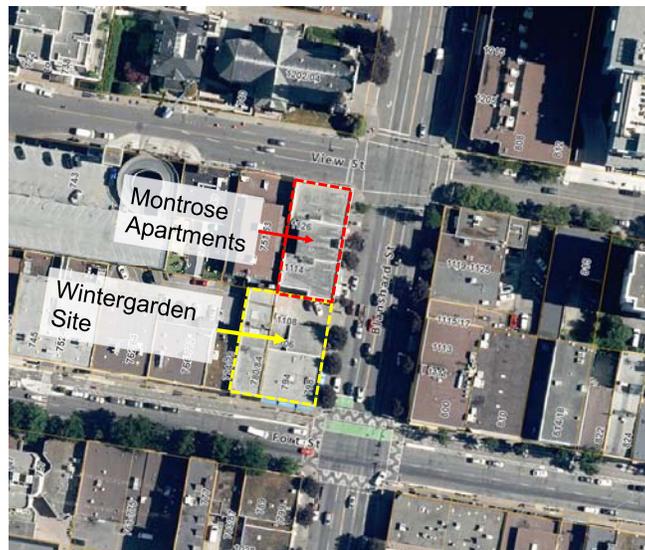


# Heritage Designation Application No. 00196 for 1114-1126 Blanshard Street



## Aerial





**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



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**Designation Assessment**

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**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



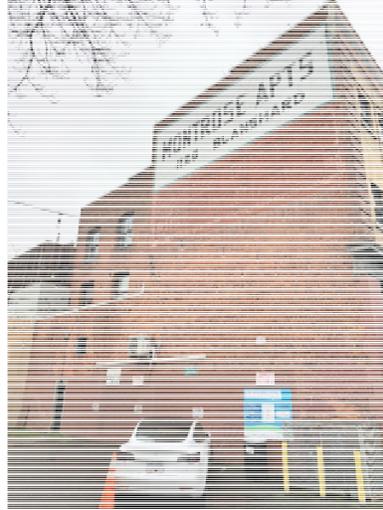
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## Heritage Value Assessment

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### 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



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## Heritage Character Assessment

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### 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



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# Heritage Character Assessment

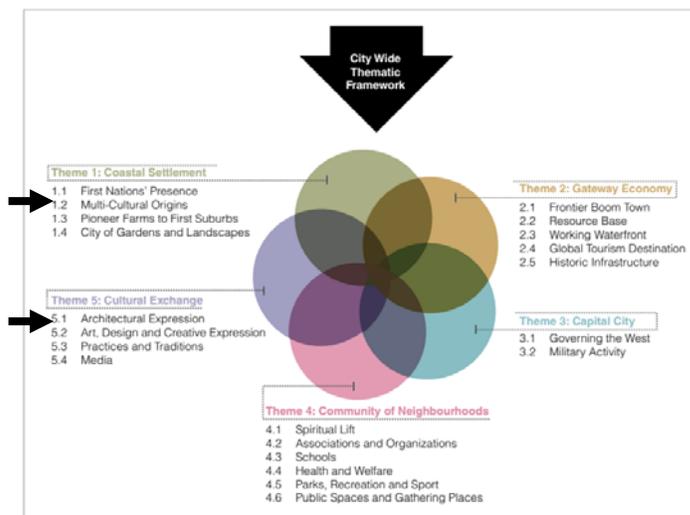
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# Thematic Framework

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## Heritage Value Assessment

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### 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



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## Proposed Rehabilitated Front Elevation

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Montrose Building - Proposed Restored Elevation



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## Staff Recommendation

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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."

