

REPORTS OF COMMITTEES

1. Committee of the Whole – October 5, 2017

1. Heritage Designation Application No. 000168 for 1120 Faithful Street (Fairfield)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council consider the following motion: "That Council approve the designation of the property located at 1120 Faithful Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and the first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

Carried Unanimously

3.2 Heritage Designation Application No. 000168 for 1120 Faithful Street (Fairfield)

Committee received a report dated September 21, 2017, from the Director of Sustainable Planning and Community Development regarding the owner request to designate the exterior of the Heritage-Registered property located at 1120 Faithful Street.

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

"That Council approve the designation of the property located at 1120 Faithful Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and the first and second reading of the Heritage Designation 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 October 5, 2017

To: Committee of the Whole **Date:** September 21, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000168 for 1120 Faithful Street

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the property located at 1120 Faithful 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 owner request to designate the exterior of the Heritage-Registered property located at 1120 Faithful Street. The house was built in 1912 and contributes to the historic character of the Fairfield 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*, and with the *Victoria Heritage Thematic Framework*.

The Application was reviewed by the Heritage Advisory Panel at its September 12, 2017 meeting and it recommended that Council consider approving the designation of the property located at 1120 Faithful Street.

BACKGROUND

Description of Proposal

The property located at 1120 Faithful Street, also referred to as Yaxley, is a large 1912 rectangular two-storey Edwardian-era Georgian Revival house situated on a double-wide lot in

the Fairfield neighbourhood. The residence is one of the best examples of the Edwardian era Georgian Revival style in Victoria. Designed by D.H. Bale for Robert Lettice, a principal of Lettice and Sears, a painting and decorating firm, Lettice, with his business partner Joseph Sears, decorated interiors of many well-known early buildings in Victoria. The partnership later became the Melrose Paint Company.

The exterior façade of 1120 Faithful Street has maintained much of its original appearance. Its character-defining elements are influenced by the revival of classical details, such as applied columns, prominent cornices and entablatures, and include a bellcast hipped roof, front and back central dormers, corbelled brick chimneys, double-bevel beaded wood siding with corner boards and a wide belt course and cornice adorned with small dentils and modillions under the soffit. Wide wooden stairs with a low solid balustrade lead to an imposing classically-inspired portico with four Tuscan columns and two pilasters. A glazed entry door is flanked by fixed leaded sidelights, and an exterior door on the upper façade provides access to a balcony with a low balustrade above the portico. Shallow projecting box bays with brackets are on either side of the portico, and both side walls include similar bays, with piano windows. Many of the windows feature leaded art glass.

An Application to designate the exterior of 1120 Faithful Street as a Municipal Heritage site was received from the property owner on August 18, 2017.

Zoning/Land Use

The designation of the residence at 1120 Faithful Street is a condition of a Development Variance Permit and a Development Permit for the subdivision of the panhandle lot and subsequent construction of a single-family dwelling approved by Council on August 10, 2017. The Heritage Designation Bylaw will refer only to the exterior of the residence and the subdivided lot on which it will remain.

Condition/Economic Viability

The building is in excellent condition and its use remains as a duplex.

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 the section 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.*
- 8.54 *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" of the *Official Community Plan, 2012* which states:

Fairfield

- 21.6.1 *Maintain and enhance established character areas.*

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 September 12, 2017 meeting and was recommended for approval.

CONCLUSIONS

This Application for the designation of the Heritage-Registered property located at 1120 Faithful Street as a Municipal Heritage Site is for a structure that is a good example of the Edwardian era Georgian Revival style in Victoria. The residence is also a good example of housing built for the growing merchant class during the building boom in pre-World War One Victoria. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies


and strategic directions for the Fairfield neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the Heritage-Registered building located at 1120 Faithful Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000168 for the property located at 1120 Faithful Street

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division

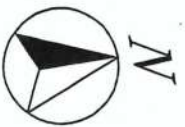

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

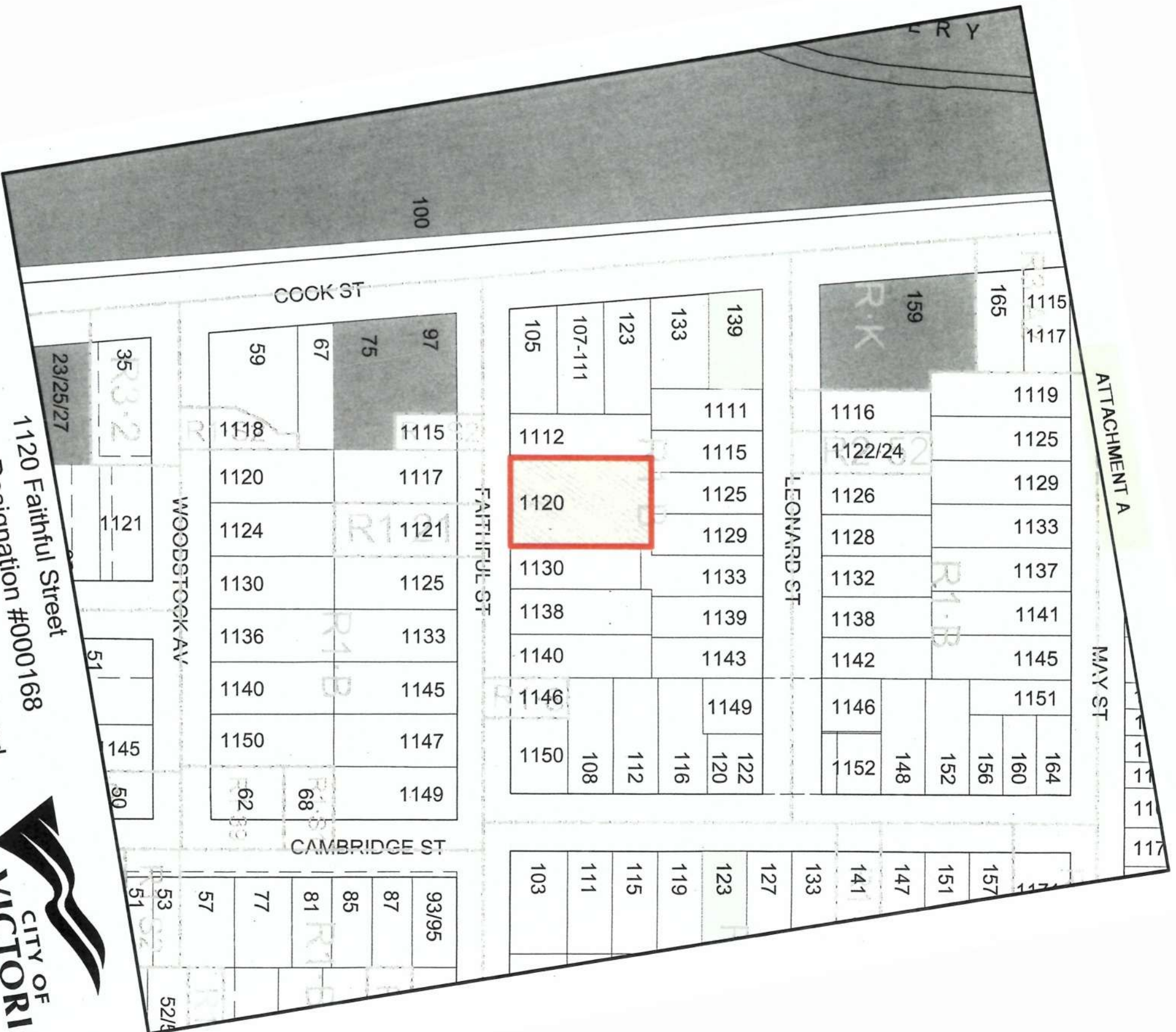

Date: Sept. 28, 2017

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 18, 2017.



1120 Faithful Street
Heritage Designation #000168
Registered
Designated



ATTACHMENT B

MAY ST

LEONARD ST

FAITHFUL ST

COOK ST

WOODSTOCK AV

CAMBRIDGE ST

23/25/2
1120 Faithful Street
Heritage Designation #000168

VIC

1120 FAITHFUL STREET



1120 FAITHFUL STREET



1120 FAITHFUL STREET





Address: 1120 Faithful Street

Description of historic place:

The residence at 1120 Faithful Street is a 1912 rectangular, nearly symmetrical, wood-frame two-storey Edwardian-era Georgian Revival house with a bellcast hipped roof with matching front and back dormers, and an extension on the east side. It is situated on a double-wide lot set back from the street in the southwestern quadrant of Victoria's Fairfield neighbourhood.

Heritage value:

Heritage value is strongly evident in the house, known as the *Yaxley*, as the residence is one of the best examples of the Edwardian era Georgian Revival style in Victoria. The style, characterized by the revival of classical details such as applied columns, prominent cornices and entablatures, was monumental and imposing and popular with institutions such as banks and courthouses. Its setting in mature landscaped grounds adds to the monumentality of the rectangular structure.

The exterior of the structure has a bellcast hipped roof with corresponding front and back dormers, and two corbelled brick chimneys. It is clad in double-bevel beaded wood siding with corner boards and a wide belt course and cornice. The cornice is adorned with small dentils and modillions under the soffit on the front and side facades, but do not exist on the rear of the building, aside from a modillion at each upper corner beneath the extended soffit. A larger band of dentils is found on the belt course and front porch entablature. Wide wooden stairs with a low solid balustrade lead to an imposing classically-inspired portico with four Tuscan columns and two pilasters. A glazed entry door is flanked by fixed leaded sidelights. An exterior door on the upper façade provides access to a balcony with a low balustrade above the portico. Shallow projecting box bays with brackets are on either side of the portico, with the left bay featuring a tripartite window. Both side walls include similar bays, but with piano windows. Many of the windows feature leaded art glass. Upper windows are casements in groups of two and three, and the main floor windows are general double-hung or fixed.

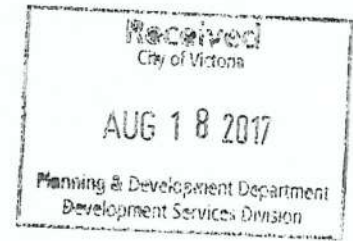
The residence, known as *Yaxley*, was designed and built by D.H. Bale, and was named after the birthplace of the original owner, Robert Lettice, who came to Canada from England c1857 before arriving in Victoria in 1962. Robert Lettice was originally a principal of Lettice and Sears, a painting and decorating firm and, with his business partner Joseph Sears, a firm that decorated interiors of many well-known early buildings in Victoria, including the Metropolitan United Church on Pandora Avenue, the Weiler Building on Government Street, and Victoria's City Hall. The partnership later became the Melrose Paint Company. The residence clearly speaks to the type of housing desired for the growing merchant class during the building boom in pre-World War One Victoria. D.H. Bale converted the residence to a duplex in 1929-30. Descendants of the family lived in the house until 2008.

Character-defining elements:

The heritage character of 1120 Faithful Street is defined by the following character-defining elements:

- Mass, scale and rectangular footprint
- Centered location on lot set back from street
- characteristics of the Edwardian Classical style including:
 - classical portico entrance
 - balcony with perimeter balustrade
 - modillions with dentils under the eaves of the front and side facades
 - bellcast hipped roof with central corresponding dormers
 - leaded casement windows flanking the front entrance
 - two corbelled brick chimneys (currently painted)
 - narrow double-bevel beaded wood siding and corner boards
 - wooden entry stairs with a low solid balustrade
 - shallow projecting box bays with brackets
 - double-hung, three-over-one, and fixed leaded windows.

ATTACHMENT E



August 16, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6

Mayor and Members of Council:

RE: 1120 Faithful Street – Application for Heritage Designation

Please find my application for heritage designation of the Manor house at 1120 Faithful Street attached to this letter.

The 1912 Manor House is an important heritage resource. I committed to apply for Heritage Designation as part of the subdivision of my property; to allow a new house to be built in the rear yard (which you approved on August 10, 2017).

I would appreciate it if you could expedite the Designation approval so that I can proceed with the subdivision and construction of the new home.

I look forward to your consideration of my application.

Thank you,

A handwritten signature in blue ink, appearing to read "Kevin Jensen".

Kevin Jensen
1120 Faithful Street