

Councillor Isitt recused themselves from the meeting at 4:06 p.m. due to a non-pecuniary conflict of interest on the following item.

F.1.a.c 145 Rendall Street - Heritage Designation Application No. 000199 (James Bay)

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

That Council approve the designation of the property located at 145 Rendall 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

Councillor Isitt returned to the meeting at 4:07 p.m.

Councillor Isitt recused himself from the meeting due to a non-pecuniary conflict of interest at 11:24 a.m.

Committee recessed at 11:24 a.m. and reconvened at 11:30 a.m.

F.3 145 Rendall Street - Heritage Designation Application No. 000199 (James Bay)

Council received a report dated April 14, 2022 from the Director of Sustainable Planning and Community Development regarding an application to designate the exterior of the heritage-registered property located at 145 Rendall Street.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council approve the designation of the property located at 145 Rendall 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

Councillor Isitt rejoined the meeting at 11:35 a.m.



Committee of the Whole Report For the Meeting of April 28, 2022

To: Committee of the Whole **Date:** April 14, 2022
From: Karen Hoesle, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000199 for 145 Rendall Street

RECOMMENDATION

That Council approve the designation of the property located at 145 Rendall 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.

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 application to designate the exterior of the heritage-registered property located at 145 Rendall Street. The house was built in 1912 and contributes to the historic character of the James Bay neighbourhood, an area characterized by clusters of historic homes and the water that surrounds the neighbourhood.

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), with the *James Bay Neighbourhood Plan* (1993) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its April 12, 2022 meeting and it was recommended that Council consider approving the designation of the heritage-registered property located at 145 Rendall Street.

BACKGROUND

Description of Proposal

The property located at 145 Rendall Street is a one and a half-storey Arts and Crafts bungalow built in 1912. The exterior façade has maintained much of its original appearance. Its character-

defining elements include its one and a half-storey height, form and massing, window arrangements, and arrangement of wood shingles and siding. The property is also valued for its association with the development of the James Bay neighbourhood over time and its residents' and owners' association with local, water-based industries.

Condition / Economic Viability

The house is currently in fair condition and no work is proposed in the immediate future.

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 (James Bay)" of the OCP, which states:

James Bay

21.16.3 *Maintain an interesting diversity of land uses, housing types and character areas.*

Local Area Plan

The designation of this building is also consistent with the *James Bay Neighbourhood Plan* (1993) policies which states:

Heritage Preservation Goals and Objectives

1. *Encourage the conservation and rehabilitation of buildings, lands and structures of heritage significance which contribute to the neighbourhood's attractive character.*

Policies and Recommendations

1. *Continue to manage the conservation and maintenance of heritage resources through the heritage registry.*

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 145 Rendall Street 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 April 12, 2022 meeting and was recommended for approval.

CONCLUSIONS

This application for the designation of the heritage registered property located at 145 Rendall Street as a Municipal Heritage Site is for a building that is a good example of an Arts and Crafts style bungalow. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the James Bay neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the heritage-registered property located at 145 Rendall Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000199 for the property located at 145 Rendall.

Respectfully submitted,

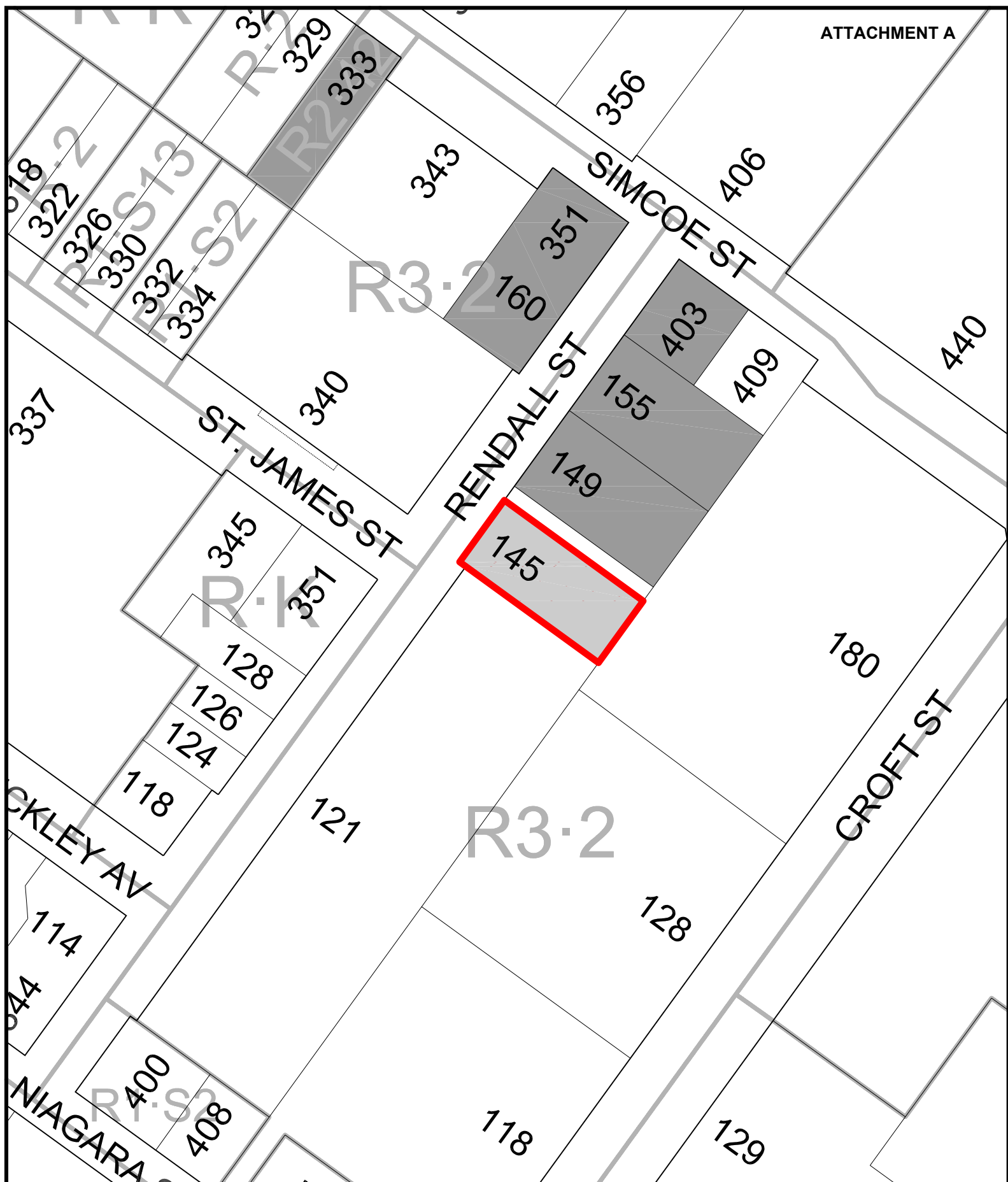
Laura Saretsky
Heritage Planner
Community Planning Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

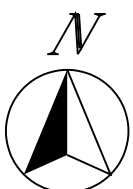
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance



145 Rendall Street

Heritage Designation #000199



Designated



Registered

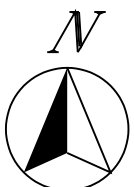




145 Rendall Street

ATTACHMENT B

Heritage Designation #000199



Designated



Registered



Photos- 145 Rendall Street



Front (west) facade



Side (north) facade



Side (south) facade

Statement of Significance- 145 Rendall Street

Description of Historic Place

145 Rendall Street is a one and a half storey Arts and Crafts style bungalow located in the James Bay neighbourhood of Victoria, British Columbia.



Heritage Values

Built in 1912, 145 Rendall Street is a good example of an Arts and Crafts bungalow and therefore has aesthetic value. The home's features, including the bellcast, hipped roof with gabled extension over the front porch with heavy square columns and solid stepped balustrade, the raised basement with shingle siding, and beveled wood siding on the rest of the home, are all hallmarks of the style.

145 Rendall Street also has historical value as a representation of the gradual development of the James Bay neighbourhood over time. As one of the last homes to be built on Rendall Street, the home is emblematic of the gradual densification of the neighbourhood after the subdivision in the latter half of the 19th century of first the Hudson's Bay Company farms into grand estates, and then the grand estates into the smaller lots still visible today. These small lots were then gradually filled in over time, with homes of varying sizes that were often designed according to the popular styles at the time of construction. Because of this, 145 Rendall Street is a visibly different style to other homes on the street, and the later date of construction is readily apparent.

Further, the home has cultural value through its early residents' and owners' connections to local industries at Ogden Point and the Inner Harbour. Early tenants Alfred and Arthur Purser both worked for Sir John Jackson Ltd, the firm that constructed the Ogden Point Breakwater and Docks. Owners included Ernest Jordan, a seafarer; Edmund Dell, a marine engineer with Canadian Pacific; and Fredrick Butcher, who was employed as a fishmonger for a time. These men are representative of many residents of James Bay who were employed on, near, or in relation to the water that surrounds the neighbourhood.

Character-Defining Elements

The character-defining elements of 145 Rendall Street include:

- One and a half storey form
- Features of the Arts and Crafts style, such as:
 - Bellcast, hipped roof
 - Front porch with solid balustrade, gabled roof and heavy square posts
 - Side-facing front steps with solid stepped balustrade
 - Hipped roofed and lattice enclosed back porch
 - Raised basement with shingle siding
 - Beveled wood siding
 - Angled, cantilevered bays
- Double-hung wood windows with headers incorporated into wide two-part frieze
- Stained glass upper sash windows
- 12-light windows in porch gable and basement

Heritage Thematic Framework

145 Rendall Street fits within a few different themes of Victoria's Heritage Thematic Framework. Firstly, the aesthetic value of the home as a good example of an Arts and Crafts bungalow aligns with 5.1 Architectural Expression. 1.3 Pioneer Farms to First Suburbs is also relevant to the home as an example of the subdivision over time of the James Bay neighbourhood. Finally, 145 Rendall Street relates to 2.3 Working Waterfront through its owners' and residents' association with Ogden Point and water-based industries.

2022

CITY OF VICTORIA | Sustainable Planning and Community Development

Heritage Designation Application No. 000199 for 145 Rendall Street

COMMITTEE OF THE WHOLE | April 28, 2022



1

Purpose

To designate the exterior of
the house located at 145
Rendall Street



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2

Heritage Values

- Aesthetic
- Historical
- Cultural



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3

Character-Defining Elements

- Form
- Arts and Crafts elements
- Windows

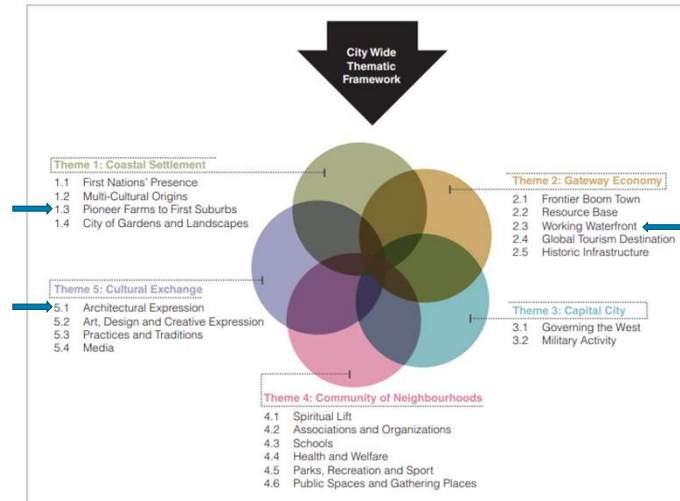


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Heritage Thematic Framework



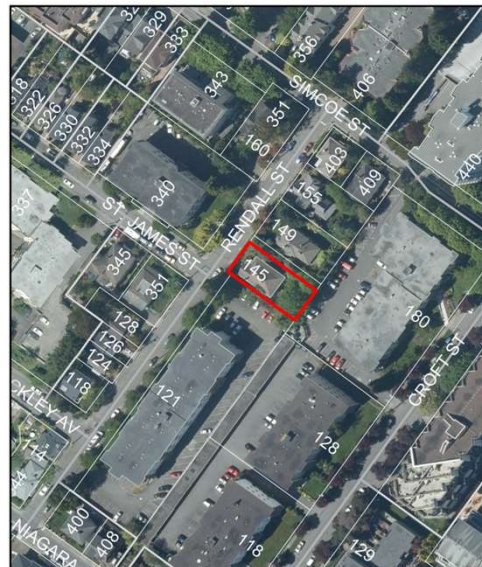
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Recommendation

- That Council approve the designation of the property located at 145 Rendall Street



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