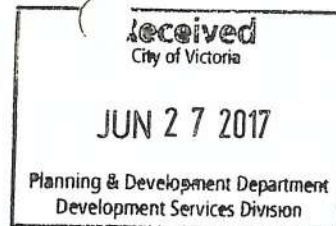


ATTACHMENT E



June 23, 2017

Heritage Advisory Panel
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Heritage Designation Application for 1002 Vancouver Street

Dear Members of the Heritage Advisory Panel:

BC Housing and Victoria Cool Aid Society request your consideration of a heritage designation for the property at 1002 Vancouver Street. The building is currently registered on the City's Register of Historical Properties thanks to the efforts of the Fairfield neighbourhood in the early 1980s.

We are currently in the process of rezoning the property so that the building and its proposed uses are compliant with the City's Zoning Bylaw. We are also making some minor exterior repairs to the property, including removal of the solarium fronting Vancouver Street to restore the building's original appearance.

During this process of renewal, renovation, and rezoning, we also want to protect this piece of Victoria's heritage with an official heritage designation. We have provided below commentary on the building's heritage significance.

Architect & Original Owners

Designed by architect William D'Oyley Hamilton Rochfort, and built by contractor Eli Beam in 1911, the Mount Edwards Apartment House is an Edwardian Classical-style red brick apartment block, and one of the first such buildings in Victoria. Rochfort is known for designing many residences in Victoria and Oak Bay, as well as the Royal Theatre (Rochfort & Sankey).

The original owners of the property were English-born Frederick Murray Reade (c. 1849-1933) and his wife Cecelia Marianne (Colman, 1858-1950).

Architectural Features

The central recessed entrance bay is fronted by a brick porch supported by square rusticated columns and with plain square brick balusters. Above a sheet metal dentil course, the upper porch is currently glazed by a modern metal framed sunroom enclosure. Sheet metal is also used for the very prominent main cornice, which includes brackets. Many windows have been replaced with modern metal sashes, but the original glazing survives on the upper [3rd] floor.

CitySpaces
Consulting Ltd.

5th Floor
844 Courtney St.
Victoria BC
V8W 1C4

250.383.0304 Tel
866.383.0304 Toll-free
250.383.7273 Fax
www.cityspaces.ca

Victoria

Vancouver



C
I
T
Y
S
P
A
C
E
S

These are double-hung multi-panes over single-panes. The rustication of the porch columns is echoed through the entire third floor, with quoining on the end bays and raised courses across the central recessed bay. The facade treatment is repeated on the side facing Christ Church Cathedral School on Rockland Avenue. There is a more modern two-storey addition across the back with underground parking.

Neighbourhood Context

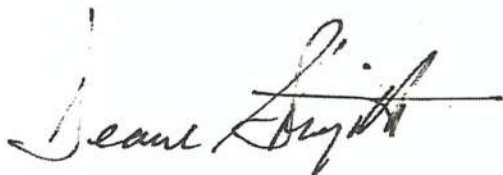
During the great land boom (1907-13) that followed the inclusion of Fairfield within Victoria's city boundary (1890) and the construction of Fairfield Road to connect Downtown to residential living, the area quickly developed into an Edwardian middle-class neighbourhood. It was also during this time that apartments with posh lobbies, maid's quarters, and fireplaces were copied from those in New York and Paris. Mount Edwards is a notable example of this period.

Why Designation?

Many contemporaries of Mount Edwards, as well as other stately homes in Fairfield have, over many decades, been razed and replaced with more modern and dense condo living. Given the current housing issues in Victoria, designation of Mount Edwards provides the unique opportunity to provide 93 much-needed supportive and affordable housing units, while ensuring preservation of a disappearing era of Victoria's history.

Thank you for your assistance with this application. If you have any further queries, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in dark ink, reading "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Deane Strongitharm, MCIP, RPP

cc: Kathy Stinson, Victoria Cool Aid Society
Malcolm McNaughton & Kirsten Baillie, BC Housing

Attachs