



Cummer Heritage Consulting

Heritage Assessment and Evaluation

3080 Washington Avenue, Victoria, BC

December 10, 2019

Background Information

Neighbourhood: Burnside

Address: 3080 Washington Avenue

Folio: 11752011

PID: 009-077-642

Postal Code: V9A 1P6

Legal Description: Lot 11; Plan VIP431; Section 7A; Land District 57

Zoning: R1-B Single Family Dwelling

Date of completion: 1909*

*It is unclear where BC Assessment obtained this date from, as 3080 Washington Avenue does not appear in the City Directories until 1917, but is featured on the 1913 Fire Insurance Plan of the area

Architect/Builder/Contractor: Unknown

Introduction

This report is a heritage assessment and evaluation of the raised, one storey wood-frame construction, with bevelled horizontal wood siding, located at 3080 Washington Avenue (Fig. 1), in the Burnside neighbourhood of Victoria, near the District of Saanich border. This report is based on the available information obtained from the BC Archives, City of Vancouver Archives, City of Victoria Archives, City of Victoria City Hall, the Greater Victoria Public Library and the Vancouver Public Library, as well as a site visit conducted on November 27, 2019.



Fig. 1: Map of the area surrounding 3080 Washington Avenue, outlined in red. (Source: City of Victoria Map Viewer, VicMap, 2019)

Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)

Overview

The structure located at 3080 Washington Avenue is a modest, early 20th century, rectangular structure built in 1909. It is a slightly raised one-storey, front gabled house, with bevelled horizontal wood siding on the upper portions of the house and simple cedar shingles along the bottom portions (Figs. 2 to 4). While not of any distinct style, its simplicity is reminiscent of pioneer houses, which “were simple cottages or cabins, often only one room deep with the door set in the middle, usually with a full-width hipped roof front porch” (VHF). The front porch (visible in Fig. 2 below) was not closed in originally, as discernible from the 1913 Fire Insurance Plan of the area (Fig. 5b below).



Fig. 2: Front view of 3080 Washington Avenue. (Source: Cummer, 2019)



Fig. 3: Southern side view of 3080 Washington Avenue. (Source: Cummer, 2019)



Fig. 4: Back view of 3080 Washington Avenue. (Source: Cummer, 2019)

Historical Context

Victoria's early colonial development is connected to the Hudson Bay Company, who founded the city as a trading post and fort in 1843, as well as the gold rush that took place in British Columbia beginning in 1858 (City of Victoria, n.d.). Prior to that, these lands, including the Burnside neighbourhood, were home to various First Nations, for centuries. "With European colonization this area [Burnside] soon hosted an extraordinary range of urban development, both industrial and residential. By 1900, waterside factories, mills and shipyards – along with attendant cabins and lodgings nearby for labourers – shared a common shoreline with grand mansions, rose gardens and croquet lawns" (Minaker 2007, p. 12).

Washington Avenue is located in the northwestern corner of the Burnside neighbourhood and the City of Victoria; along the border with the District of Saanich. As mentioned above, although much of the Burnside neighbourhood was developed by 1900, this corner appears to have been largely developed in the early 1910s. In fact, Washington Avenue does not appear listed in the City Directories until 1905. It was so minimally developed that it is not captured in the 1903-1909 Fire Insurance Plan. However, by 1913, this area is illustrated with a number of houses constructed along the street (Figs. 5a and 5b), including the captioned study site. Washington Avenue does not change much through the middle of the century (Fig. 6), although surrounding streets, such as Carrol, do show some mid-century growth.



Fig. 5a: Fire Insurance Plan of Victoria, 1913. The lot of 3080 Washington Avenue is outlined in red. (Source: City of Victoria Archives, 1913 Volume III, Sheet 351)

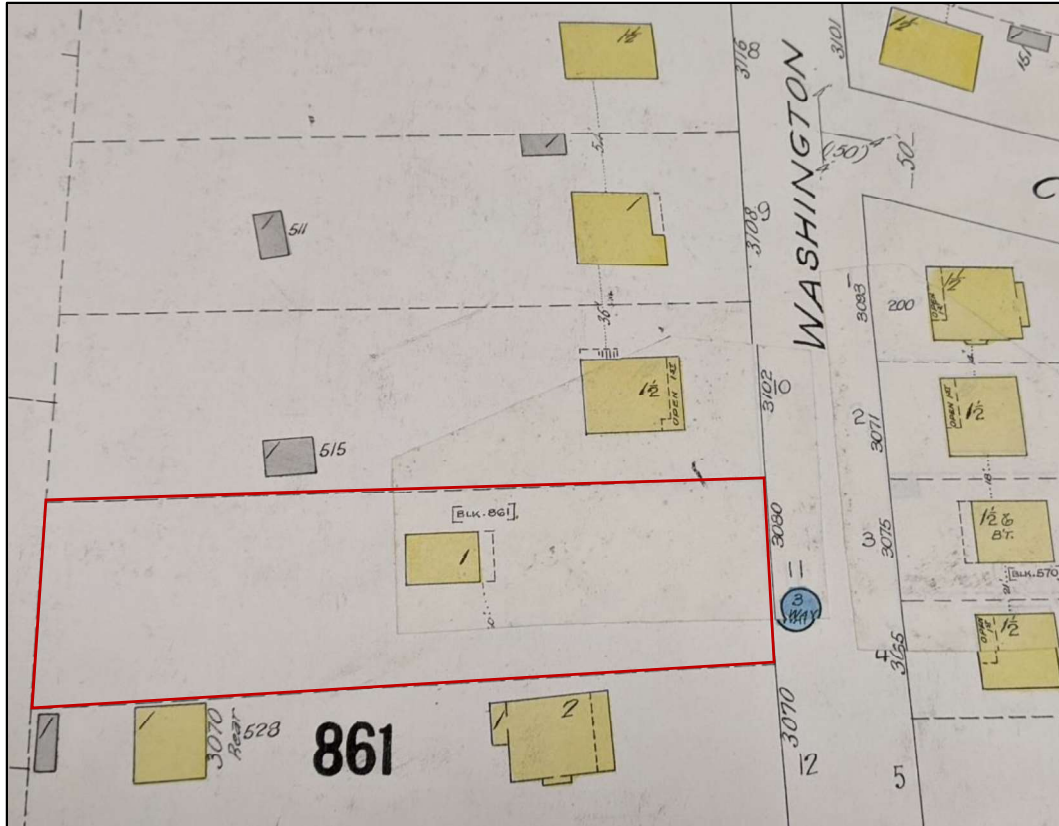
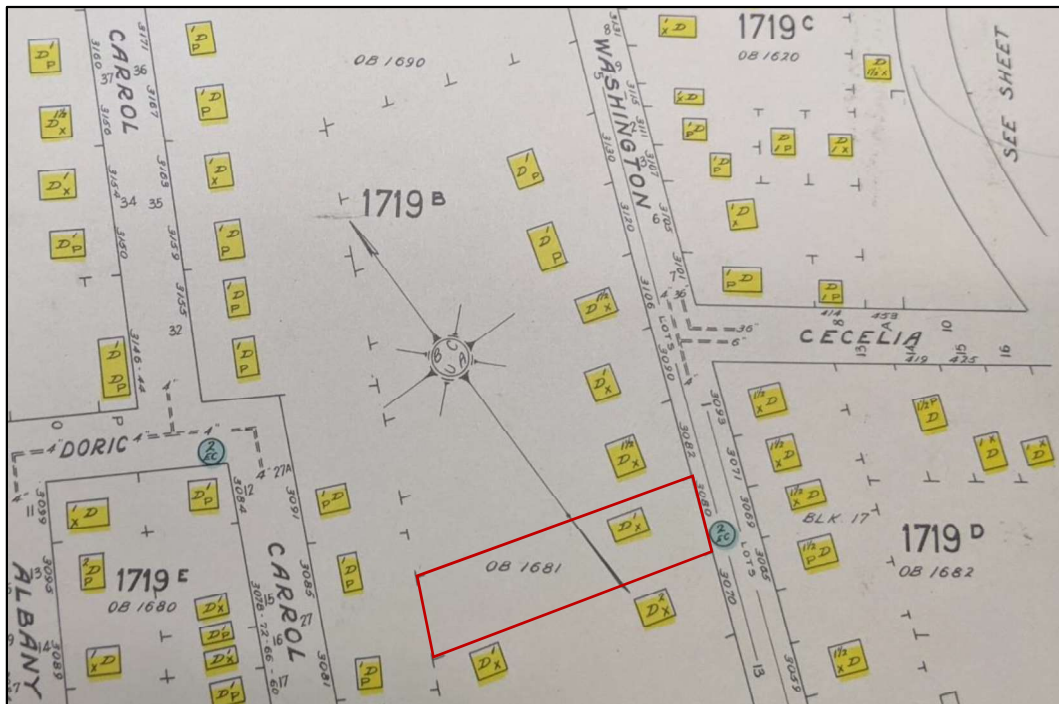


Fig. 5b: Detail of Victoria Fire Insurance Plan, 1913. The modest scale of 3080 Washington Avenue, outlined in red, is visible, as is the originally open porch. (Source: City of Victoria Archives, 1913 Volume III, Sheet 351)



Ownership and Occupant History

The following table summarises the residents of the house, as listed in the available directories (Table 1).

Table 1: Consolidated list of the occupants of 3080 Washington Avenue from the available city directories (Source: Vancouver Public Library 1909 to 1955 and Greater Victoria Public Library 1956 to 1999)

Year(s)	Name(s)	Occupation (if listed)
1909-1916 (Despite a 1909 date on BC Assessment, 3080 Washington Avenue is not listed in the City Directories until 1917)		
1917	Mackay, William J.	Janitor, Burnside School
1918-1920	Lee, Samuel	Carpenter
1921-1953	James, Ellis (Lucy)	Engineer, Lemon Gonnason Co. (1920s); Economy Stm Lndy (1930s); Fireman, Stm Lndy (1940s)
1954-1956	Burgess, Cyril C. (Phyllis M.)	Mechanic, National Motors
1957	Daviss John W. (Doreen)	Painter, Yarrows
1958-1959	Ramage Andrew L. (Elizabeth C.)	Painter, Totem Painting (1958); Painter, VMD (1959)
1961-1964	James, Ellis	Retired
1965-1966	Vacant	N/A
1967-1969	Lihou, Lloyd A (Ruth M.)	Setter, BCFP
1970	Not listed	Not listed
1971	Brooks, Thomas (Anne M.)	Not listed
1972	No return	N/A
1973	Carter, Kevin	Not listed
1974	Rae, Murray	Cook, Pizza Pieman
1975	Vacant	N/A
1976-1977	Lemley, Larry Ned (Betty)	Teacher, GVSU (1977)
1978-1981	Vacant	N/A
1982	Witwicki, A.	Not listed
1983-1984	No return	N/A
1985	Leger, Pat (Edith)	Landscaper, Greense Centre
1986-1988	Peatt, Michael	Cab driver
1989-1990	No return	N/A
1991	Robinson, A.	Not listed
1992-1999	Not verified	N/A

These individuals appear to be largely members of the working class (a janitor, engineer, mechanic, painter, cook, etc.), with none standing out in the historic record. Ellis James, with his wife Lucy, were the longest residents of the house, living there for 35 years through the 1920s to the 1950s and apparently returning in the 1960s, in retirement. Despite this longevity, through various archival searches, they do not stand out as being of particular historical significance.

Surrounding Neighbourhood

The neighbourhood of 3080 Washington Avenue is largely residential with surrounding houses in a range of types, scales and ages. This is distinctly visible in a 1951 aerial photograph of the area (Figs. 7a and 7b), a 2019 aerial view (Fig. 8) and a modern-day map (Fig. 9) with corresponding table (Table 2), providing the various construction dates of the surviving houses along the street.

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Figs. 7a and 7b: Above (Fig. 7a) is an aerial photograph of the Burnside neighbourhood, 1951, with the rough location of 3080 Washington Avenue outlined in red. Below (Fig. 7b) is a closer view of 3080 Washington Avenue and its surrounding houses, with its front steps pinpointed with a red arrow. (Source: Vintage Air, 1-79)

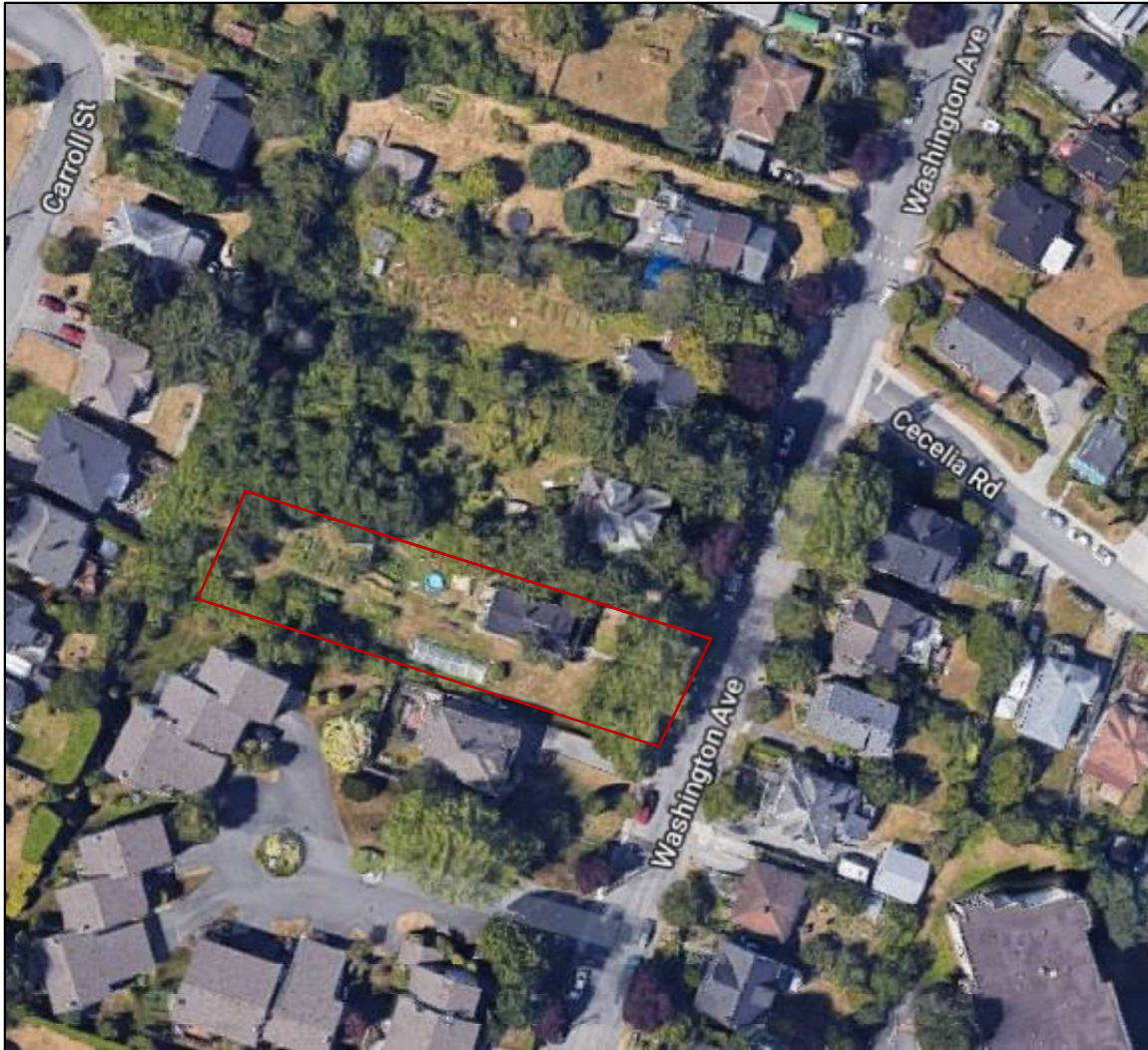


Fig. 8: Aerial view of the surrounding neighbourhood of 3080 Washington Avenue, outlined in red. Note the range of house sizes along the street and, in particular, the smaller, more modest scale of 3080 Washington Avenue. (Source: Google, 2019)



Fig. 9: Map of part of Washington Avenue, specifically the properties surrounding 3080 Washington Avenue, outlined in red, with the construction years listed for the buildings in the immediate vicinity of the study site. Note the range of years. (Source: BC Assessment with author updates)

Table 2: Consolidated list of the construction dates for the houses surrounding 3080 Washington Avenue, Victoria, BC. (Source: BC Assessment)

Address	Year Built	Configuration
3048 Washington Avenue	1982	3 bedrooms, 3 baths (townhouses)
3047 Washington Avenue	1920	4 bedrooms, 3 baths
3049 Washington Avenue	1947	2 bedrooms, 1 bath
3054 Washington Avenue	1980	2 bedrooms, 2 baths (townhouses)
3055 Washington Avenue	1910	3 bedrooms, 2 baths
3057 Washington Avenue	1977	3 bedrooms, 1 bath

Table 2 (continued): Consolidated list of the construction dates for the houses surrounding 3080 Washington Avenue, Victoria, BC. (Source: BC Assessment)

Address	Year Built	Configuration
3059 Washington Avenue	1920	6 bedrooms, 3 baths
3061 Washington Avenue	1953	2 bedrooms, 1 bath
3065 Washington Avenue	1923	6 bedrooms, 3 baths
3069 Washington Avenue	1920	3 bedrooms, 1 bath
3070 Washington Avenue	1912	4 bedrooms, 1 bath
3071 Washington Avenue	1920	4 bedrooms, 4 baths
3080 Washington Avenue	1909	2 bedrooms, 1 bath
3082 Washington Avenue	1912	4 bedrooms, 1 bath
3090 Washington Avenue	1910	2 bedrooms, 1 bath
3093 Washington Avenue	1916	5 bedrooms, 3 baths
3101 Washington Avenue	1920	3 bedrooms, 3 baths
3103 Washington Avenue	1953	3 bedrooms, 2 baths
3106 Washington Avenue	1916	5 bedrooms, 3 baths
3107 Washington Avenue	1910	4 bedrooms, 3 baths
3111 Washington Avenue	1920	5 bedrooms, 3 baths
3120 Washington Avenue	1949	3 bedrooms, 1 bath
3123 Washington Avenue	1918	3 bedrooms, 1 bath
3127 Washington Avenue	1972	3 bedrooms, 1 bath
3128 Washington Avenue	1992	4 bedrooms, 3 baths (duplex)
3130 Washington Avenue	1948	3 bedrooms, 2 baths (duplex)

Current Condition

The current condition of the house at 3080 Washington Avenue is good in areas, but overall largely fair, with a few key areas in need of attention. Certain areas of the roof, such as over the closed-in porch, are in need of maintenance (Fig. 10). Most of the horizontal wood siding is in good condition (Fig. 11), particularly along the sides, with areas at the back simply in need of cleaning (Fig. 12). However, the cedar shingles along the lower portion of the house are cracked and warped in many places (Fig. 13) and it is difficult to know the state of the building beneath this deterioration. Without an interior inspection, it is hard to say the condition of the structure, overall, particularly with no view to its foundation. As for the windows, most are in good condition and appear to be the original double-hung, horned wood windows (Figs. 14 and 15). Other areas in need of attention are largely cosmetic, such as the front steps (Fig. 16). Lastly, the landscaping on site, particularly along the southern side, is potentially damaging the house in touching the wood siding and roof, as well as possibly impacting the foundation, with roots growing too close (as also visible in Fig. 11 below).

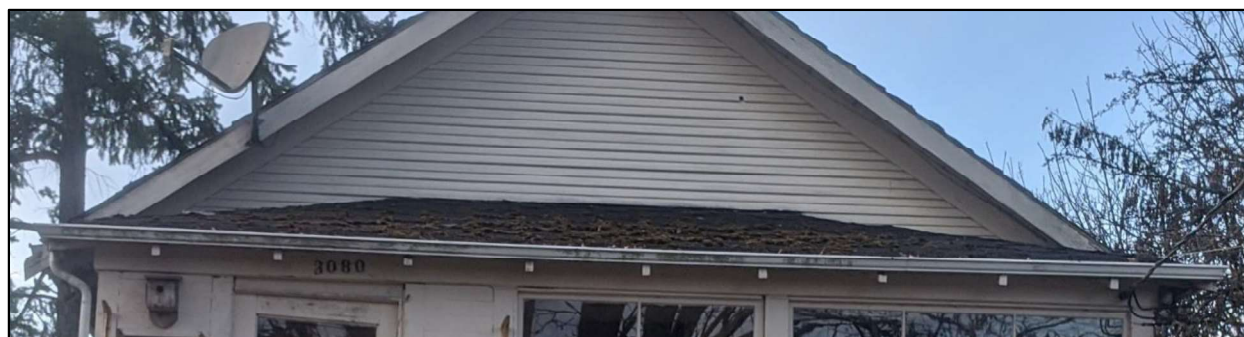


Fig. 10: Front porch roof of 3080 Washington Avenue, highlighting its need for maintenance. (Source: Cummer, 2019)
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Fig. 11: Southern side view of 3080 Washington Avenue, highlighting the largely good condition of the horizontal wood siding. Please note the landscaping growth very close to the house and the floral window detailing, also visible at the front of the house. (Source: Cummer, 2019)



Figs. 12 and 13: Left (Fig. 12) illustrates the back of 3080 Washington Avenue, showing the horizontal wood siding in need of cleaning. Right (Fig. 13) shows the lower portion cedar shingles of 3080 Washington Avenue that are in poor condition (cracked and warped). (Sources: Cummer, 2019)



Fig. 14: Northern side view of 3080 Washington Avenue, highlighting the largely good condition of the double-hung, horned wood windows. (Source: Cummer, 2019)

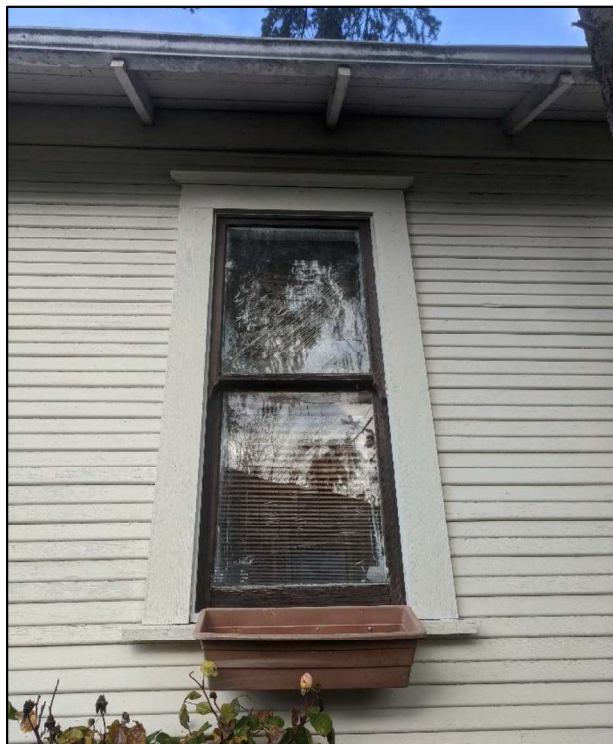


Fig. 15: Southern side view of 3080 Washington Avenue, highlighting another good condition double-hung, horned wood window. (Source: Cummer, 2019)



Fig. 16: Front view of 3080 Washington Avenue, highlighting some of the cosmetic work that could be done (cleaning, painting, patching, etc.). (Source: Cummer, 2019)

Concluding Remarks

The house at 3080 Washington Avenue is a modest residential structure from the early 20th century, connecting to the early development of the Burnside neighbourhood. It is among the many varied surviving examples of working-class housing in this area. The house, itself, is in fair condition overall, with key areas in need of attention.

Based on the above overview and the data available, the following is the heritage evaluation of 3080 Washington Avenue. Please note that since the City of Victoria does not have its own heritage evaluation form, therefore another jurisdiction's format is being used and amended for the Victoria context. The [City of Kelowna's criteria](#) was used as a basis.

EVALUATION

Address 3080 Washington Avenue Local Area Burnside

Date of Construction: 1909

A. ARCHITECTURAL HISTORY			E	VG	G	F/P
1	Style/Type	G: A good example of a style or type that is common in Victoria <i>3080 Washington Avenue is a good example of a simple and modest, early 20th century residential structure, in the pioneer tradition.</i>	35	18	12	0
2	Design	G: A design which incorporates several special aesthetic or functional attributes. <i>3080 Washington Avenue is a good example of a modest house, incorporating some aesthetic and functional attributes, including its fenestration and window detailing, front gable and original open porch.</i>	30	15	10	0
3	Construction	G: An out-of-use material or method which is typical of a period and still commonly found. <i>Considering the age of the building and its current condition, specifically its horizontal wood siding, its construction appears to have been of good quality.</i>	15	8	5	0
4	Designer/Builder	F/P: An architect, designer, engineer and/or builder, unknown or of no known.	15	8	5	0
			(Maximum 40)	<u>27</u>		

B. CULTURAL HISTORY

1	Historical Association	F/P: Little or no known historical importance. <i>3080 Washington Avenue, despite the range of residents living there over the years, does not appear to have any historical significance to the city, province or nation.</i>	35	18	12	0
2	Historical Pattern	G: A building that provides strong evidence of an historical pattern of local area importance. <i>3080 Washington Avenue connects to the growth and development of early 20th century Victoria, specifically the Burnside neighbourhood, including its street pattern and range of house styles and sizes.</i>	30	15	10	0
(Maximum 35)			10			

C. CONTEXT

1	Landscape/Site	F/P: No significant or recognizable landscape features or building/site relationship.	15	8	5	0
2	Neighbourhood	G: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use. <i>Although, for the most part, different in age, scale and type to its surrounding buildings, it is in an area of compatible use being amongst other residential dwellings.</i>	20	10	6	0
3	Visual/Symbolic	F/P: A building of no landmark or symbolic significance.	25	13	8	0
(Maximum 25)			6			
Subtotal			43			

D. INTEGRITY & CONDITION

G: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character. 0 -5 -8 -15

There appear to have been some minor alterations to the property carried out on the house over time, such as the closing in of the original open porch, however, nothing too major. As for its condition, certain areas of the house are in quite good condition (such as the horizontal wood siding and many of the original double-hung horned wood windows), with others simply in fair condition (such as the deteriorating cedar shingles along the lower portion of the building).

		TOTAL	37
Evaluation Date	December 10, 2019	Classification Group	C

As outlined in the evaluation criteria:

Building Type	Range of Scores	Group	Heritage Register?
Houses and Apartments	60-100	A	Yes
	40-59	B	Maybe
	20-39	C	No

Based on the above, it is this professional's assessment that the house located at 3080 Washington Avenue does not have much heritage significance. That being said, if it is to be demolished, I strongly encourage materials be salvaged (such as its original double-hung, horned wood windows), as there are elements in good condition and of value that could be given a new lease of life elsewhere.

References

- BC Assessment. "BC Assessment." Accessed December 9, 2019. Online resource: <https://www.bccassessment.ca/>.
- City of Victoria. "History." No date (n.d.). Online resource: <https://www.victoria.ca/EN/main/residents/about/history.html>.
- City of Victoria Archives. "Victoria, British Columbia: Volume III, June 1913." Sheet 351.
- _____. "Victoria, B.C. Vol. I, September 1957." Sheet 171.
- City of Victoria Map Viewer. "VicMap." Online resource: <http://vicmap.victoria.ca/Html5Viewer/index.html?viewer=Public>.
- Minaker, Denis. "Burnside Neighbourhood History." In *This Old House: Victoria's Heritage Neighbourhoods*, 12-15. Victoria, BC: Victoria Heritage Foundation, 2007.
- Greater Victoria Public Library. "British Columbia City Directories." 1956 to 1999.
- Vancouver Heritage Foundation (VHF). "House Styles: Pioneer." Online resource: <https://www.vancouverheritagefoundation.org/house-styles/pioneer/>.
- Vancouver Public Library (VPL). "British Columbia City Directories." 1905 to 1955. Online database: <http://bccd.vpl.ca/>.
- Victoria Heritage Foundation. *This Old House: Victoria's Heritage Neighbourhoods: Volume Three: Rockland, Burnside, Harris Green, Hillside-Quadra, North Park, Oaklands*. Victoria, BC: Victoria Heritage Foundation, 2007.
- Vintage Air Photos. "1-79: Burnside South, 1951." Online resource: <https://vintageairphotos.com/1-79/>.

Heritage Assessment and Evaluation

3082 Washington Avenue, Victoria, BC

December 10, 2019

Background Information

Neighbourhood: Burnside

Address: 3082 Washington Avenue (originally 3102, until 1940)

Folio: 11752010

PID: 009-077-634

Postal Code: V9A 1P6

Legal Description: Lot 10; Plan VIP431; Section 7A; Land District 57

Zoning: R1-B Single Family Dwelling

Date of completion: 1912*

* It is unclear where BC Assessment obtained this date from, as there is a listing at this lot's original address dating back to 1908, possibly even 1905 (as there is no house number listed for that date)

Architect/Builder/Contractor: Unknown

Introduction

This report is a heritage assessment and evaluation of the one and a half storey, stuccoed, wood-frame construction, located at 3082 Washington Avenue (Fig. 1), in the Burnside neighbourhood of Victoria, near the District of Saanich border. This report is based on the available information obtained from the BC Archives, City of Vancouver Archives, City of Victoria Archives, City of Victoria City Hall, the Greater Victoria Public Library and the Vancouver Public Library, as well as a site visit conducted on November 27, 2019.

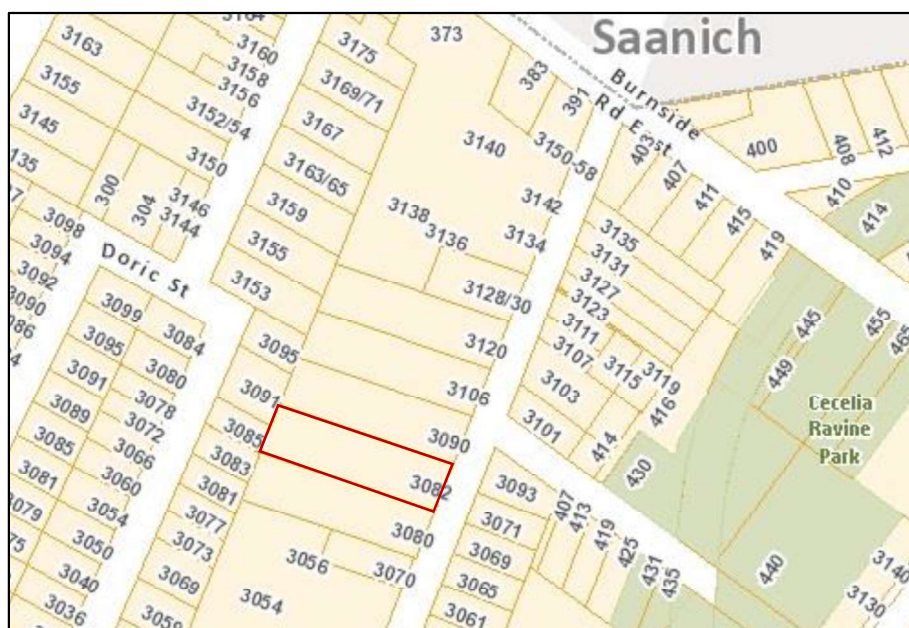


Fig. 1: Map of the area surrounding 3082 Washington Avenue, outlined in red. (Source: City of Victoria Map Viewer, VicMap, 2019)

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Overview

The structure located at 3082 Washington Avenue is an early 20th century Early Cottage style house, built in 1912. It is, for the most part, exemplary of the style, as outlined in the following description:

Most early cottages are one storey with a bell-cast flare to the eaves and a relatively low roof pitch, leaving attic space so cramped as to be useless. Some have steeper-pitched roofs that shelter narrow upstairs rooms lit dimly by the dormers. The front edge of the roof is typically supported by four square posts, although sometimes even small houses have grouped turned columns. Vancouver's examples almost invariably have a bay window on one side of the front façade. The front door is usually minimally offset from the centre. (VHF)

This cottage largely fits this description. Its front door is more offset than is typical, being on the far left of the front façade, with a bay window to the right of this, protruding into the middle of the front porch (Fig. 2). The house has three dormers: One at the front in the middle, with one on each side. It also has the bell-cast flare roofline, distinctly visible from the back of the property (Fig. 3). It boasts many original double-hung, horned wood windows throughout (Fig. 4), as well as a panel window (possibly stained glass) in the middle of the front bay window (Fig. 5).



Fig. 2: Front view of 3082 Washington Avenue. Note the offset front door on the left of the front façade, the bay window in the middle, the front middle dormer and the southern side dormer visible as well. (Source: Cummer, 2019)



Fig. 3: Back view of 3082 Washington Avenue. Note the flared roofline and the two side dormers distinctly visible. (Source: Cummer, 2019)



Fig. 4: Southern side view of 3082 Washington Avenue. Note four double-hung, horned wood windows. (Source: Cummer, 2019)



Fig. 5: Front view of 3082 Washington Avenue, showing the horizontal window panel (possibly stained glass) above the middle of the bay window. Note another double-hung, horned wood window on the left. (Source: Cummer, 2019)

Historical Context

Victoria's early colonial development is connected to the Hudson Bay Company, who founded the city as a trading post and fort in 1843, as well as the gold rush that took place in British Columbia beginning in 1858 (City of Victoria, n.d.). Prior to that, these lands, including the Burnside neighbourhood, were home to various First Nations, for centuries. "With European colonization this area [Burnside] soon hosted an extraordinary range of urban development, both industrial and residential. By 1900, waterside factories, mills and shipyards – along with attendant cabins and lodgings nearby for labourers – shared a common shoreline with grand mansions, rose gardens and croquet lawns" (Minaker 2007, p. 12).

Washington Avenue is located in the northwestern corner of the Burnside neighbourhood and the City of Victoria; along the border with the District of Saanich. As mentioned above, although much of the Burnside neighbourhood was developed by 1900, this corner appears to have been largely developed in the early 1910s. In fact, Washington Avenue does not appear listed in the City Directories until 1905. It was also so minimally developed that it is not captured in the 1903-1909 Fire Insurance Plan. However, by 1913, this area is illustrated with a number of houses constructed along the street (Figs. 6a and 6b), including the captioned study site. Washington Avenue does not change much through the middle of the century (Fig. 7), although surrounding streets, such as Carrol, do show some mid-century growth.



Fig. 6a: Fire Insurance Plan of Victoria, 1913. The lot of 3082 Washington Avenue is outlined in red. (Source: City of Victoria Archives, 1913 Volume III, Sheet 351)

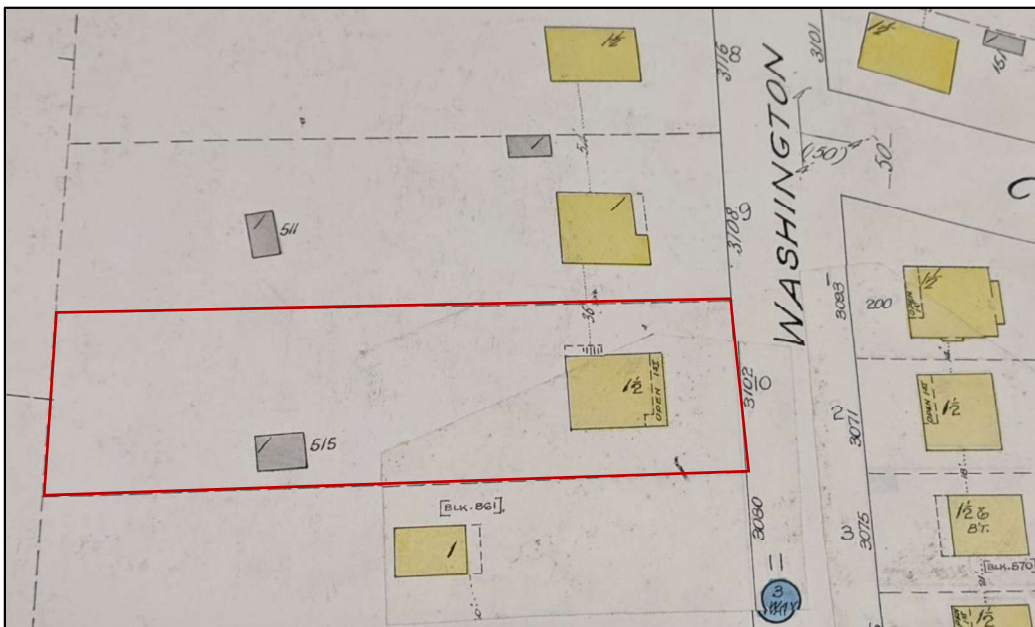


Fig. 6b: Detail of Victoria Fire Insurance Plan, 1913. 3082 Washington Avenue, originally listed as 3102 Washington Avenue, is outlined in red. (Source: City of Victoria Archives, 1913 Volume III, Sheet 351)

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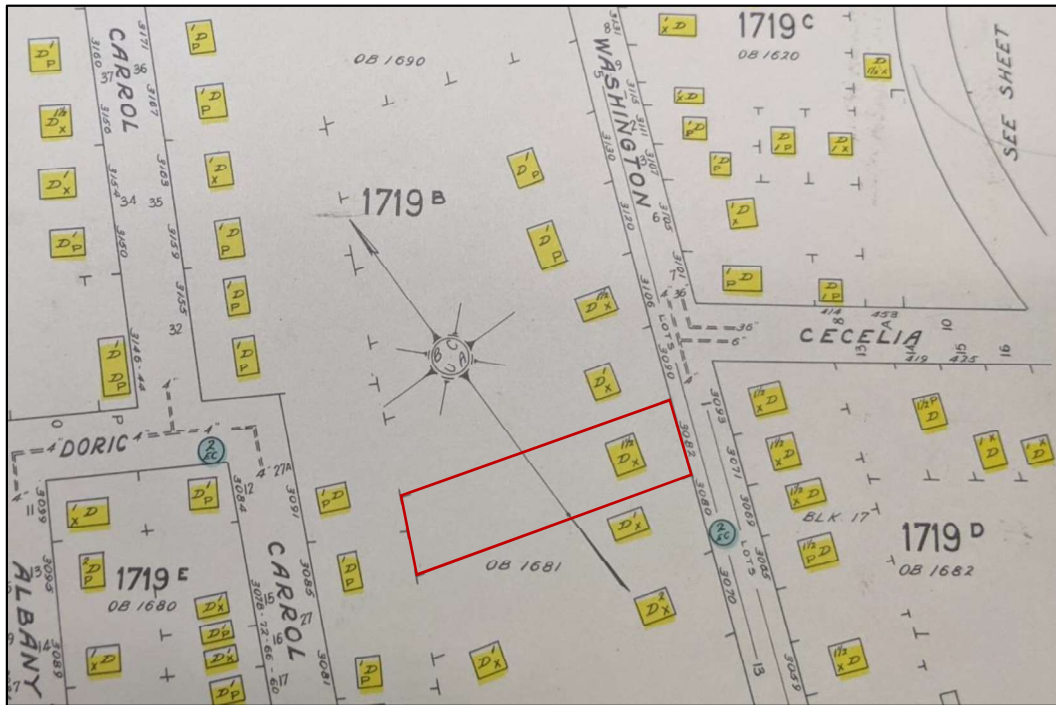


Fig. 7: City of Victoria Fire Insurance Plan, 1957. The lot of 3082 Washington Avenue (now listed as such) is outlined in red. (Source: City of Victoria Archives, 1957 Volume I, Sheet 171)

Ownership and Occupant History

The following table summarises the residents of the house, as listed in the available directories (Table 1).

Table 1: Consolidated list of the occupants of 3082 Washington Avenue from the available city directories. Note the property is originally listed as 3102 Washington Avenue until 1940. (Sources: Vancouver Public Library 1905 to 1955 and Greater Victoria Public Library 1956 to 1999)

Year(s)	Name(s)	Occupation (if listed)
1905: Washington Avenue listed for the first time, but no numbers, however, eventual resident, T. Hastings is listed as a Washington Avenue resident		
1908 to 1911	Hastings, Thomas	Motorman; City Constable (1908 onward)
1912 to 1913	Morton, Harry	Real Estate
1914 to 1919	Hastings, Thomas	Constable City Police
1920	Lane, James	Contractor
1921	Satimore -	Not listed
1923-1965	Swainson, Alex (until 1963) Mrs Swainson, Anne E	Book Binder (1920s and 1930s) & Foreman (1940s on), Colonist Retired (1952 on) Mrs Swainson: Widow (1964 on)
1966-1970	Sahlstrom R. Gary Sahlstrom, Marjorie M. A.	Department Manager (1966); Assistant, Woolco (1967); Manager, Woolco (1968) Helper, Post Office (1966; 1968)
1971-1978	Mrs. Andiel, Ursula A	Practicing Nurse, Queen Victoria General Hospital (1972-1973)

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Table 1 (continued): Consolidated list of the occupants of 3082 Washington Avenue from the available city directories. (Sources: Vancouver Public Library 1905 to 1955 and Greater Victoria Public Library 1956 to 1999)

Year(s)	Name(s)	Occupation (if listed)
1979	Vacant	N/A
1980	Moore, Donald	Shipper, Gestetner Can.
1981-1988	Jessop, Allen (Anita)	Carpenter
1989-1990	Meskelson, Allen	Not listed
1991	Oliner, P.	Oliner Graphics
1992	Duncan, Colin Barfield, Cheri	Employee, Mr. Fertilizer Claims administrator, Family Ins Group Harbord Ins Claims Centre
1993-1994	Sparks, Earl Casey, Al	Not listed
1995	Hunt, Claire Hunt, Julie	Not listed
1996-1999	Not verified	N/A

It is unclear if there was another house on the lot dating back to 1905 or if the BC Assessment date is simply incorrect. However, it appears the first owner/resident (Thomas Hastings) was living on the property dating back to 1905 and continued to until 1911, returning for five years from 1914 to 1919 as well. As outlined in a Daily Colonist newspaper article from 1918, Mr. Hastings was involved in a protest resignation from the force: "Constables Resign: four more quit service at month's end following recent protest against action of Board...Those who quit the force last night were Jailer Thomas Hastings, who had been on the department over ten years..." (Daily Colonist 1918). Looking at the City Directories, it appears he went on to work with the Saanich Police Department instead. The other longest residents of the house were Alexander and Anne Swainson, who lived there for 42 years. As visible from the City Directory listings, as well as Mr. Swainson's obituary (Fig. 8), Mr. Swainson was a book binder for the Colonist Printing and Publishing Co. for over four decades and an active member of the community (Daily Colonist 1914; 1931). His wife, Anne, was also a prominent member of the church, mentioned on a number of occasions in the local paper as an active and contributing member of Victorian society (Daily Colonist 1922; 1929; 1943).

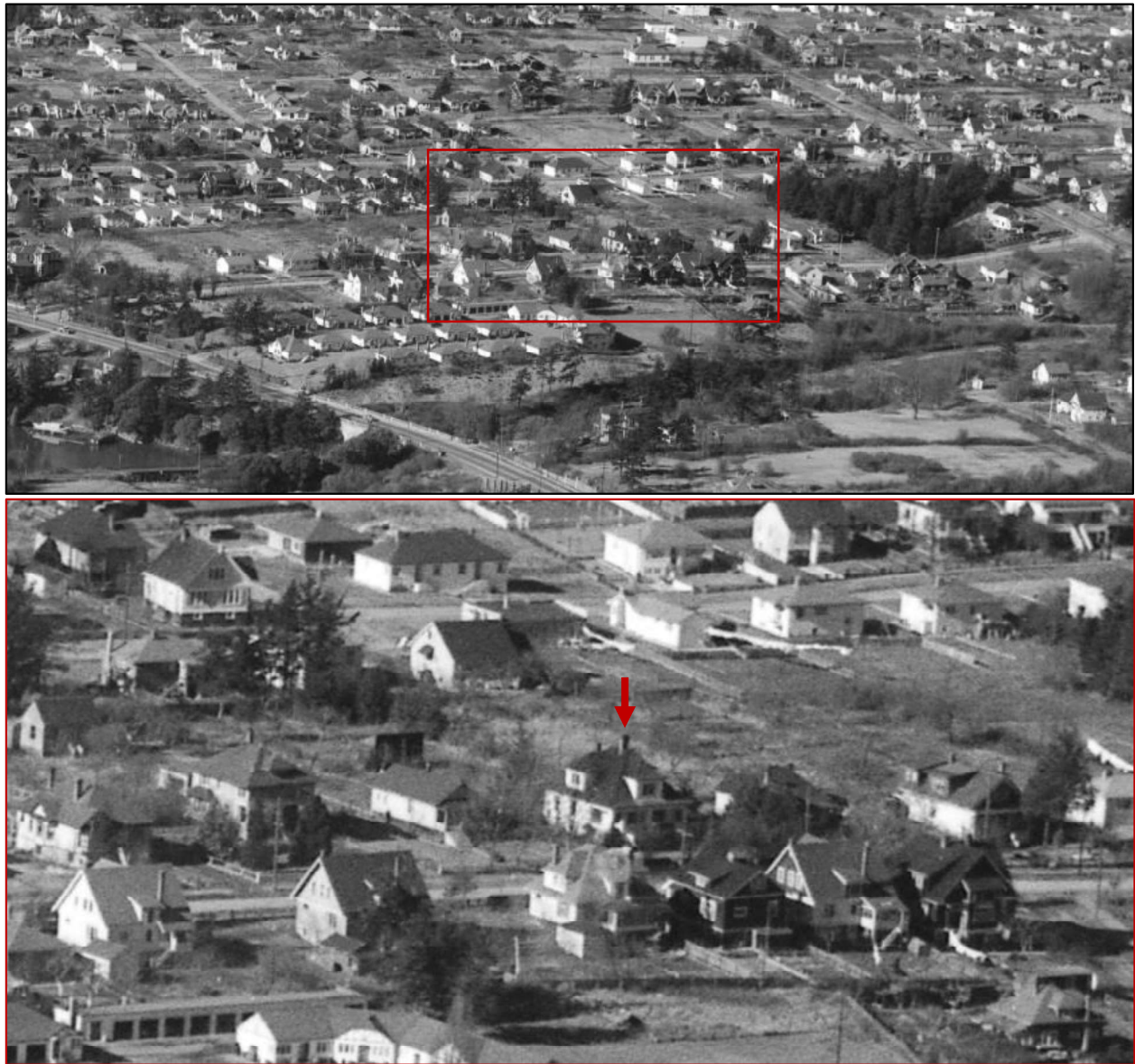


Fig. 8: Obituary notice for long-time resident of 3082 Washington Avenue, Alexander Swainson. (Source: *Daily Colonist*, July 10, 1963)

The only other resident that is referenced at all in the historical record is Robert Gary Sahlstrom (resident from 1966 to 1970) who was recorded as “driving while under suspension, 21 days in jail” (Daily Colonist, 1960). Otherwise, the other residents of the house do not appear to be of any substantial significance in the historical record; at least as discernible from the available records.

Surrounding Neighbourhood

The neighbourhood of 3082 Washington Avenue is largely residential with surrounding houses in a range of types, scales and ages. This is distinctly visible in a 1951 aerial photograph of the area (Figs. 9a and 9b), a 2019 aerial view (Fig. 10) and a modern-day map (Fig. 11) with corresponding table (Table 2), providing the various construction dates of the surviving houses along the street.



Figs. 9a and 9b: Above (Fig. 9a) is an aerial photograph of the Burnside neighbourhood, 1951, with the rough location of 3082 Washington Avenue outlined in red. Below (Fig. 9b) is a closer view of 3082 Washington Avenue and its surrounding houses, with its roof pinpointed with a red arrow. (Source: Vintage Air, 1-79)

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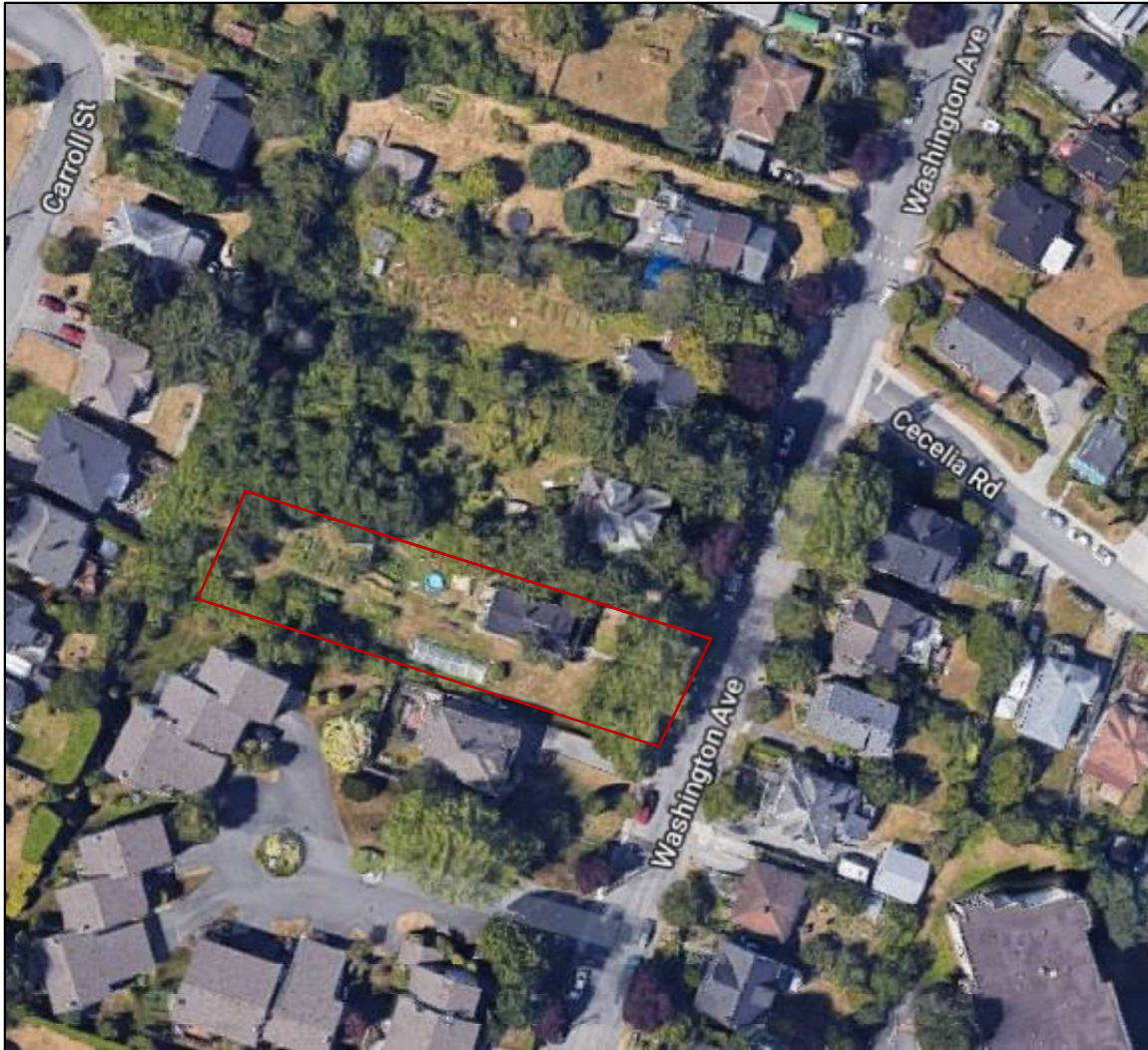


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3069 Washington Avenue	1920	3 bedrooms, 1 bath
3070 Washington Avenue	1912	4 bedrooms, 1 bath
3071 Washington Avenue	1920	4 bedrooms, 4 baths
3080 Washington Avenue	1909	2 bedrooms, 1 bath
3082 Washington Avenue	1912	4 bedrooms, 1 bath
3090 Washington Avenue	1910	2 bedrooms, 1 bath
3093 Washington Avenue	1916	5 bedrooms, 3 baths
3101 Washington Avenue	1920	3 bedrooms, 3 baths
3103 Washington Avenue	1953	3 bedrooms, 2 baths
3106 Washington Avenue	1916	5 bedrooms, 3 baths
3107 Washington Avenue	1910	4 bedrooms, 3 baths
3111 Washington Avenue	1920	5 bedrooms, 3 baths
3120 Washington Avenue	1949	3 bedrooms, 1 bath
3123 Washington Avenue	1918	3 bedrooms, 1 bath
3127 Washington Avenue	1972	3 bedrooms, 1 bath
3128 Washington Avenue	1992	4 bedrooms, 3 baths (duplex)
3130 Washington Avenue	1948	3 bedrooms, 2 baths (duplex)

Current Condition

The current condition of the house at 3082 Washington Avenue is good in areas, but overall largely fair, with some key areas in need of attention. Many parts of the roof, both at the front and back, are in need of maintenance (Fig. 12). The concrete foundation also appears to be cracking in places, which could be an indication of larger structural concerns (Fig. 13). There are areas of stucco in need of maintenance as well. As mentioned above in the overview discussion, most of the windows are in good condition and appear to be the original double-hung, horned wood windows. One of the chimneys is in very poor condition with bricks missing, having fallen off (Fig. 14). Lastly, the landscaping on site, on all sides, is potentially damaging the house, touching the sides and roof, as well as possibly impacting the foundation, with roots growing too close (Fig. 15).



Fig. 12: Front roof of 3082 Washington Avenue, highlighting its need for maintenance. (Source: Cummer, 2019)



Fig. 13: Northeastern corner view of the concrete foundation of 3082 Washington Avenue, highlighting the cracks appearing and some of the stucco in need of maintenance as well. (Source: Cummer, 2019)



Fig. 14: Northeastern corner view of the front of 3082 Washington Avenue, highlighting the damaged chimney, another patch of mossy roofing and an example of the landscaping encroaching on the house. (Source: Cummer, 2019)

Katie Cummer, PhD CAHP – Cummer Heritage Consulting (CHC)



Fig. 15: Front view of 3082 Washington Avenue, highlighting the range of landscaping on site encroaching on the house. (Source: Cummer, 2019)

Concluding Remarks

The house at 3082 Washington Avenue is a good example of an Early Cottage style house, connecting to the early development of the Burnside neighbourhood. It is among the many varied surviving examples of working-class housing in this area. The house, itself, is in fair condition overall, with key areas in need of attention.

Based on the above overview and the data available, the following is the heritage evaluation of 3082 Washington Avenue. Please note that since the City of Victoria does not have its own heritage evaluation form, another jurisdiction's format is being used and amended for the Victoria context. The [City of Kelowna's criteria](#) was used as a basis.

EVALUATION

Address 3082 Washington Avenue Local Area Burnside

Date of Construction: 1912

A. ARCHITECTURAL HISTORY

			E	VG	G	F/P
1	Style/Type	G: A good example of a style or type that is common in Victoria <i>3082 Washington Avenue is a good example of an Early Cottage style house with intact features such as the open porch and flared roofline.</i>	35	18	12	0
2	Design	G: A design which incorporates several special aesthetic or functional attributes. <i>3082 Washington Avenue is a good example of an Early Cottage house, incorporating some aesthetic and functional attributes, including its fenestration, multiple dormers and open porch.</i>	30	15	10	0
3	Construction	G: An out-of-use material or method which is typical of a period and still commonly found. <i>Considering the age of the building and its current condition, its construction appears to have been of good quality.</i>	15	8	5	0
4	Designer/Builder	F/P: An architect, designer, engineer and/or builder, unknown or of no known.	15	8	5	0

(Maximum 40) 27

B. CULTURAL HISTORY

1	Historical Association	F/P: Little or no known historical importance. <i>Although there is mention of some of the residents of 3082 Washington Avenue in the historical record, none have substantial enough historical significance to the city, province or nation to warrant greater recognition in this category.</i>	35	18	12	0
2	Historical Pattern	G: A building that provides strong evidence of an historical pattern of local area importance. <i>3082 Washington Avenue connects to and reflects the growth and development of early 20th century Victoria, specifically the Burnside neighbourhood, including its street pattern and range of house styles and sizes.</i>	30	15	10	0
(Maximum 35)			10			

C. CONTEXT

1	Landscape/Site	F/P: No significant or recognizable landscape features or building/site relationship.	15	8	5	0
2	Neighbourhood	G: A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use. <i>Although, for the most part, different in age, scale and type to its surrounding buildings, it is in an area of compatible use being amongst other residential dwellings.</i>	20	10	6	0
3	Visual/Symbolic	F/P: A building of no landmark or symbolic significance.	25	13	8	0
(Maximum 25)			6			
Subtotal			43			

D. INTEGRITY & CONDITION

G: A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character. 0 -5 -8 -15

There appear to have been some minor alterations to the property carried out on the house over time, such as a possible back extension, however, nothing too major. As for its condition, certain areas of the house are in quite good condition (such as its double-hung horned wood windows), with others simply in fair condition (such as its roof, front chimney and cracked foundation, which could potentially indicate larger structural concerns).

		TOTAL	37
Evaluation Date	December 10, 2019	Classification Group	C

As outlined in the evaluation criteria:

Building Type	Range of Scores	Group	Heritage Register?
Houses and Apartments	60-100	A	Yes
	40-59	B	Maybe
	20-39	C	No

Based on the above, it is this professional's assessment that the house located at 3082 Washington Avenue does not have much heritage significance. That being said, if it is to be demolished, I strongly encourage materials be salvaged (such as its original double-hung, horned wood windows), as there are elements in good condition and of value that could be given a new lease of life elsewhere.

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