

REPORTS OF COMMITTEES

1. Committee of the Whole – March 16, 2017

5. Heritage Designation Application No. 000161 for 506 Fort Street (Downtown)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Heritage Designation Bylaw for consideration of first and second readings, which would authorize the designation of the property located at 506 Fort Street pursuant to Section 611 of the Local Government Act as a Municipal Heritage Site and a Public Hearing date be set.

Carried Unanimously

3.5 Heritage Designation Application No. 000161 for 506 Fort Street (Downtown)

Committee received a report dated February 27, 2017 from the Director of Sustainable Planning and Community Development providing information regarding an application from the owner of the property located at 506 Fort Street to designate the exterior of the current heritage-registered property.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council consider the following motion:

“That Council approve the designation of the property located at 506 Fort Street pursuant to Section 611 of the Local Government Act as a Municipal Heritage Site and that first and second reading of the Heritage Design Bylaw be considered by Council and a Public Hearing date be set.”

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of March 16, 2017

To: Committee of the Whole **Date:** February 27, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Heritage Designation Application No. 000161 for 506 Fort Street**

RECOMMENDATION

That Council consider the following motion:

“That Council approve the designation of the property located at 506 Fort Street pursuant to Section 611 of the *Local Government Act* as a Municipal Heritage Site and that first and second reading of the Heritage Design 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 heritage-registered property located at 506 Fort Street.

The Application is consistent with the *Official Community Plan* (OCP) and the Statement of Significance supports its designation.

The Application was reviewed by the Heritage Advisory Panel at its February 14, 2017 meeting and was recommended for approval.

BACKGROUND

Description of Proposal

The property located at 506 Fort Street, also referred to as the Pacific Transfer Building, is a three-storey Edwardian-era brick building built in 1902. An Application to designate the exterior of 506 Fort Street as a Municipal Heritage Site was received from the property owner, 506 Fort Street Holdings Ltd., on November 28, 2016.

Zoning/Land Use

The proposed designation is consistent with the CA-3C: Old Town District zoning and surrounding land uses.

Condition/Economic Viability

The exterior fabric appears to be in sound condition. The rear north side of the building facing Helmcken Alley has recently been renovated to include new floor-to-ceiling windows with exterior guardrails that project 0.10m from the building's surface. The third floor of the building was an addition made to the building circa 1970. The façade treatment of this addition at that time included aluminum windows and wood siding, which was deemed not appropriate for this building's heritage character and was later replaced with wood windows, a stucco finish and a decorative cornice in 2003. The viability of the property will be strengthened by the owner's intention to seismically upgrade, rehabilitate exterior features of the building, and convert the upper two floors from office use to nine residential apartment units.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and guidelines.

Official Community Plan

This Application is consistent with the *Official Community Plan*, 2012 (OCP) because it contributes to the identification of the heritage value of districts and individual properties, it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources, and in accordance with the Downtown design guidelines, aims to conserve the historic character of Old Town.

The OCP encourages the consideration of tools available under legislation to protect heritage property such as heritage designation. The Application is consistent with the OCP where it considers the heritage value of individual properties.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Resource Impacts

The applicant has made enquiries to the Victoria Civic Heritage Trust in relation to its Tax Incentive Program.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its February 14, 2017 meeting and was recommended for approval.

CONCLUSIONS

This Application for the heritage designation of the property located at 506 Fort Street as a Municipal Heritage Site is for a building that is a good example of Victoria's commercial and

industrial development from the early twentieth century. The building serves as a reminder of Victoria's role as one of the primary shipping hubs of western Canada. The architectural design of the building exemplifies the vernacular and utilitarian styling of many early twentieth-century commercial buildings that drove Victoria's gateway economy. The building is also valued for its association with the work of prominent British Columbia architect Thomas Hooper who designed many significant buildings throughout Victoria's Old Town and Chinatown districts. The building was renovated with a third storey addition over the course of its history; however, these renovations have kept the heritage integrity and character-defining elements intact. Staff therefore recommend for Council's consideration that Council approve Heritage Designation Application No. 000161 for 506 Fort Street.

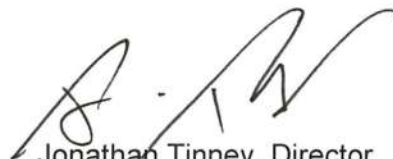
ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000161 for the property located at 506 Fort Street.

Respectfully submitted,

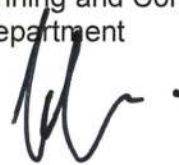


Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

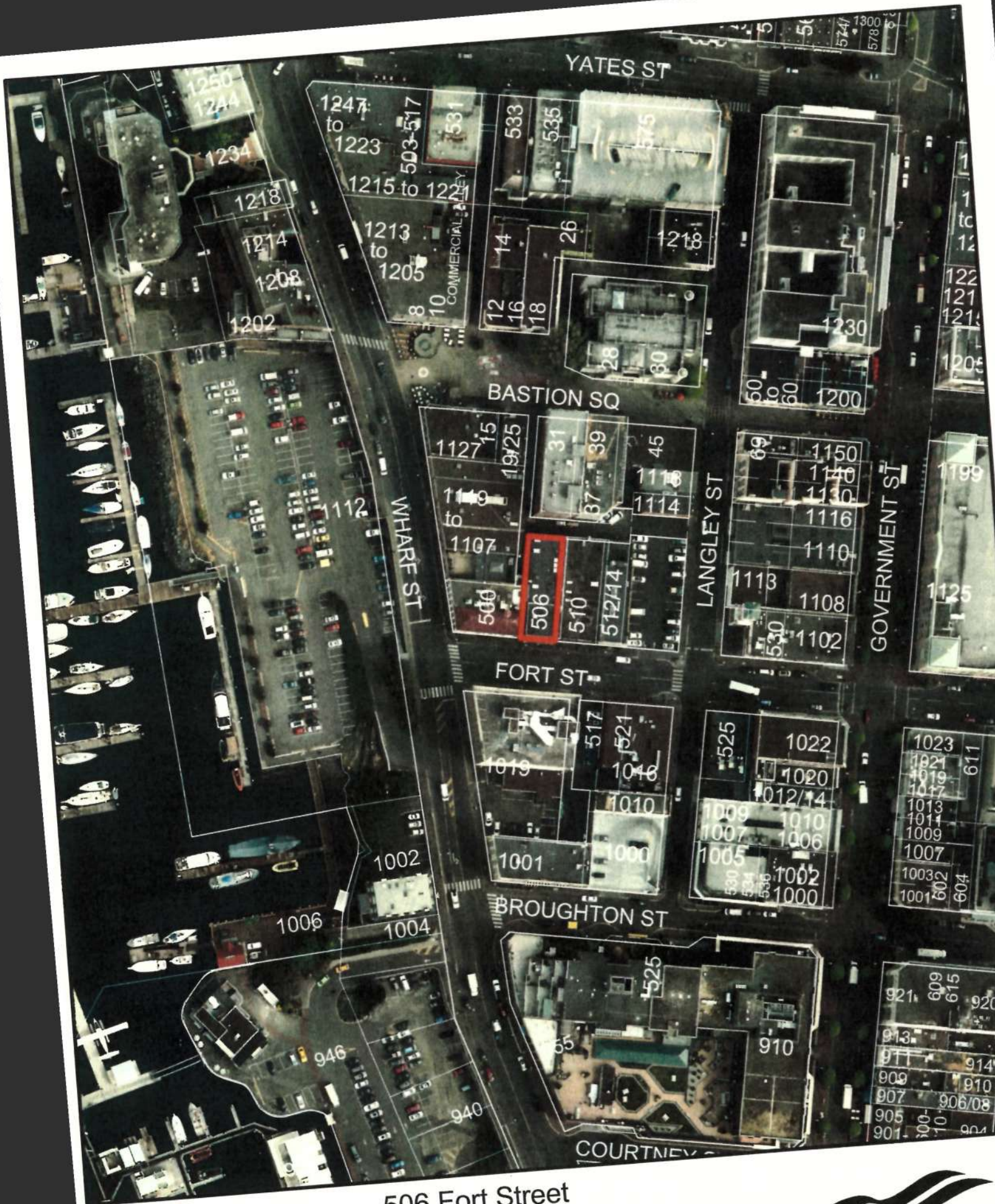
Report accepted and recommended by the City Manager:



Date: March 9, 2017

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped November 28, 2016.



506 Fort Street

Heritage Designation Permit #000161





This building was constructed in 1907 for Arthur Kent, proprietor of Pacific Transfer – the equivalent of a modern day moving company.

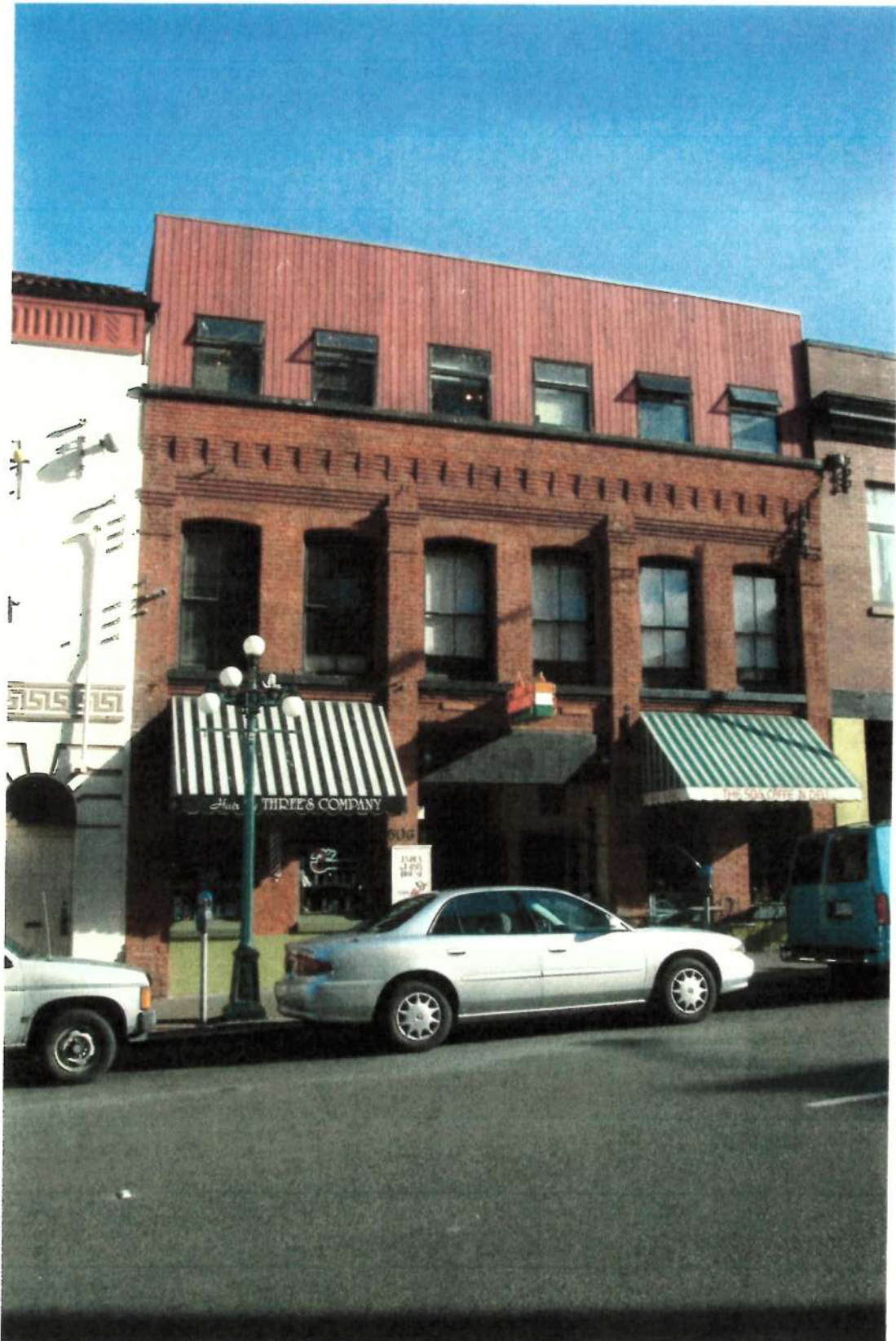
Pacific Transfer utilized horse-drawn wagons. Motorized trucks were made use later by Victoria Baggage, which bought Arthur Kent's business in 1917





506-508 Fort St

506-508 Fort St





506 FORT STREET

CITY OF VICTORIA DOWNTOWN STATEMENTS OF SIGNIFICANCE 2009

PACIFIC TRANSFER BUILDING, 506-508 FORT STREET

Owner: Arthur E. Kent

Architect: Thomas Hooper, 1902; J.C.M. Keith, 1907

Date: 1902; additions in 1907

Description of Historic Place

The Pacific Transfer Building is a three-storey Edwardian-era, red brick building located mid-block on Fort Street, between Wharf Street and Langley Street, near the Inner Harbour in Victoria's historic Old Town. The utilitarian design of the symmetrical front façade features a large, central entryway, segmental-arched windows on the second floor and corbelled brick detailing. It is part of a grouping of smaller-scale buildings that line this block of Fort Street.

Heritage Value of Historic Place

Constructed in 1902, the Pacific Transfer Building is valued as a vestige of Victoria's role as one of the primary shipping hubs in the Canadian West. During this period, Victoria's gateway economy was supported by a diverse mixture of commercial businesses, from merchants to manufacturers, and a wide variety of service industries, such as this transfer company. The close proximity of this building to the wharves and piers of the working waterfront of the Inner Harbour ensured that the Pacific Transfer Company was well positioned to meet the transshipment needs of the community. The Pacific Transfer Company, owned by English-born entrepreneur Arthur Edward Kent, offered express delivery within the City boundaries and served a key role in the distribution of goods arriving by ship and rail. Kent was one of the few non-Chinese business owners who maintained a good relationship with the Chinese community in Chinatown and was trusted to arrange shipment of the bones of deceased Chinese back to China for reburial in family plots; this was a common practice in overseas Chinese communities in the Canadian and American West. Victoria functioned as the central shipping point in Canada for all Chinese remains returning to China until as late as the 1940s.

The Pacific Transfer Building is also considered a significant example of the vernacular, utilitarian turn of the twentieth-century architecture that supported the commercial activities that drove Victoria's booming economy. This building dates from a time when horses were still used as a primary means of ground transport; it originally housed a livery stable at ground level and living quarters above. The large central entry originally accommodated horses and wagons. It is an example of the work of prominent British Columbia architect Thomas Hooper (1857-1935), whose many commercial buildings helped define the evolving character of Victoria's Old Town and Chinatown National Historic Site. Hooper had one of the province's longest running and most prolific architectural careers, designing hundreds of commercial, institutional and residential buildings. Illustrating the success of Kent's business, additions to the structure were made in 1907, designed by local architect J.C.M. Keith (1858-1940).

In recognition of the material and social values of the historic buildings of Old Town, the City of Victoria has established policies and incentives that encourage their adaptive re-use and improve their economic viability. Rehabilitated buildings such as this play a critical role in revitalizing the downtown economy, in providing commercial space and in environmental sustainability.

CITY OF VICTORIA DOWNTOWN STATEMENTS OF SIGNIFICANCE 2009

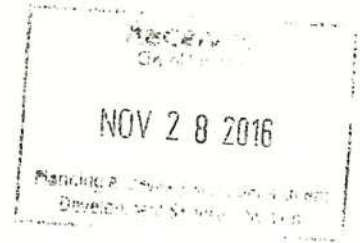
Character-Defining Elements

Key elements that define the heritage character of the Pacific Transfer Building include its:

- location on the north side of Fort Street, close to the Inner Harbour in Victoria's historic Old Town
- continuous commercial use
- commercial form, scale and massing as expressed by its three-storey height built to the property lines, rectangular, symmetrical plan, and flat roof
- masonry construction, including red-brick walls and heavy timber internal structure
- Edwardian-era architectural details such as its: symmetrical design with central entryway; symmetrical bays of segmental-arched window openings separated by brick pilasters with brick capitals at the second storey; and corbelled brick cornice and shadow lines
- regular fenestration such as double-hung wooden sash windows, 2-over-2 at the second storey



506 FORT STREET HOLDINGS LTD.
670 – 344 Burrard Street
Vancouver, B.C.
V6C 2G8



November 27, 2016

Mayor and Council
City of Victoria
Legislative Services,
1 Centennial Square,
Victoria, BC
V8W 1P6

Dear Mayor and Council

Re: 506 Fort Street - The Pacific Transfer Building
Heritage Designation Application



I represent the owners of 506 Fort Street Holdings Ltd. the owners of the Pacific Transfer Building at 506 Fort Street near Wharf Street in Old Town.

This 1901 building is on the City of Victoria Heritage Registry (R/Com).

The current owners purchased the building in February 2016. At that time the upper two floors, previously used for office, had been vacant for almost 2 years with little to no prospect of being released for office use.

The owner has received a Building Permit to convert the upper floors to nine (9) residential rental apartments of sizes ranging from 380 to 1450 square feet. Studios, one and two bedrooms will be available.

The existing three independent retail tenants on the main floor (3's Company, Picnic and Little Jumbo) will remain in operation during the renovation and thereafter.

As part of the renovation of this important small scale building seismic upgrading will take place to meet current building code requirements for Heritage Buildings. There will also be improvements in life safety systems, environmental remediation and energy performance.

The owners, some of whom plan to live in the building, are passionate about heritage buildings and the protections offered by the City of Victoria. They are also very appreciative of the grant and tax abatement programs offered to qualifying heritage buildings.

The owner is now seeking Heritage Designation of the Property.

Kind regards.

506 Fort Street Holdings Ltd.

Jon Stowell

506 FORT STREET

Heritage Designation Application



Heritage Designation Application

506 Fort Street

- Pacific Transfer Building
- Located mid-block on Fort Street, between Warf Street and Langley Street near the Inner Harbour in Victoria's historic Old Town.



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Heritage Designation Application

506 Fort Street

- Three-storey Edwardian-era red brick building
- Designed by architect Thomas Hooper.
- Constructed in 1902 for Arthur Kent, proprietor of Pacific Transfer.



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Heritage Designation Application

506 Fort Street

- Equivalent of a modern day moving company, the Pacific Transfer was constructed as a stable for horse-drawn wagons with living quarters above.



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Heritage Designation Application

506 Fort Street

- Motorized trucks were later used by Victoria Baggage, which bought Arthur Kent's business in 1917.

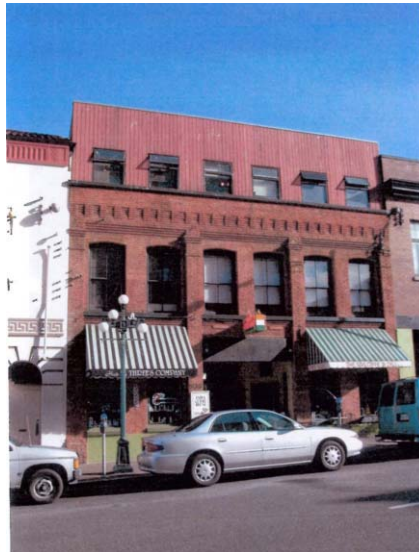


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Heritage Designation Application

506 Fort Street

- Third storey constructed in 1960s or 1970s – with inappropriate façade treatment of aluminum windows and wood siding.



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Heritage Designation Application

506 Fort Street

- The third storey was then altered in 2003 to be more sympathetic to the existing brick façade by installing wood windows, decorative stucco capitals and a new decorative cornice.



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Heritage Designation Application

506 Fort Street

- Application nearly completes the designation of all buildings within this block in the Old Town Heritage Conservation Area.



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