

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the February 4, 2021 COTW Meeting

F.1.a.a 1611 Stanley Avenue: Heritage Designation Application No. 000194 (Fernwood)

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That Council approve the designation of the property located at 1611 Stanley Avenue, 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

E.2 1611 Stanley Avenue: Heritage Designation Application No. 000194 (Fernwood)

Committee received a report dated January 21, 2021 from the Director of Sustainable Planning and Community Development regarding the proposed Heritage Designation Application No. 000194 for 1611 Stanley Avenue to designate the exterior of the one-and-one-half-storey, wood-frame, Edwardian Vernacular house and recommending that it move forward to a Public Hearing.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council approve the designation of the property located at 1611 Stanley Avenue, 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

DRAFT



Committee of the Whole Report For the Meeting of February 4, 2021

To: Committee of the Whole **Date:** January 21, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000194 for 1611 Stanley Avenue

RECOMMENDATION

That Council approve the designation of the property located at 1611 Stanley Avenue, 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.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the one-and-one-half-storey, wood-frame, Edwardian Vernacular house located at 1611 Stanley Avenue. The house was built in 1910 and contributes to the historic character of the Fernwood neighbourhood. Fernwood is one of Victoria's oldest residential neighbourhoods in the City and is characterized by narrow, tree-lined streets, turn-of-the-century homes, landmarks like the Belfry Theatre and Victoria High School, and a significant group of historic commercial buildings surrounding Fernwood Square.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (2012), the *Fernwood Neighbourhood Community Plan* (1994) and the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its January 12, 2021 meeting and it recommended that Council consider approving the designation.

BACKGROUND

Description of Proposal

The property located at 1611 Stanley Avenue, also referred to as the Robertson Residence, is a one-and-one-half-storey, wood-frame, Edwardian Vernacular house built in 1910. The exterior façade of the Robertson Residence has maintained much of its original appearance. Its character-defining elements include its: scale, form and massing; front gabled roof and gabled dormers; box bays; inset porch; wood frame construction with wood siding; original windows; wood-paneled door; and art glass windows throughout. The property is also valued for its association with the subdivision and development of the Benjamin Pearse's *Fernwood Estate* to create lots for middle-class housing near the business district. A local builder, Sidney Hayward, constructed the house as a speculative project. He was responsible for several houses in the area built during the pre-WW1 building boom in Victoria.

Condition / Economic Viability

The house is currently in good condition; however, the owner intends to restore the front staircase to its original appearance, repair some stained-glass windows and reinstate missing storm windows.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012 (OCP)*, and is consistent with the *Zoning Regulation Bylaw*.

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, 2012 (OCP)*, 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 consistent with Section 21: “Neighbourhood Directions (Fernwood)” of the *Official Community Plan* which states:

Fernwood

21.8.7 Retain neighbourhood heritage character, buildings and streetscapes of significance.

Fernwood Neighbourhood Plan (1994)

The designation of the building is consistent with the *Fernwood Neighbourhood Plan (1994)* which states:

Heritage - Objectives

- 3.1 *To encourage the conservation of heritage buildings and associated streetscapes, views, trees of special merit and other elements of the natural heritage in Fernwood, with a view to maintaining them for future generations*

Recommendations for Policy and Action

- 3.1.5 *That the Heritage Inventory be updated for buildings in public and private ownership, through Neighbourhood initiatives coordinated with the City of Victoria and funded by the B.C. Heritage Trust.*

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

Designation of 1611 Stanley Avenue would make the property owner eligible for heritage grants from the Victoria Heritage Foundation. The Victoria Heritage Foundation receives annual funding from the City of Victoria.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its January 12, 2021 meeting and was recommended for approval. The draft meeting minutes are attached.

CONCLUSIONS

This application for the designation of the property located at 1611 Stanley Avenue as a Municipal Heritage Site is for a building that is a good example of the Edwardian vernacular style and has heritage value for its connection to the earliest phase of development in the Fernwood neighbourhood. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fernwood neighbourhood. Staff therefore recommend that Council approve the Heritage Designation Application for the building located at 1611 Stanley Avenue.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000194 for the property located at 1611 Stanley Avenue.

Respectfully submitted,

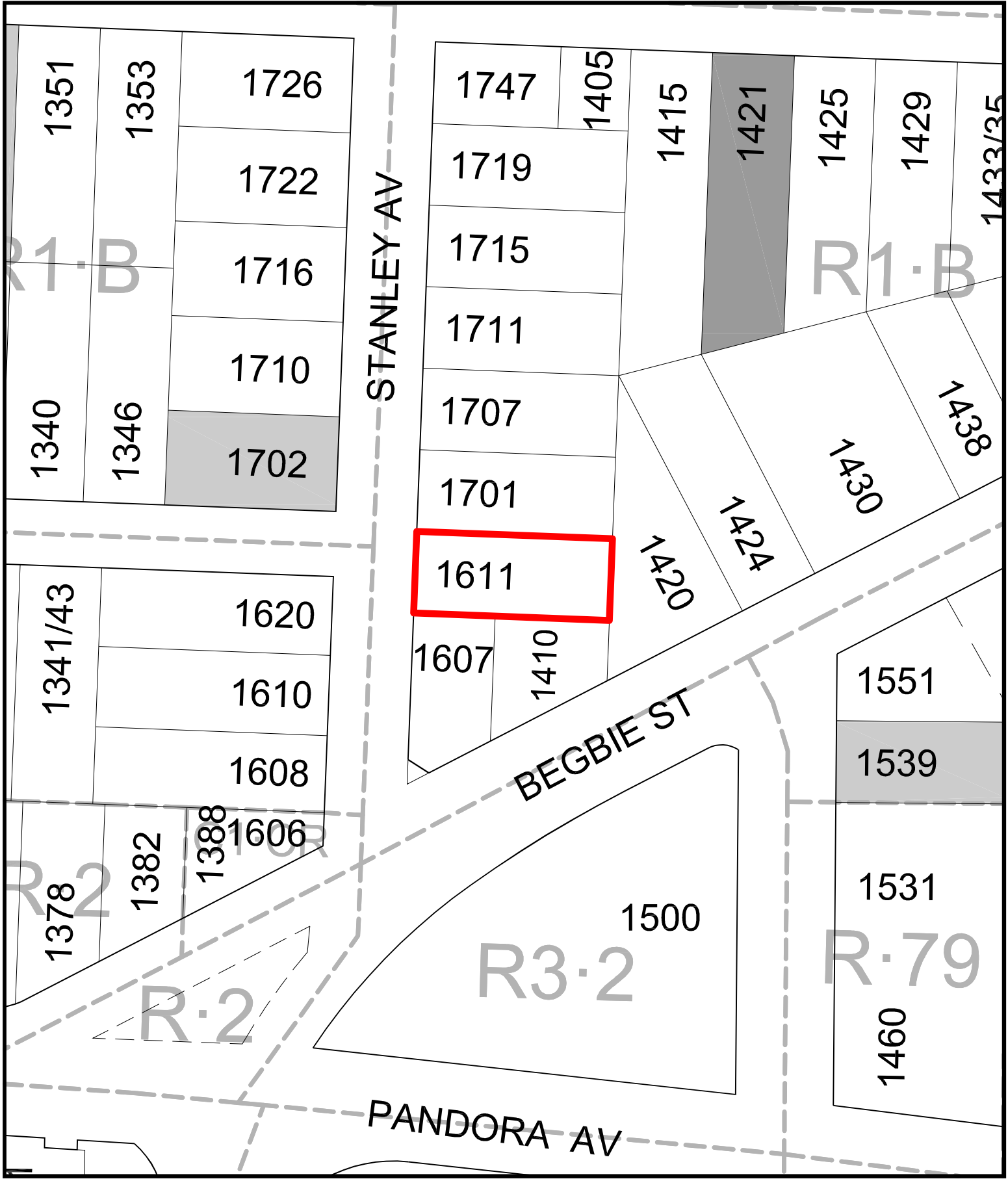
John O'Reilly
Senior Heritage Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

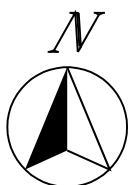
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, dated October 15, 2020
- Attachment F: Heritage Advisory Panel Minutes from January 12, 2021.



1611 Stanley Avenue

Heritage Designation #000194



Designated



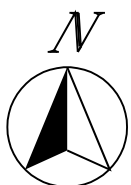
Registered





1611 Stanley Avenue

Heritage Designation #000194



Designated



Registered



Photographs- 1611 Stanley Street



Front (West) Elevation



Side (North) Elevation



View of 1611 Stanley Street looking north on Balmoral Road

STATEMENT OF SIGNIFICANCE

Robertson Residence

1611 Stanley Avenue

Original Owner: Frank Robertson

Date of Construction: 1910

Contractor: Sydney C. Hayward



Description of the Historic Place

The Robertson Residence is a one-and-one-half-storey, wood-frame, Edwardian Vernacular dwelling situated on the east side of Stanley Avenue between Begbie and Grant Streets in the Fernwood neighbourhood of Victoria. Notable features of the house include its front-gabled roof with gabled side dormers and an inset entrance porch.

Heritage Value of the Historic Place

The heritage value of the Robertson Residence is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The Robertson Residence has heritage value as a reminder of the development of Fernwood, one of Victoria's oldest residential neighbourhoods, following the subdivision of Benjamin Pearse's Fernwood Estate. The development of middle-class houses, in proximity to Victoria's business district and a variety of local schools, churches, parks and recreation facilities made Fernwood an appealing area that attracted many new residents during the pre-WWI building boom. The Robertson house was speculatively built in 1910 by Sidney C. Hayward who, along with his brother Arthur, was responsible for building several houses in the area between 1910 and 1914.

The Robertson Residence is additionally significant for its association with the Robertson family. Frank Robertson (b. ON, 1845-1916,) and Mary Grace (née Perkins, b. ON, 1849-1915) moved from Ontario to Victoria in 1908 when Frank retired. After his death in 1916, one of their sons assumed ownership of the house. Francis Arthur Robertson (b. Cold Springs, ON, 1875-1929), after studying law in Manitoba, moved to Victoria with his parents. By 1910 he was appointed vice-president of the Western Finance Company. At the outbreak of WWI Francis was sent overseas as Major with the 47th Battalion.

After sustaining several debilitating injuries, he returned to Victoria where he was occupied with the care of disabled soldiers as chairman of the Returned Soldiers Commission. In 1919 he married Edith Gertrude (née Wright, b. NS, 1891-1926). The house remained in the Robertson family until about 1927. Francis Lake near Nitinat on Vancouver Island is named after Francis Robertson who owned timber in the vicinity.

Subsequent long-term owners from 1928-1968 were Arthur (b. Lancashire, ENG, 1879-1964) and Helen (née Walker, b. Kinlough, ON, 1879-1972) Rigby.

The Robertson Residence symbolizes the continuing development and evolution of the Fernwood neighbourhood and is reflective of the increased need for middle-class housing during the Edwardian era, a time of social and economic transitions prior to the advent of the First World War. 1611 Stanley makes a significant contribution to the Fernwood neighbourhood, with its rich and varied streetscapes, which continues today as a mix of residential, commercial, and recreational uses.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

The Robertson Residence is valued as a good example of the Edwardian Vernacular style. This style was especially popular in Victoria where thousands were constructed during the economic boom between 1904-1914. It is characterized by its 1½-storey height, front-gabled roof pitched at approximately 45 degrees with the gable bargeboards ending at the top of the main floor walls. The side elevations have large gabled dormers. Beltcourses with dentil mouldings separate the upper levels. An inset corner porch is balanced by a tripartite window assembly.

The house continues to serve its original function and contributes to the heritage character of the Fernwood neighbourhood. The Robertson Residence has heritage value owing to its physical integrity as expressed through its character-defining elements.

Character-Defining Elements

Key elements that express the heritage value of the Robertson Residence and continue to define the character and history of the Fernwood neighbourhood include:

- original location in the historic Fernwood neighbourhood; its relationship to other houses on the street as well as its east end view from Balmoral Road
- continuous residential use

Key elements that define the heritage character of the building's exterior include:

- residential form, scale, and massing as expressed by its: rectangular plan, one-and-one-half-storey height; full basement; front-gabled roof; gabled dormers; projecting right side double-height box bay;
- inset half-width corner entrance porch with closed balustrade; corner tapered round Classical column;
- wood-frame construction with cladding such as narrow bevelled siding; shingles on upper gables and basement level; corner boards and window trim of dimensional lumber; dentilated beltcourses;
- projecting upper gable on front façade with double window assembly in shallow box bay;
- original window assemblies such as: 1-over-1 double-hung wood-sash windows with window horns in single and double assembly, tripartite assemblies with centre fixed pane and transom and
- wood-panelled and glazed front door with transom window above;
- art glass windows throughout including front door, transom, and piano windows

Steve Palmer
1611 Stanley Avenue
Victoria, BC V8R 3W9

October 15, 2020

Mayor and Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

To Mayor and Council:

I'm writing this short letter to accompany my application to request that my home at 1611 Stanley Avenue be designated as a heritage property. Built in the summer of 1910, the home still retains much of its original charm – both inside and out.

The original owner, Frank Robertson, retired, lived in the house with one of his sons, F. Arthur Robertson, VP of Western Finance. Another son, George H. Robertson, President of Western Finance, lived nearby on Elford Avenue. The Robertsons' daughter, Ada Mildred, was married in the home on September 18th, 1912 in a ceremony officiated by another one of her brothers: Rev. J. R. Robertson of Nanaimo.

Although I have only lived here since 2017 I have worked diligently to preserve and maintain the integrity of the home and its heritage character. A designation would enable us to apply for funding to help restore some elements that have been modified and lost over time, namely the front steps (which sadly have been rebuilt in a way that does not fit with the age of the home at all), stained glass repairs, and missing storm windows. In particular, it would really enhance the home's exterior to have the front steps replaced again to match the original construction and appearance.

Fernwood is a neighbourhood with special character and many beautiful historic homes. Heritage designation of this house will help to ensure that this character is preserved for generations to come.

Thank you for your consideration.

Steve Palmer

Heritage Designation Application No. 000194 for 1611 Stanley Avenue



Proposal

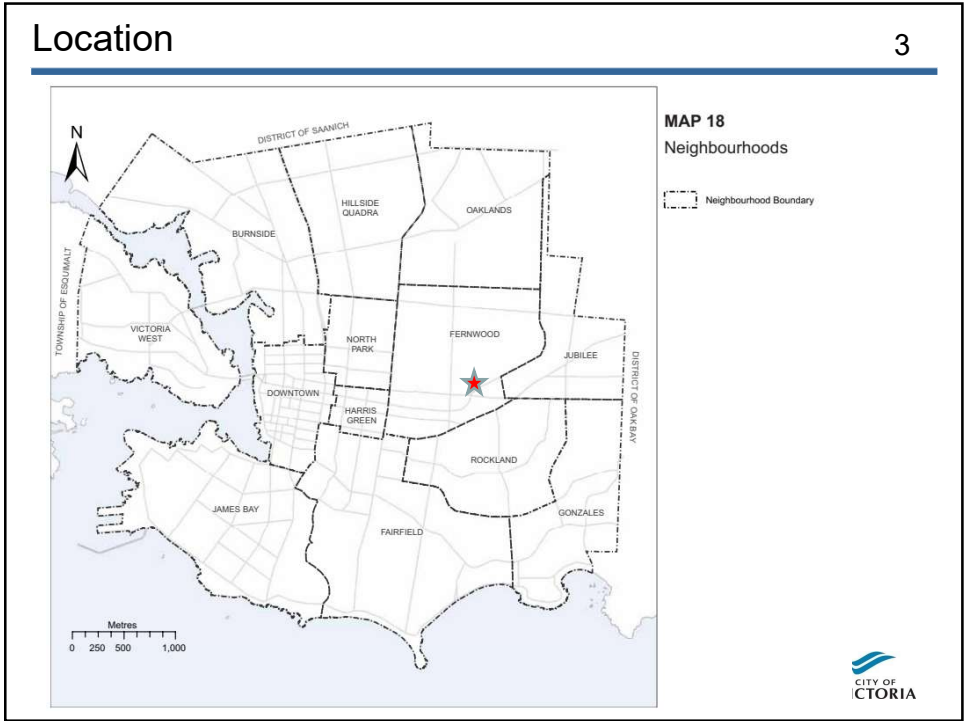
To designate the exterior of the house located at 1611 Stanley Avenue

Date of Construction: 1910

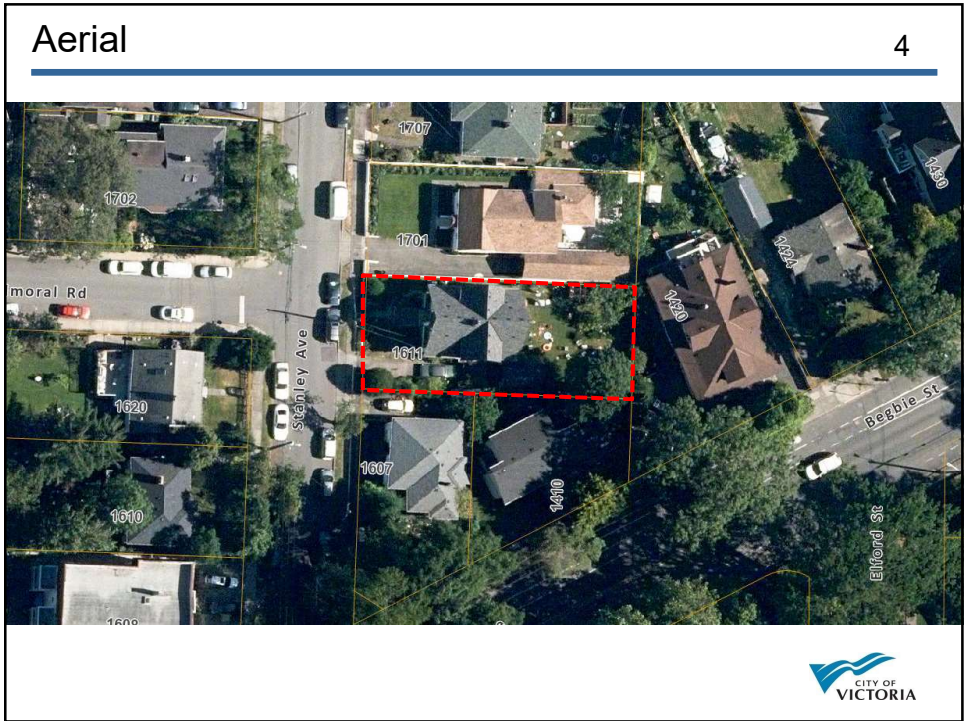
Builder: Sidney Hayward

Neighbourhood: Fernwood





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Designation Assessment

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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 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)



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Heritage Value

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- Associated with the subdivision and development of Benjamin Pearse's *Fernwood Estate* to create lots for middle-class housing near the business district.
- Representative example of speculative housing built during the pre-WW1 building boom
- Good example of an Edwardian Vernacular House



Rear Elevation



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Heritage Character

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Character Defining Elements

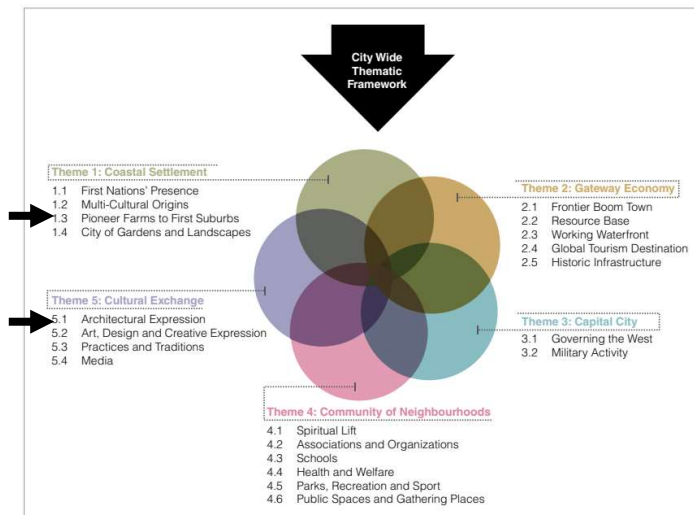
- Residential form, scale and massing
- Inset corner entrance porch with classical column
- Wood frame construction with bevelled siding, shingles in the upper gables, corner boards and window trim
- Original window assemblies
- Wood panelled and glazed front door
- Art glass windows



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Victoria Thematic Framework

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Staff recommendation

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That Council approve the designation of the property located at 1611 Stanley Avenue....

