



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.