

## **REPORTS OF COMMITTEES**

### **3. Committee of the Whole – November 9, 2017**

#### **1. Heritage Designation Application No. 000169 for 35 San Jose Avenue (James Bay)**

**Motion:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, 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 that a Public Hearing date be set."

**Carried Unanimously**

### **3.2 Heritage Designation Application No. 000169 for 35 San Jose Avenue (James Bay)**

Committee received a report dated October 23, 2017, from the Director of Sustainable Planning and Community Development regarding the owner request for the Heritage Designation of the exterior of the Heritage-Registered property located at 35 San Jose Avenue.

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Lucas, 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 that a Public Hearing date be set."

CARRIED UNANIMOUSLY 17/COTW



## **Committee of the Whole Report**

### **For the Meeting of November 9, 2017**

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**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

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### **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  
Development Department

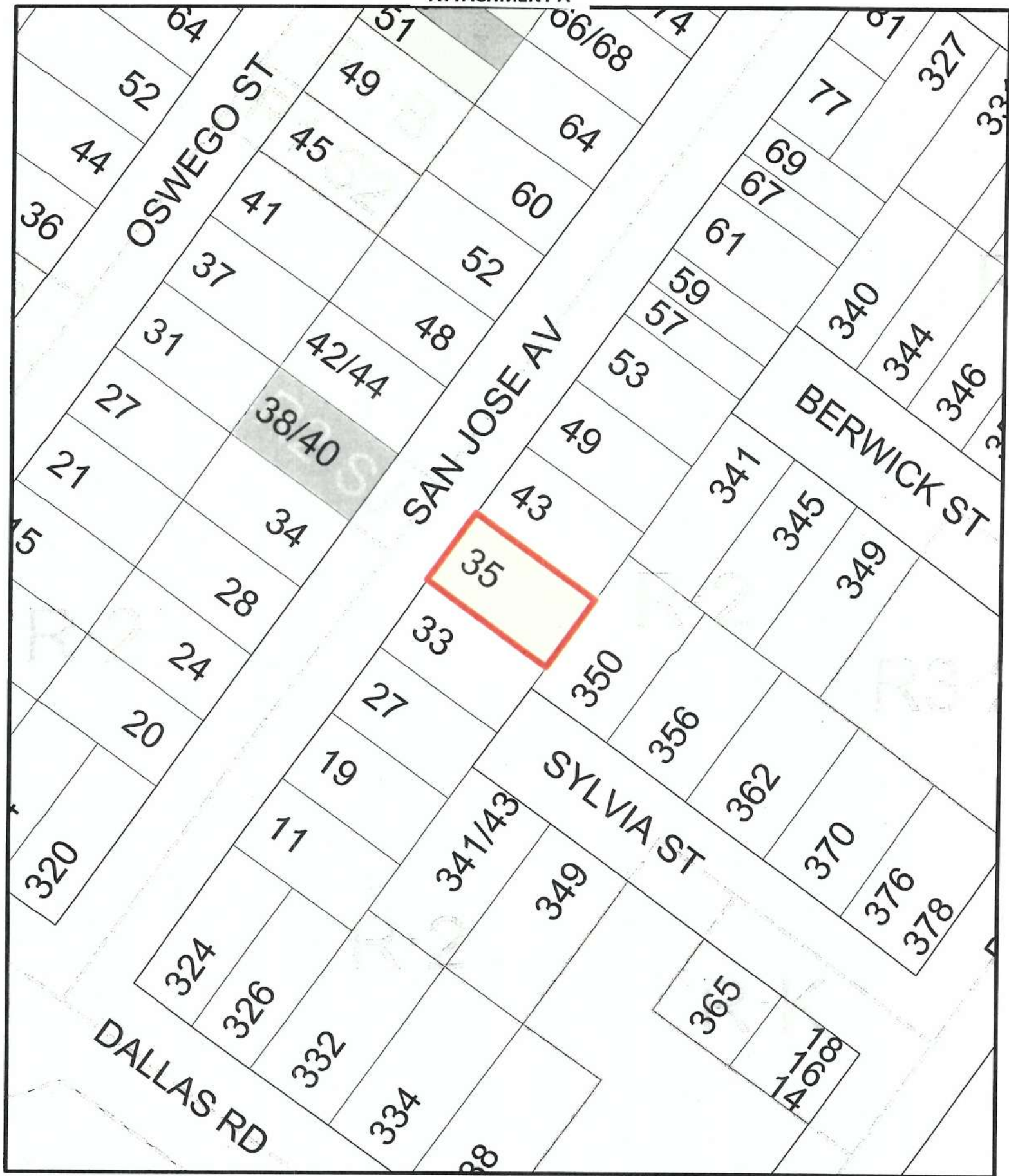
Report accepted and recommended by the City Manager:



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.



35 San Jose Avenue

Heritage Designation #000169



Designated



Registered





Heritage Designation #000169



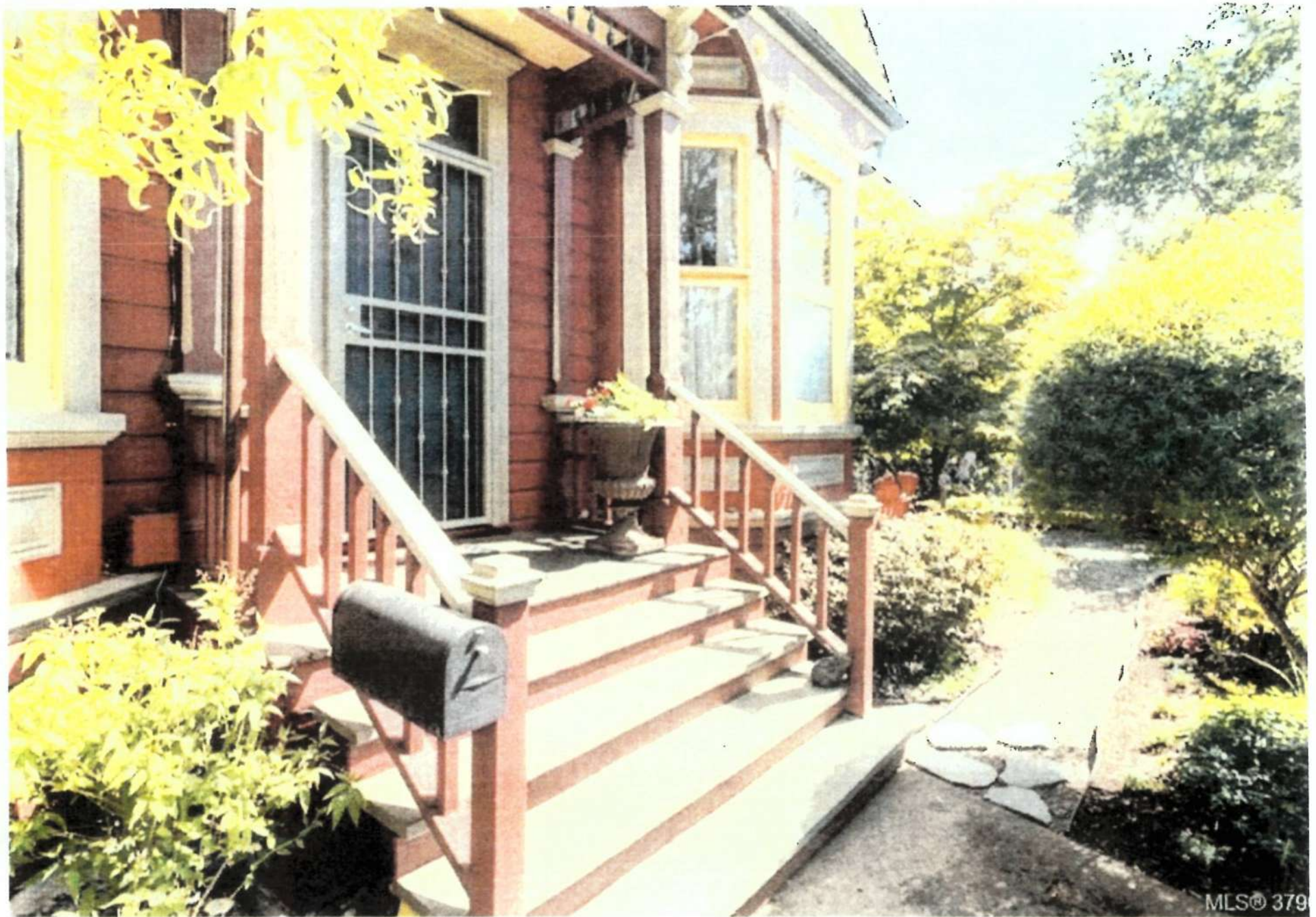




MLS# 179

35 SAN JOSE AVENUE





35 SAN JOSE AVENUE





35 SAN JOSE AVENUE



## STATEMENT OF SIGNIFICANCE

### **Prescott Residence**

35 San Jose Avenue

Original Owners: Charles Austen and Johanna Prescott

Builder: Charles Prescott

Date of Construction: 1891

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### **Description of the Historic Place**

The Prescott Residence is a one-storey wood-frame Classical Cottage located on the east side of San Jose Avenue between Dallas Road and Niagara Street in the Outer Harbour area of Victoria's historic James Bay neighbourhood. The house is distinguished by its hipped roof, central gabled dormer and symmetrical façade with a flat-roofed porch between angled bays - all with Carpenter ornamentation.

### **Heritage Value of the Historic Place**

The heritage value of the Prescott 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 Prescott Residence, built in 1891, is valued as a tangible representation of James Bay's transition from pioneer farm to Victoria's first Garden City suburb. In 1846, James Douglas, Hudson's Bay Company Chief Factor, established Beckley Farm on the peninsula of fertile land, now known as James Bay. The subdivision and sale of Beckley Farm land into small lots began in 1858 following the discovery of gold on the Fraser River. As James Bay developed into a centre for industry and shipping, the industrial Outer Harbour serviced the region's booming resource development and many smaller workers' homes were built nearby.

The building is significant for its association with the pioneer Prescott family, prominent for many years on San Jose Avenue. In 1891 Charles Austen Prescott (1860-1940) and Johanna Prescott (1862-1923) purchased several adjacent lots on San Jose Avenue. Charles, a carpenter, built the house at 35 San Jose. In 1911 he built and moved his family to a two-storey house at 49 San Jose Avenue. Son Claude Prescott, also a carpenter, lived at 35 San Jose from 1920 -1929.

The Prescott Residence symbolizes James Bay's evolution and settlement patterns based on the subdivision of pioneer farms to residential lots. It makes a significant contribution to the rich and varied streetscapes, which continues today as a mix of residential, commercial and bureaucratic uses.

#### **Theme 5: CULTURAL EXCHANGE**

##### **Subtheme 5.1: Architectural Expression**

The Prescott Residence is valued as an example of the vernacular influence on the Late Victorian style, as characterized by its symmetrical massing, hipped roofline and Carpenter ornamentation. The front façade is distinguished by a pair of bracketed, angled, cutaway bays on either side of a small flat-roofed porch detailed with a ball and spindle frieze between chamfered square columns. The house is clad in drop siding with shingled gables. Most of the architectural and decorative features remain intact. Despite its modest scale, the house displays the high quality millwork and attention to detail that was lavished on even simple cottages of



the time, providing a public display of a carpenter's workmanship and a sign of social status. The house continues to serve its original function and contributes to the heritage character of San Jose Avenue.

### Character-Defining Elements

Key elements that express the heritage value of the Prescott Residence and continue to define the character and history of the James Bay neighbourhood include:

- original location amongst houses of similar vintage and the contribution it makes to neighbourhood character, in particular San Jose Avenue
- continuous residential use

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

- residential form, scale, and symmetrical massing as expressed by its: minimal setback from the front property line; one-storey height with central gabled dormer; medium-pitched hipped roof; rear hip-roofed extension with early right rear verandah addition
- wood-frame construction clad in wide drop siding with corner boards; original window openings trimmed in dimensional lumber with moulded crowns
- paneled glazed wood front door with transom window above
- exterior architectural details such as: red-brick brick internal chimney; paired scroll-sawn eave brackets; central flat-roofed entry porch with Carpenter ornamentation including ball and spindle frieze between chamfered square columns with moulded capitals and scroll-sawn brackets
- pair of front angled bays with arched, scroll-sawn, cutaway brackets and corner drop finials; right side box bay; all bays and dormer with shingled gabled pediments

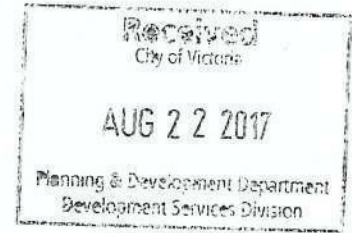
Brigitte Clark  
Victoria Heritage Foundation  
September 2017



35 San Jose Avenue, James Bay  
Photo: Hallmark Heritage Society  
Archives, 1970s

ATTACHMENT E

August 20, 2017



RE: Application Request for Heritage Designation at 35 San Jose Avenue.

Dear Mayor Lisa Helps and Council Members,

Please accept this letter as part of our application for the Heritage Designation of our new home at 35 San Jose Avenue.

We purchased this home on August 10<sup>th</sup>, 2017. Beyond being taken by its overall charm and history, we also purchased this house because we wanted to support the city in maintaining these historic buildings that are part of our collective history. Our home is already registered with the Heritage Foundation. It was built in 1891 for Charles and Johanna Prescott, by Charles Prescott, a carpenter. As stated on the Victoria Heritage Foundation it has a "hip-roofed" with "the symmetrical Classical Cottage" style. It part of a collection of "similar buildings all built around 1890 (e.g. 642 Battery St, 15 Menzies St, both James Bay). It has a pair of angled bays topped with pediments, with a little porch in the middle. Arched brackets make the transition between the bays and gables with cut shingle cladding. In the centre above the flat porch roof is a pedimented dormer. The right side has a box bay and in the space beside the rear extension is a verandah with chamfered posts and turned spindles matching the front porch trim." These features we have learned are also commented on and are apart of local bike and carriage tours that pass by our house daily. Tours stop in front of our house to teach tourists about the various historical architectural styles, using our house's features as an exemplary model. We are therefore applying for the historical designation as we would like to ensure that we keep these features in tact while we own the house and to help in preserving them for others to enjoy in the future, including the tourism community.

At the time of purchase it was also noted by a home inspector and later a structural engineer that we need to do some repairs to the foundation, paint and roof to keep the house from falling into disrepair. We have budgeted for these repairs. We have also researched the guidelines for how heritage homes must be repaired and are prepared to ensure that our work on the house follows these expectations, in order to keep its heritage designation intact. With this application we have included updated pictures of the house, the general application and the current certificate of title for the property. Please let us know if you would like any further information about the house or our reasons for wanted it to be designated.

We can be contacted at [REDACTED] or [REDACTED]. Also by phone at [REDACTED] or [REDACTED].

We look forward to hearing from you soon. Thank you kindly.

Sincerely,

Brad and Kim Edgington.