

1

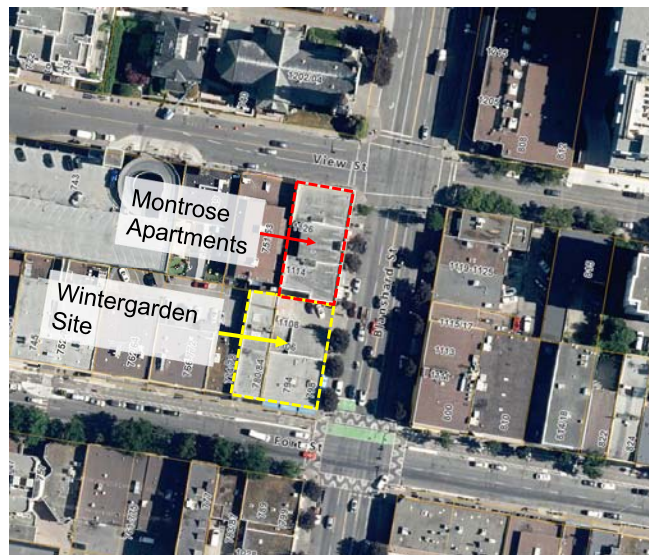
Heritage Designation Application No. 00196 for 1114-1126 Blanshard Street



1

Aerial

2



2



Proposal

To designate the exterior of the building located at 1114-1126 Blanshard Street

Date of Construction: 1912

Original Owner: Andrew Sheret

Architect: Charles Elwood Watkins

Neighbourhood: Downtown



3

Designation Assessment

4

Designation Assessment

A heritage property is one with "sufficient **heritage value** or **heritage character** to justify its conservation".

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

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

(Local Government Act, Section 611)



North (Side) Elevation facing View Street



4

Heritage Value Assessment

5

Heritage Value

- Associated with the surge of real estate development in Victoria prior to World War One.
- Representative example of high-density housing for immigrant families who could not afford single detached homes.
- An excellent example of the work of local architect Charles Elwood Watkins, who was the official architect of the Victoria and Saanich School Boards.



Side (South) Elevation



5

Heritage Character Assessment

6

Character Defining Elements

- Form, scale and massing
- Edwardian-style symmetrical design
- Metal cornice and arched window hoods with keystones
- Two-tone masonry construction; surviving storefront elements like transoms and bulkhead tiling and its original windows including 6-over-1 and 8-over-1 wood sash windows



6

Heritage Character Assessment

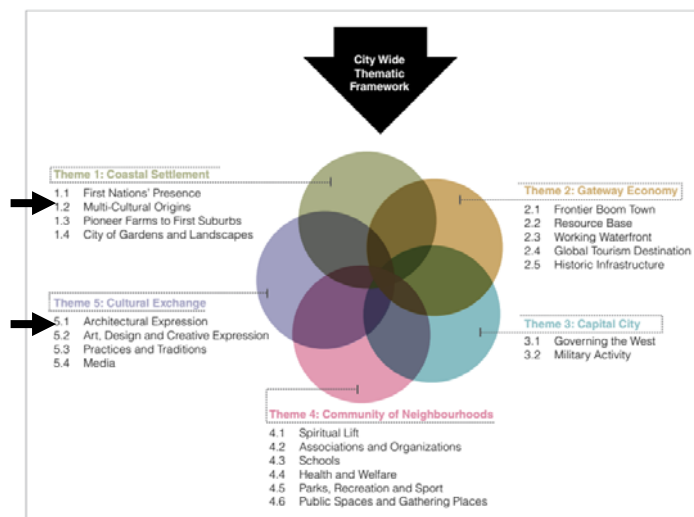
7



7

Thematic Framework

8



8

Heritage Value Assessment

9

Conservation and Restoration Measures:

- Parapets to be seismically upgraded and restrained (falling hazard)
- Cornice restoration
- Rehabilitation of masonry, including selective repairs, repointing and replacement of masonry units, and removal of redundant metal inserts and services mounted to the exterior walls
- Window repairs, including re-puttying and weather-stripping and selective in-kind replacement of irreparable windows
- Restoration of missing metalwork
- Reinstatement of historic colour scheme
- Storefront rehabilitation as tenancies turn over



9

Proposed Rehabilitated Front Elevation

10



Montrose Building - Proposed Restored Elevation



10

Staff Recommendation

11



That Council direct staff to prepare the Heritage Designation Bylaw for the property located at 1114-1126 Blanshard Street and bring it forward for introductory readings, and after giving notice and allowing an opportunity for public comment at a joint Public Hearing with Rezoning Application No. 00745 for 780-798 Fort Street and 1106-1126 Blanshard Street, if it is approved, consider the following motion:

1. "That Council approve the designation of the property located at 1114-1126 Blanshard Street, in accordance with the Conservation Plan prepared by Donald Luxton and Associates Inc. dated March 2021, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site."

