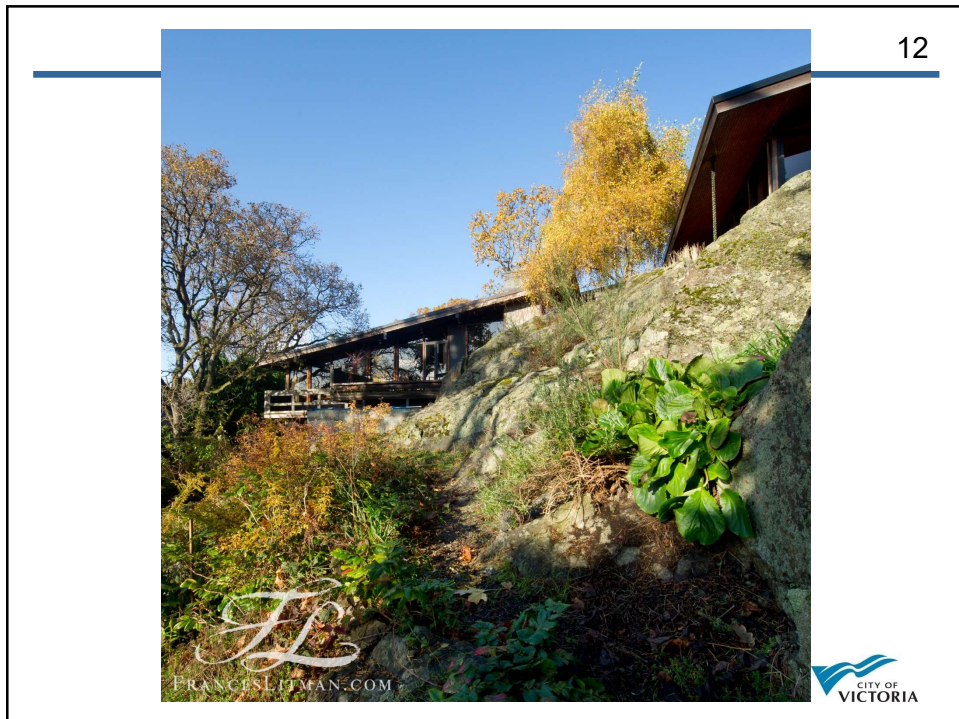


Parliament Building Restoration 1970s
CITY OF VICTORIA

10



11



12

13

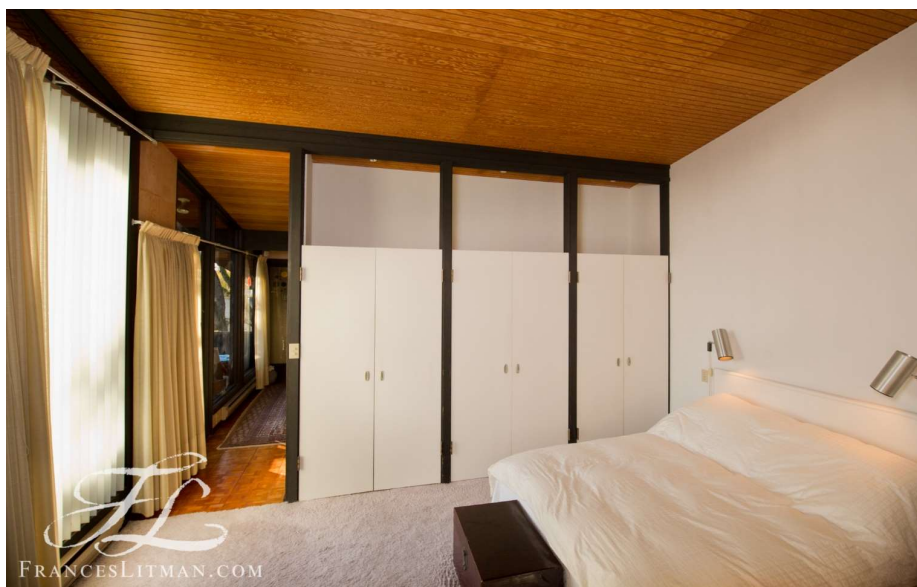


Living Room



13

14



Master Bedroom



14



15