



## Planning and Land Use Committee Report

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**Date:** January 14, 2014

**From:** Steve Barber, Senior Heritage Planner

**Subject:** 97 Cook Street  
Heritage Designation Application #000136  
Owner Request for Heritage Designation  
Zoned: R1-B - Single Family Dwelling  
Within DPA 16 - General Form and Character

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### Executive Summary

This is a Heritage Designation of an existing house which the owner has agreed to as part of Rezoning Application #00411 to permit a new small lot house in the existing rear yard. The house is an existing Craftsman Bungalow style, one-and-a-half storey house in the Fairfield neighbourhood, constructed of artificial stone. The house was built in 1911 and is located in the eastern part of the neighbourhood on Cook Street, just south of the Cook Street Village.

The application was reviewed by the Heritage Advisory Panel at its January 9, 2014 meeting and was recommended for approval.

### Recommendations

That Heritage Designation Application #000136 for 97 Cook Street proceed for consideration at a Public Hearing in conjunction with Rezoning Application #00411 and that City staff prepare the Heritage Designation Bylaw to designate the property as a Municipal Heritage Site.

Respectfully submitted,

A handwritten signature in blue ink that reads "Steve Barber".

Steve Barber  
Senior Heritage Planner  
Community Planning Division

A handwritten signature in blue ink that reads "Deb Day".

Deb Day  
Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

A handwritten signature in blue ink that reads "Jocelyn Jenkyns".

Jocelyn Jenkyns

SB/ljm

## **1. Purpose**

The purpose of this report is to describe the heritage significance of the house at 97 Cook Street which the owner has requested be considered for Heritage Designation as a Municipal Heritage Site. This report fulfills the requirements of Section 968(5) of the *Local Government Act*.

## **2. Background**

The owner agreed to the Heritage Designation as part of Rezoning Application #00411 to permit a new small lot house in the existing rear yard.

The application was reviewed by the Heritage Advisory Panel at its January 9, 2014 meeting and was recommended for approval.

## **3. Issues**

The issue is the voluntary heritage protection of a heritage house on the Heritage Register.

## **4. Analysis**

### **Statement of Significance**

#### **Description**

The building at 97 Cook Street is a one-and-a-half storey Craftsman Bungalow style house located in the southern part of the Fairfield neighbourhood, just south of the Cook Street Village, in Victoria, BC.

#### **Heritage Value**

This large house is of value for its unusual architectural style and its association with the rapid growth of Victoria's middle class neighbourhoods during the building boom of 1908-1913. Built in 1911 for designer/builder John Avery, the Craftsman Bungalow design is of value for its unusual use of concrete block. This type of construction for houses in Victoria was very rare at the time.

The first owners of the house, Captain William Logan and his wife Elizabeth, illustrate the important role of maritime industry in the historical development of Victoria. Captain Logan served in the British navy and later, as an agent for the London Salvage Association, supervised the salvage of shipwrecks on the Pacific coast.

#### **Character-defining Elements**

All elements characteristic of the Craftsman Bungalow style including, but not limited to:

- Front and side facing gable roofs with exposed rafter tails under the eaves
- Original wood sash windows
- Original exterior finishes of artificial stone of varying textures
- Second storey exterior finishes of rough-cast stucco and wood half-timbering
- Inset porch with stone piers, wood columns, wood porch balustrade, and artificial stone stair balustrade.

- Stone fence along Cook Street and Faithful Street
- Stone and brick chimneys
- Slate roof.

### **Official Community Plan and Neighbourhood Plan**

The conservation of this building is consistent with Chapter 8, "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012* which 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.*

#### Streetscapes and Open Space

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 preservation of this building is consistent with the *Consolidated Land Use Policies and Guidelines for the Fairfield Neighbourhood* whose policies state:

- Conserve heritage buildings and traditional streetscapes.

### **Zoning/Land Use**

The proposed designation is consistent with the policies for neighbourhood conservation and maintains the residential land use.

### **Condition/Economic Viability**

The building appears to be in good condition.



### **Need for Financial Support**

The owner may apply for the Victoria Heritage Foundation House Grant Program.

#### **4.a. Options**

Council can approve or decline the request for heritage designation.

#### **4.b. Resource Impacts**

Financial assistance is provided through the Victoria Heritage Foundation, which receives an annual grant from the City.

#### **4.c. Conclusion**

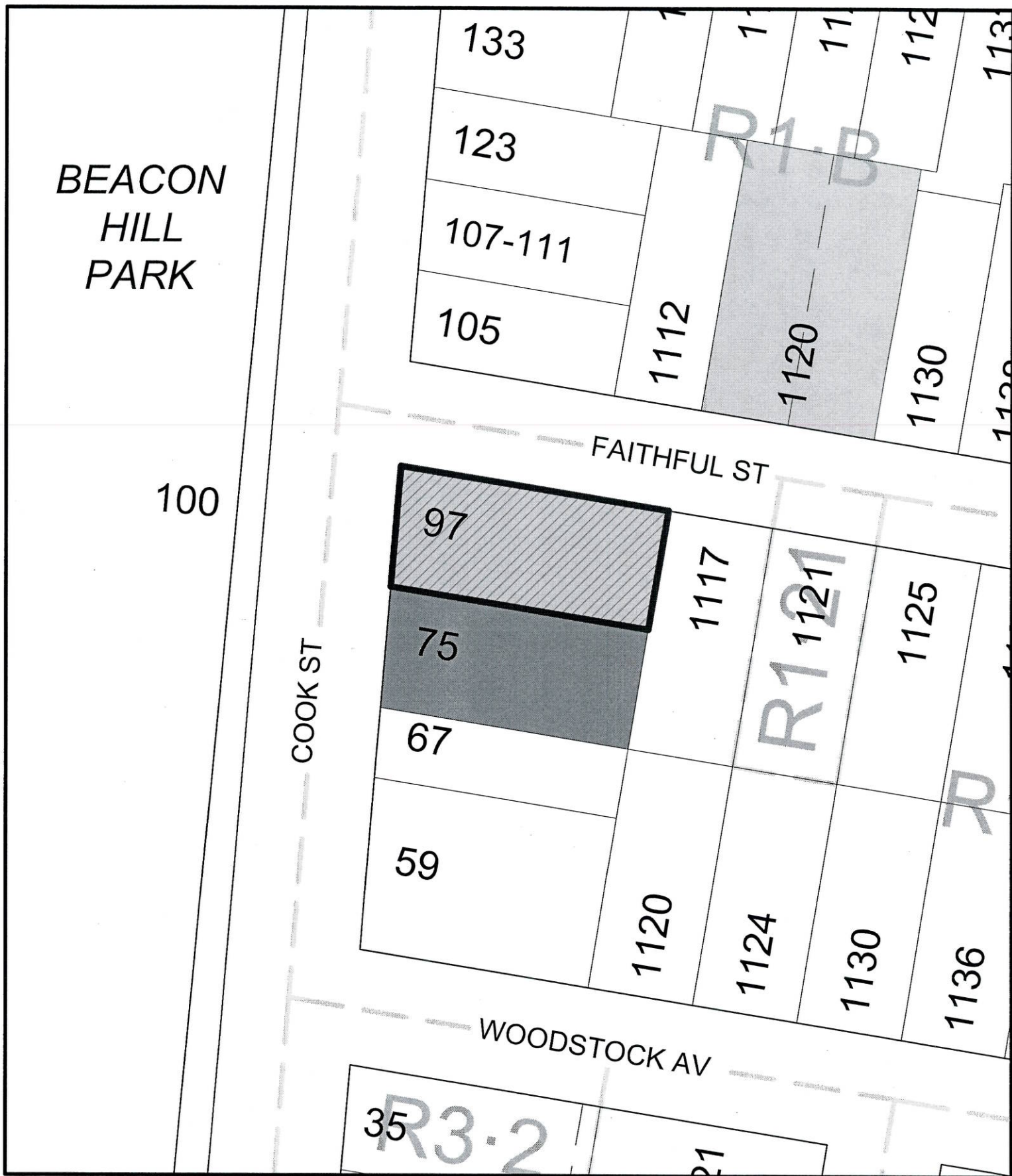
The Heritage Designation of this building is justified in view of the significance of the structure as outlined in the Statement of Significance.

### **5. Recommendations**

That Heritage Designation Application #000136 for 97 Cook Street proceed for consideration at a Public Hearing in conjunction with Rezoning Application #00411 and that City staff prepare the Heritage Designation Bylaw to designate the property as a Municipal Heritage Site.

### **6. List of Attachments**

- Map of subject property
- Photos
- Description from *This Old House, Volume 4: Fairfield, Gonzales & Jubilee*, 2009
- Letter from the owner dated September 19, 2013.



97 Cook Street

Heritage Designation #000136



Designated



Registered







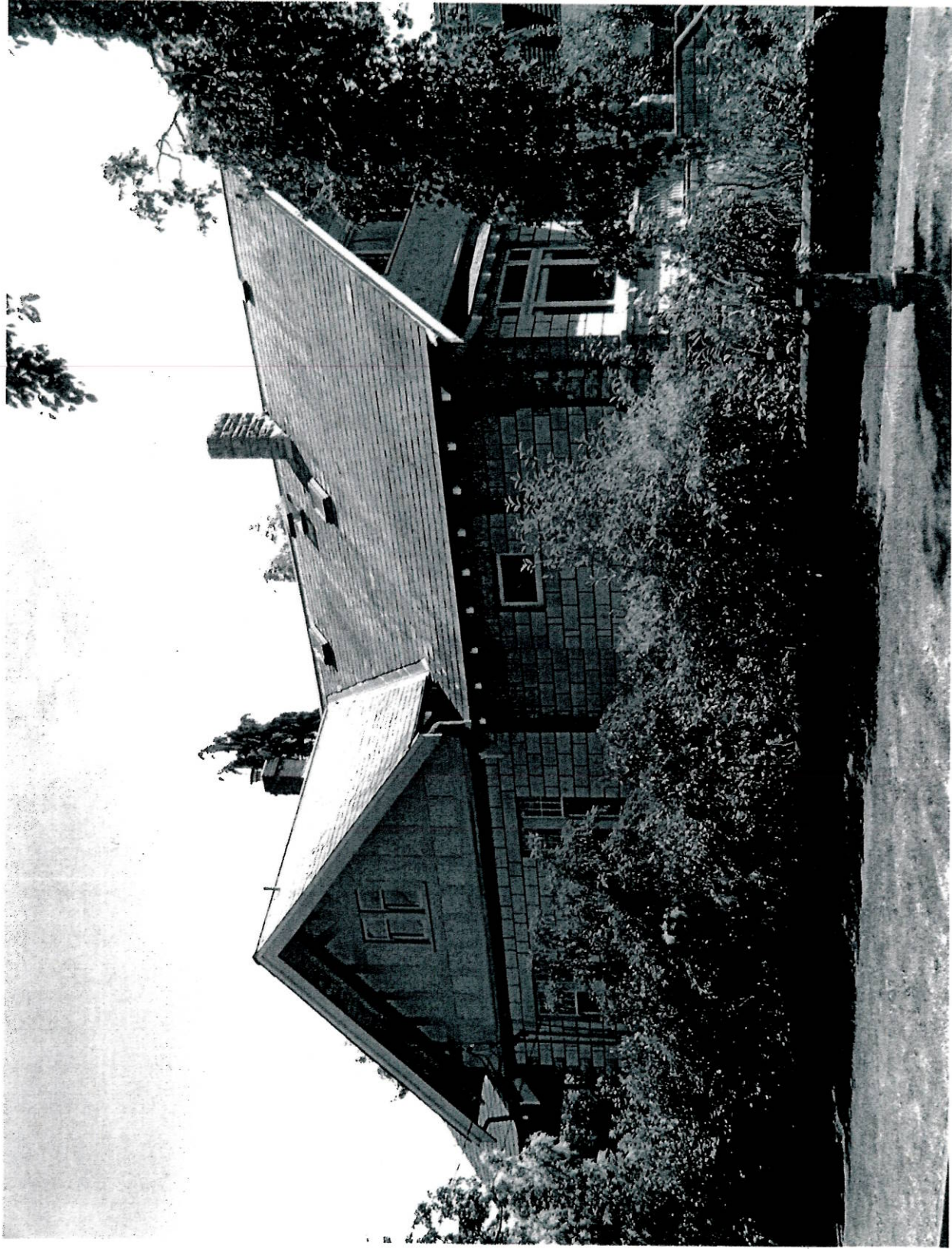
97 Cook Street





97 Cook Street





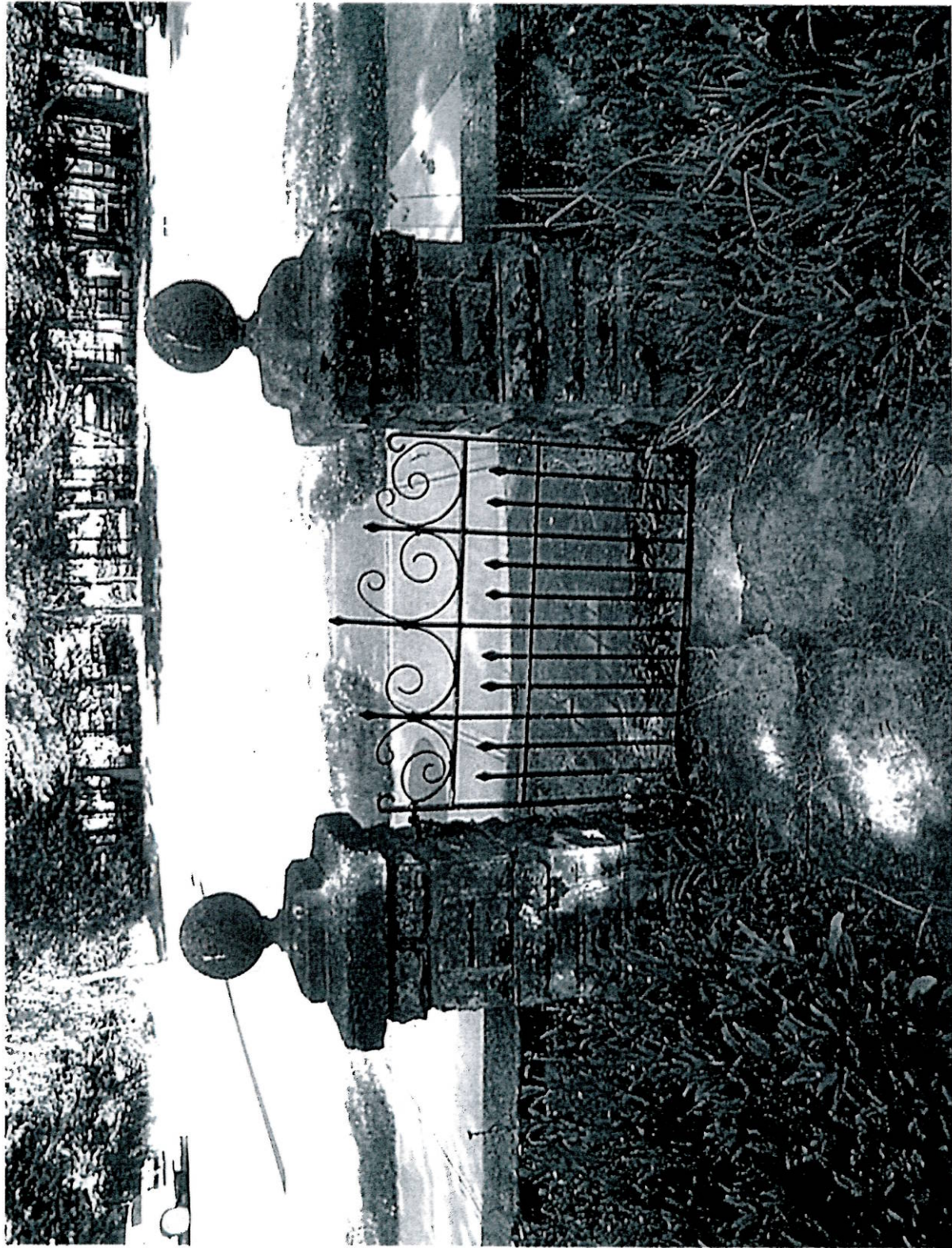
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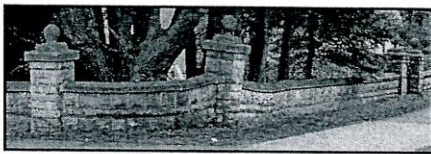
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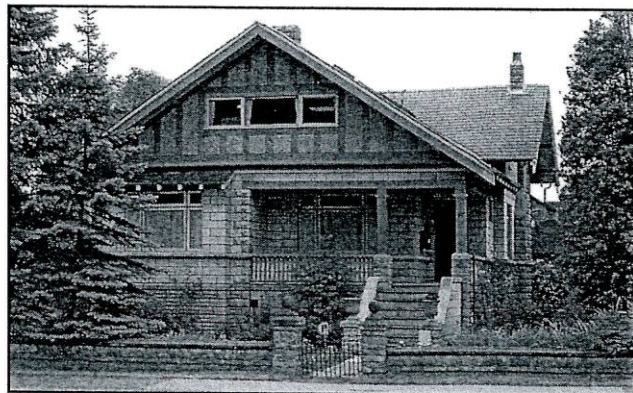
John Avery

Designer / Builder: John Avery

This house is a fitting mate to its more elaborate neighbour, 139 Cook. As Craftsman Bungalows are usually of wood construction, and any artificial stone or concrete block house is rare in Victoria, it is doubly uncommon to find an artificial stone Craftsman Bungalow such as this one. Concrete block was an innovative building material in 1911. This 1½-storey, front-gabled house has shallow cross-gabled bays on either side. A stone staircase leads up to an inset entry porch on the right corner with two chamfered square columns on artificial stone piers and a wooden balustrade. A shallow 1-storey rectangular bay with a shed roof on the left balances the entry porch. (There is an inset left corner rear entry porch.) The front gable window has been replaced with a wider modern sash. The second storey is clad in rough-cast and half-timbering. The remainder of the building is artificial stone of several textures: the basement level is

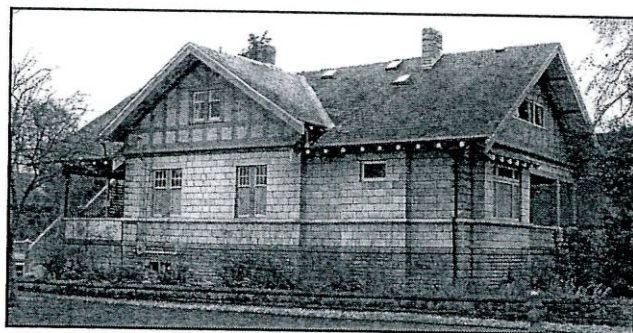


97 Cook St, wall, 2002 VHF / Derek Trachsel



97 Cook St, W front, 2001

VHF / Derek Trachsel



97 Cook St, N side, Faithful St, 2002

VHF / Derek Trachsel

laid in irregular courses, while the first floor is composed of regular-coursed smooth masonry resembling limestone with rough corner quoins simulating granite. The roof has the characteristic Craftsman exposed raftertails under the eaves and projecting beam-ends in the gables, and is covered with what looks like slate. A boundary wall at the front of the property is also of artificial stone.

John Avery paid the assessments on this property from 1910-12, then sold to Capt William Henry (1861-1927) and Elizabeth Martha (Bury, 1864-1945) Logan. Capt Logan was born to Scottish parents in Liverpool, England. He began his career on sailing ships, then served in the British Navy. The Logans immigrated to BC c.1908. From then until his death, Logan, as agent for the London Salvage Association, superintended the salvaging of shipwrecks (if the vessel was underwritten by LSA) on the Pacific Coast from Panama to Alaska. One of the outstanding points of his career was the refloating of the steamer *Sesostris*, which had been stranded on the shore of Guatemala, “lifted high and dry by tidal convulsion.”

Logan designed the Pacific Salvage steamer *Salvage King*, and it was this vessel that conveyed his remains home to Victoria after his death in Vancouver in 1927. According to the *Victoria Daily Times* of March 7, “The casket, which was carried on the deck, was covered with wreaths and floral offerings from shipping firms and friends in Vancouver, and was carried down the gangplank by eight members of the crew to the waiting hearse, while the silent watchers stood bareheaded.” One who accompanied the body to Victoria and served as a pallbearer was Andrew Wallace, head of Burrard Drydock Co. Others were shipping men from Seattle, Portland, and BC.

Elizabeth Logan lived in this house until her death.

Widow Florence E. McIlroy lived here in 1946. Hugh Baldwin (1890-1970) and Mona Patricia (Weston, 1920-1979) Pratt bought this house in the late 1940s and lived here until 1951. Hugh was a Canadian Government accountant and Mona, an aide at St. Joseph’s Hospital.



Heather Andrews and William Curran  
97 Cook Street, Victoria, BC, V8V 3W7

September 5, 2013



Dear Mayor and Council:

**Re: proposed RI-S2 small lot subdivision plan for 97 Cook Street**

In March of 2005, my husband, William Curran, and I purchased 97 Cook Street. Our employment situation enabled us to move to Victoria and we were drawn to this beautiful craftsman bungalow at the corner of Cook and Faithful after selling our character Vancouver residence. The rather plain artificial stone exterior belies the beautiful interior woodwork which we have maintained in its original pristine condition. We learned that to power wash our home to brighten up the exterior appearance would actually ruin the patina of the exterior cement block construction. We have maintained the original slate roof and repaired where necessary rather than construct a new roof. We have installed a perimeter drain system that has kept our basement dry in heavy rains. We were not inclined to heritage designate our property in the past as we understood that additions and exterior changes would be more difficult for a future owner.

As it so befalls we are now moving back to Vancouver. My husband is already working in Vancouver and we put our home on the real estate market May 24. When we purchased this house, we did not understand that this wonderful heritage registry home was situated on an unusually large Fairfield lot that exceeds 10,000 square feet. Consequently it came to our attention that buyers were interested in the RI-B zoned property to build two new homes rather than to purchase the house at 97 Cook Street. We received one written offer to purchase our home but the buyer did not clarify whether the home would be saved.

Knowing the precarious situation we met with the local area planner, Helen Cain, and the heritage planner, Steve Barber, at 2:00 PM on Wednesday, June 26 to put forward our RI-S2 small lot subdivision plan which would enable the heritage designation of 97 Cook Street. We were met with a positive reaction and so we moved forward to present to the Fairfield Community Association our plan for 97 Cook Street at a July 15, 2013, neighbourhood meeting. Our intention was to end our plan if we met with any significant opposition and simply sell our home to the highest bidder.

The neighbours were not overly enthusiastic (Councillor Pam Madoff was present) to our concept of creating a small RI-S2 lot for a new craftsman home to be built in the rear yard of our property on Faithful street and the consequent heritage designation of 97 Cook Street. But there was no absolute opposition as neighbours weighed the possibility of 2 new homes replacing the 1911 landmark corner residence. Consequently the neighbours asked for a week to consider the proposition and we received a letter from the only two contiguous neighbours

approving the proposal. Hence we are before you today and request that if our proposal finds merit in your eyes that you move the process forward briskly in order that my husband and I may be back together hopefully by Christmas or the early new year.

We believe that our proposal meets with the Official Community Plan and our current Neighbourhood/Precinct Plan. We mention that 1146 Faithful is a RI-S2 (2985 square foot lot) residence which is located on our block of Faithful street. We are attempting to create the smallest lot possible within the zoning regulations and will expect our neighbours to put in their input as to the design of the new home.

The most significant project benefit will ensure that the craftsman bungalow at 97 Cook Street and its heritage features will be maintained for future generations. The other significant benefit will be to create another residence, built to the highest possible green standards, in the much desired Fairfield neighbourhood that will increase our tax base and reduce commuting time.

The present zoning would allow for 2 new residences without any public input but with the potential loss to our heritage streetscape. There is clearly adequate public infrastructure in place and the Victoria engineering department has stated that there will be no need to widen either Cook or Faithful streets, consequently impacting as little as possible nearby neighbours.

We believe saving this heritage registry residence is of significant neighbourhood benefit and in a larger sense significant to the Victoria heritage streetscape. There would be no loss of any significant trees. The existing driveway will service 97 Cook Street and one new driveway would access the new home. There will be no negative parking impact as such a small home will contribute one more car to the neighbourhood but 2 new larger homes with legal additional suites would have had a much greater impact.

We believe that the Faithful streetscape will not be negatively affected, much like the additional RI-S2 residence that was added in 1985 at 1146 Faithful street. In fact, there is an area to the east of 97 Cook Street's present driveway, where the new house would be situated, that seems a most appropriate site for a new home that would fit into the Faithful streetscape.

We feel that our proposal will benefit our neighbourhood and city in an environmentally green manner maintaining our heritage home at 97 Cook Street in keeping with the charm and character that is Victoria. We ask for your support in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather Andrews', written over a horizontal line.

**Heather Andrews**

97 Cook Street, Victoria BC