



Committee of the Whole Report For the Meeting of July 27, 2017

To: Committee of the Whole **Date:** July 11, 2017
From: Merinda Conley, Senior Heritage Planner
Subject: Heritage Designation Application No. 000162 for 121 Menzies Street

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the property located at 121 Menzies 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 property located at 121 Menzies Street (Sims Residence). The building was built in 1907 and contributes to the historic character of the James Bay neighbourhood characterized by a mix of smaller workers' homes and grandeur Victorian and Edwardian heritage homes that represent Victoria's oldest Garden City suburb.

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 Neighbourhood Plan, (1994)* and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its January 10, 2017 meeting and it recommended that Council consider approving the designation of the Sims Residence.

BACKGROUND

Description of Proposal

The property located at 121 Menzies Street, also referred to as Sims Residence, is a wood-frame house set high on a shingle-clad podium. The 1907 structure was built by Moore & Whittington for Horace Sims, who became president of the Sooke Harbour fishing & Packing Company. The residence is valued for its Edwardian-era architectural details, and for its scale and grandeur that reflects the optimism and rapid growth of the booming economy prior to the outbreak of the First World War. Some of its character-defining elements include the symmetrical massing, second-storey projecting square bays at the corners of the front façade, a small inset balcony located above a central inset front entry flanked by Doric columns, pyramidal roof with a hipped front dormer, as well as the wood detailing, open eaves, dentil mouldings and scroll-cut brackets.

The residence is also valued as a tangible representation of James Bay's transition from a pioneer farm to the first Garden City suburb in Victoria. James Bay subsequently developed into a centre for industry and shipping, which facilitated transportation links and residential development. This commercial activity resulted in the building of smaller worker's homes in the western region of James Bay, while grander homes, such as the Sims Residence, were built on the former Beckley Farm.

Zoning/Land Use

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The building appears to be in sound condition.

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: "Placemaking (Urban Design and Heritage)" 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 Plan, (1994)* Heritage Preservation policies 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.*
- 2. *Promote public awareness of the value of heritage resources.*

Policies and Recommendations

- 1. *Continue to manage the conservation and maintenance of heritage resources through the heritage registry.*
- 6. *The heritage houses contained within the block bound by Superior, Michigan, Government and Menzies Streets to be retained or relocated within the block.*

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 January 10, 2017 meeting and it recommended that Council consider approving the designation of the Sims Residence located at 121 Menzies Street.

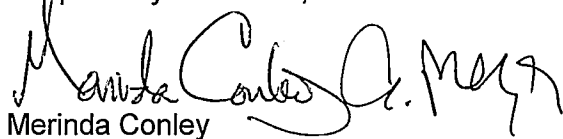
CONCLUSIONS


The Sims Residence at 121 Menzies Street, constructed in 1907, is valued as a tangible representation of James Bay's transition from a pioneer farm to the first Garden City suburb in Victoria. The building is significant as evidence of the grand estate homes built on the former Beckley Farm adjacent the western reaches of smaller worker's homes near the Outer Harbour. Its Edwardian-era architectural details and scale are retained and clearly reflect the optimism and rapid growth of the booming economy prior to the outbreak of the First World War. Staff therefore recommend that Council consider approving the Heritage Designation Application of the Simms Residence located at 121 Menzies Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000162 for the Simms Residence located at 121 Menzies Street.

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division


Jonathan Tinney
Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:

Date: July 18, 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 owner, date stamped December 12, 2016.