



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.