



Committee of the Whole Report

For the Meeting of November 9, 2017

To: Committee of the Whole **Date:** October 23, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000169 for 35 San Jose Avenue

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the Heritage-Registered property located at 35 San Jose 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 Heritage-Registered property located at 35 San Jose Avenue. The house was built in 1891 and contributes to the historic character of the James Bay 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 Application was reviewed by the Heritage Advisory Panel at its October 10, 2017 meeting and it recommended that Council consider approving the designation of the Heritage-Registered property located at 35 San Jose Avenue.

BACKGROUND

Description of Proposal

The property located at 35 San Jose Avenue, also referred to as the *Prescott Residence*, is a one-storey wood-frame Classical Cottage built in 1891. The exterior façade of 35 San Jose

Avenue has maintained much of its original appearance, and its character-defining elements include symmetrical massing with a central gabled dormer; medium-pitched roof; wide ship-lap siding with corner boards; original fenestration openings with wood-frame windows and crown; mouldings; a multi-paneled glazed wood front door with a transom window above; box bays and shingled gabled pediments; and architectural wood details exhibited in the Carpenter detailing of scrolled eave brackets, ball and spindle frieze, chamfered square columns, moulded capitals and corner drop finials. The home contains an impressive richness of detail and ornamentation characteristic of Carpenter Victorian, and makes a significant contribution to the residential streetscape.

Built by carpenter Charles Prescott, the building is also valued as a tangible representation of James Bay's transition from a pioneer farm to Victoria's first Garden City suburb. James Bay was once the Beckley Farm established by Hudson's Bay Company Chief Factor, James Douglas, in 1846. The farmland's 1858 subdivision and sale of small lots led to James Bay's development into a centre for industry, shipping, and the development of smaller workers' homes.

Condition/Economic Viability

The residence appears to be in very good condition; however, a home inspector and an engineer identified the need for repairs to the foundation, the roof, and the exterior paint finish. Heritage designation will allow the owner to apply for financial incentives through the Victoria Heritage Foundation.

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*, which in Section 8 entitled, "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.

- 8.52 *Continue to enable and support heritage conservation through incentives and allowances including but not limited to property tax reductions, grants, bonus density provision, and zoning variances.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*
- 8.55 *Continue to produce and update, as required, statements of significance for all property on the heritage register.*

The designation of this building is also consistent with Section 21: "Neighbourhood Directions" of the *Official Community Plan 2012* which states:

James Bay

- 21.16.3 *Maintain an interesting diversity of land uses, housing types and character areas.*
- 21.16.4 *Enable adaptation and renewal of the existing building stock.*

James Bay Neighbourhood Plan

The designation of this building is also consistent with the *James Bay Neighbourhood Community Plan, (1993)* under Heritage Preservation which states:

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.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its October 10, 2017 meeting and was recommended for approval.

CONCLUSIONS

This Application for the designation of the Heritage-Registered property located at 35 San Jose Avenue as a Municipal Heritage Site is for a building that is a good example of a wood-frame Classical Cottage representative of Craftsman Victorian, constructed in the James Bay neighbourhood during a transition from farmland to a centre for industry and shipping in the late 19th century. 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 building located at 35 San Jose Avenue.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000169 for the property located at 35 San Jose Avenue.

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:



Date: Nov 1/17

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, date stamped August 22, 2017.