



Planning and Land Use Committee Report

Date: December 17, 2013

From: Steve Barber, Senior Heritage Planner

Subject: 804 Foul Bay Road

Heritage Designation #000132

Owner Request for Heritage Designation

Current Zone: R1-G - Single Family Dwelling (Gonzales) (rezoning pending)

Within DPA 16 - General Form and Character

Executive Summary

This is a Heritage Designation of an existing house which the owner has agreed to as part of Rezoning Application #00414 to permit the relocation of the house to one lot (Lot B) in a four lot subdivision of the property. The house is an existing Swiss Chalet style, two-storey house in the Gonzales neighbourhood. The house was built in 1912 and is located in the eastern part of the neighbourhood on Foul Bay Road.

The application was reviewed by the Heritage Advisory Committee at its December 10, 2013 meeting and was recommended for approval.

Recommendations

That Heritage Designation Application #000132 for 804 Foul Bay Road proceed for consideration at a Public Hearing in conjunction with Rezoning Application #00414 and Heritage Alteration Permit Application #00177 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, appearing to read 'Steve Barber'.

Steve Barber
Senior Heritage Planner
Community Planning

A handwritten signature in blue ink, appearing to read 'D.E. Day'.

Deb Day
Director
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

A large, stylized handwritten signature in blue ink, appearing to read 'Jocelyn Jenkyns'.

Jocelyn Jenkyns

SB/ljm

1. Purpose

The purpose of this report is to describe the heritage significance of the house at 804 Foul Bay Road which the owner has agreed 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 #00316 to permit the relocation of the house to one lot (Lot B) in a four lot subdivision of the property. The application was reviewed by the Heritage Advisory Committee at its December 10, 2013 meeting and was recommended for approval.

3. Issues

The issue is the voluntary heritage protection of a heritage building not on the Heritage Register.

4. Analysis

Statement of Significance

Description

The building at 804 Foul Bay Road is a one-and-a-half storey Swiss Chalet style house located in the eastern part of the Gonzales neighbourhood 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 eastern middle class neighbourhoods during the building boom of 1908-1913. Built in 1912 for contractor Duncan Alcorn, the Swiss Chalet design is of value for its unusual combination of a curved bow of seven windows on the main floor, with a shallow box bay above. Clad in wood shingles in the Arts and Crafts style, with a granite foundation and front pillars flanking the front steps, the house features a shallow front facing gable roof with heavy wood brackets, and large gable roofs on each side. A large porte cochere on granite piers is located on the south side, providing a sheltered entry for arriving guests. The owners of the house over its history illustrate its appeal to the upper middle class of retired lawyers, stockbrokers, businessmen and doctors, and confirm the value of Foul Bay Road as a desirable location for this level of Victoria society. Many of the houses in the neighbourhood were designed by noted architect Samuel Maclure, the architect of choice for the upper classes. The house at 804 Foul Bay Road complements the character of these grand mansions nearby and exemplifies the type of domestic architecture popular at the time.

Character-defining Elements

All elements characteristic of the chalet and Arts and Crafts styles including, but not limited to:

- Front and side facing gable roofs with exposed wood brackets
- Original wood sash windows

- Original exterior finishes of wood shingles, wood window rim, granite foundation, and granite piers and pillars
- Porte cochere on south elevation
- Front-facing curved bay with diamond shaped leaded glass windows
- Stone fence along Foul Bay Road including stone pillar with "Wynates" engraving.

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 *Gonzales Neighbourhood Plan* whose heritage policies state:

- 8.2.1 *Retain and enhance the neighbourhood's heritage buildings, landscapes, and streetscapes for future generations.*
- 8.3.2 *Encourage the voluntary designation of buildings listed on the Heritage Registry.*

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

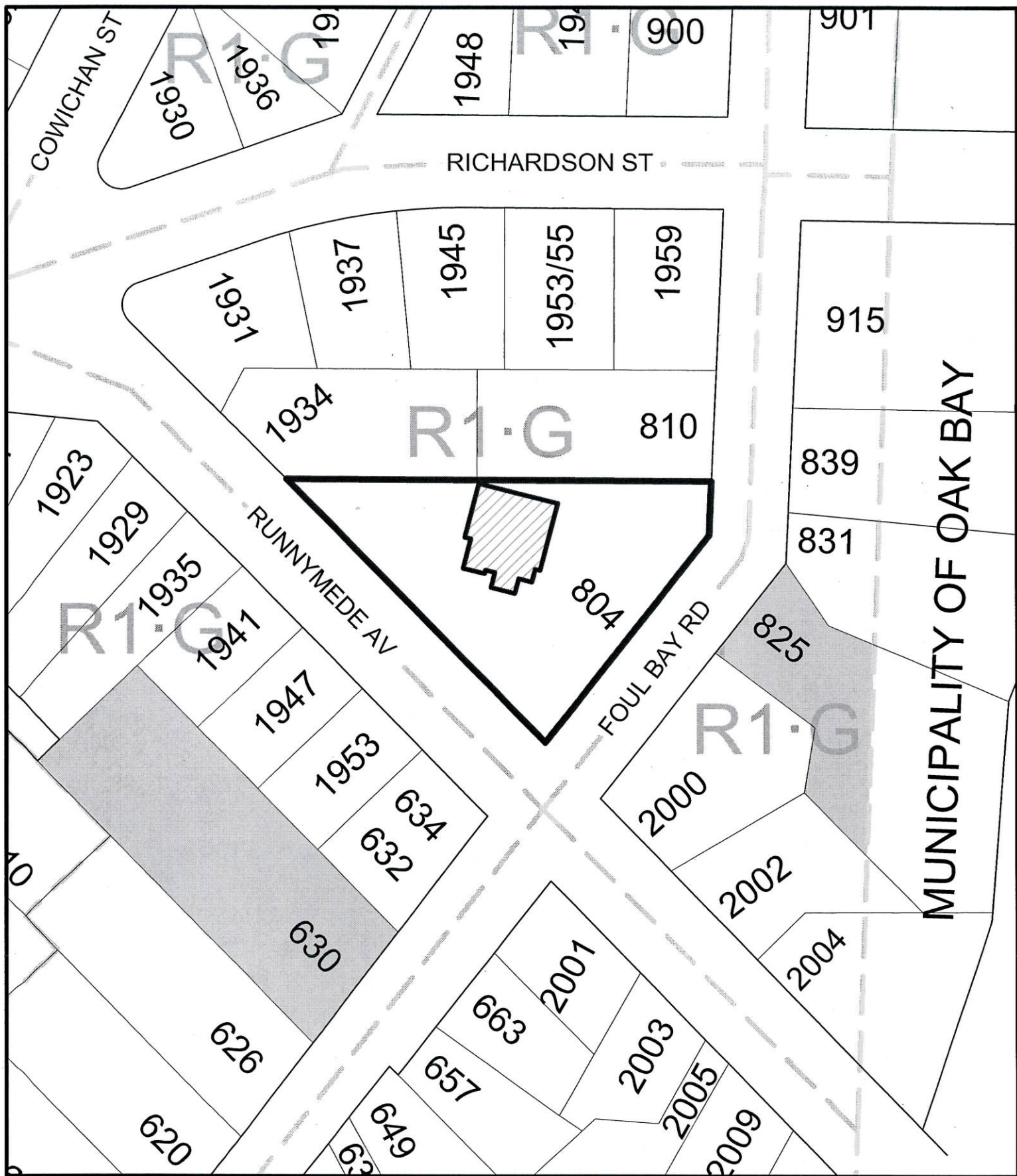
The Heritage Designation of this building is justified in view of the significance of the structure as outlined in the Statement of Significance.

5. Recommendations

That Heritage Designation Application #000132 for 804 Foul Bay Road proceed for consideration at a Public Hearing in conjunction with Rezoning Application #00414 and Heritage Alteration Permit Application #00177 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
- Draft description from *This Old House, Volume 4: Gonzales*
- Letter from designer dated August 22, 2013.



804 Foul Bay Road

Heritage Designation #000132



Designated



Registered





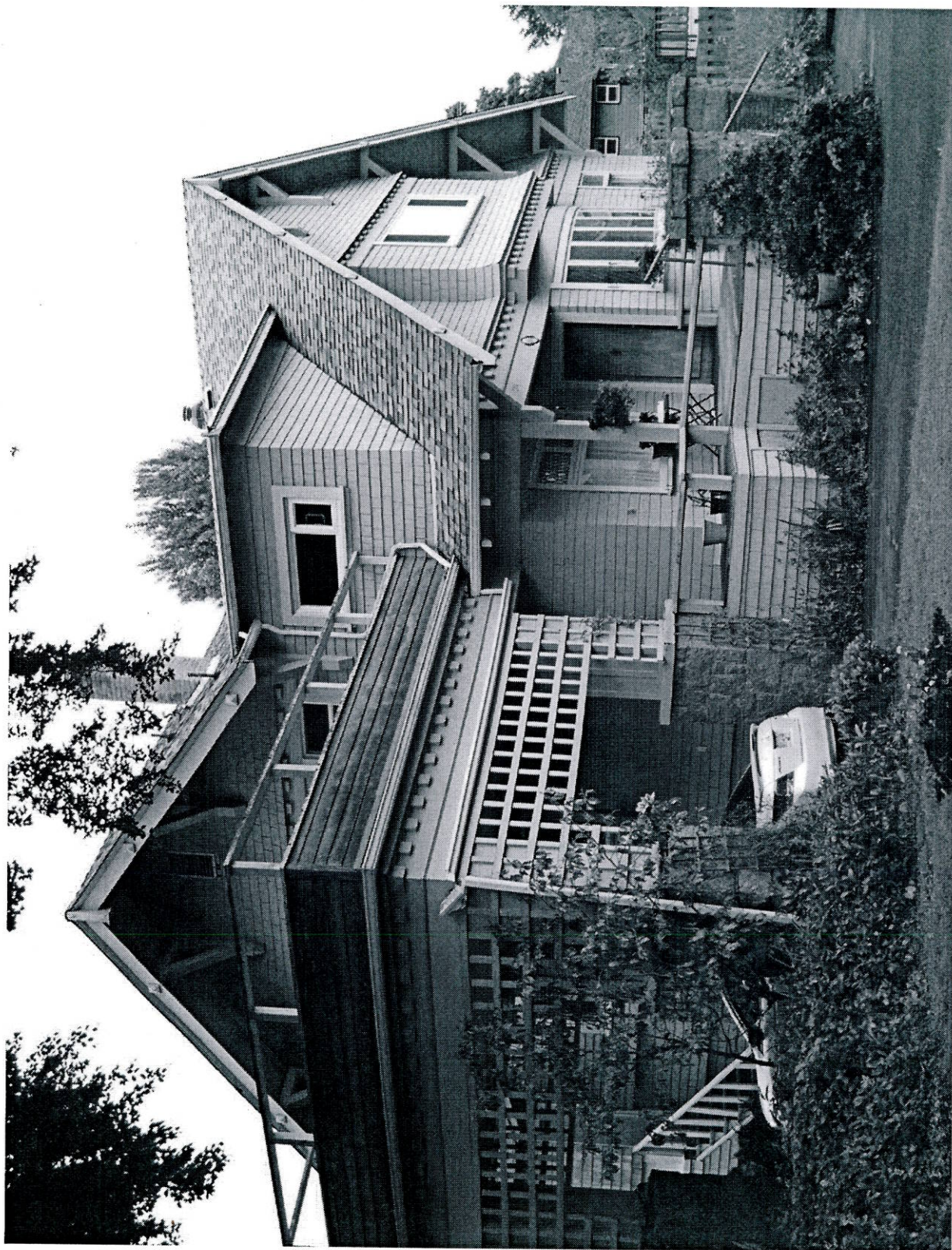
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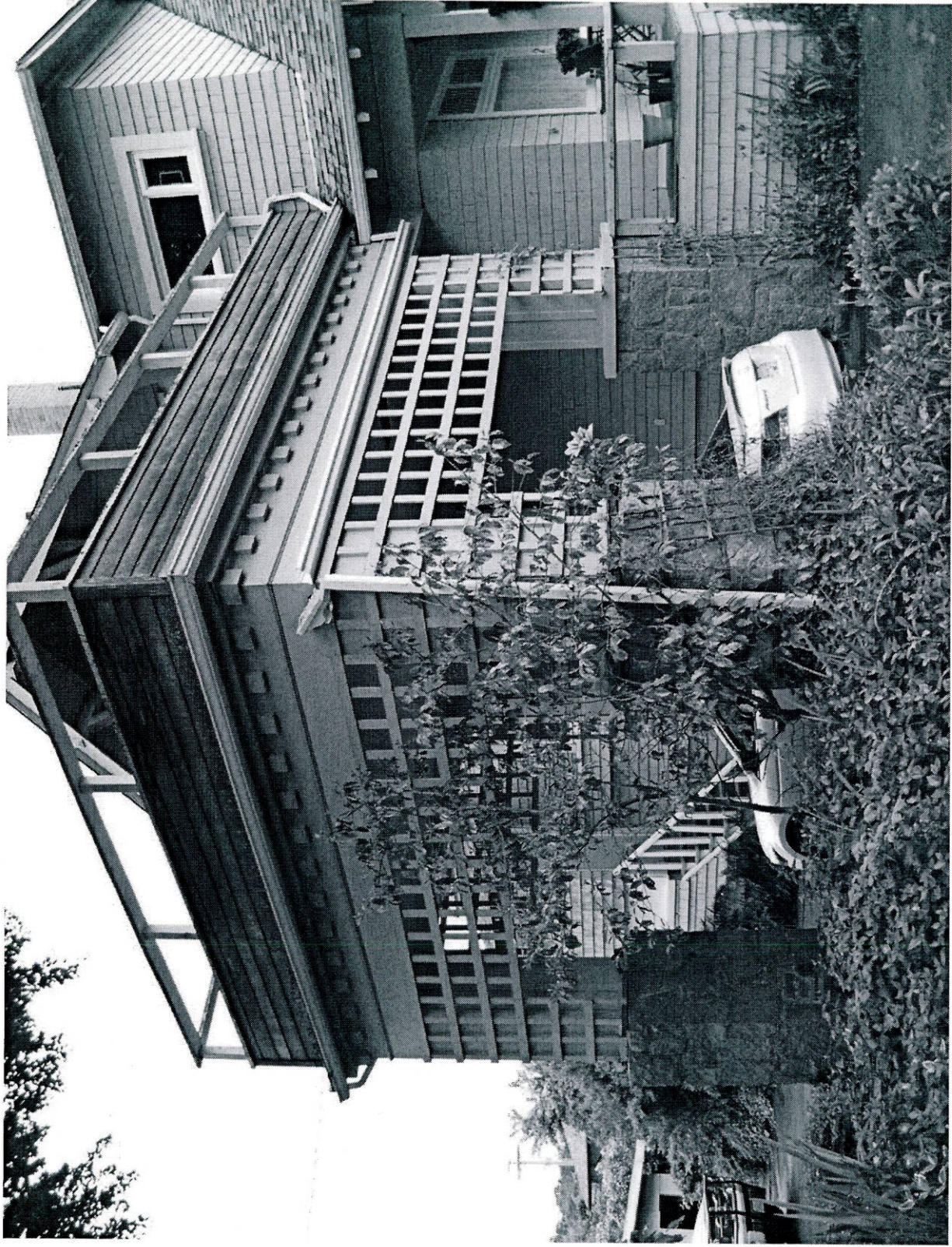
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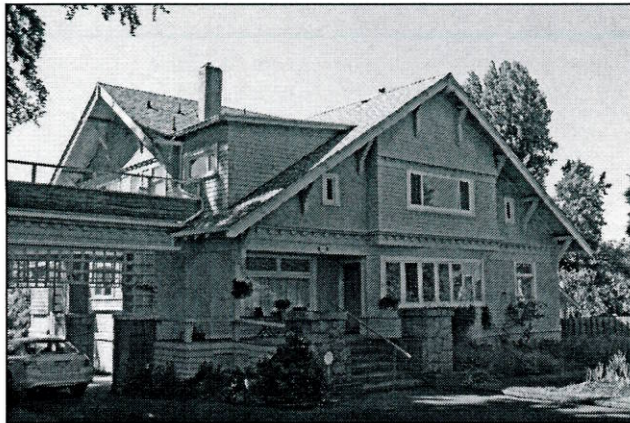


804 Foul Bay Road

For: Duncan R. Alcorn

Designer/Builder: Duncan R. Alcorn

1912



804 Foul Bay Rd, 2013

VHF / Nick Russell

Wynyates is an interestingly eclectic house, designed in the Swiss Chalet style with strong overtones of the Arts & Crafts tradition.

Contractor Duncan Alcorn built the 1½-storey house for himself in 1912, at the climax of the pre-WWI building boom. The building permit for the eight-room house lists the cost at \$4,800.

The house's most distinctive feature is the interplay of horizontal and vertical created by the shallow roof offset by the central two-storey bay, which has a curved bow of seven windows on the main floor and a shallow box bay above. The combination of curved and square bay is most unusual: Another house with a similar configuration can be found nearby: *The Leasowes* (423 Chadwick Pl, Gonzales) was designed and built by George Mesher for Rosanna Todd just two years before *Wynyates*.



804 Foul Bay Rd, 1970s

Hallmark Heritage Society

Arts and Crafts elements include a boulder foundation, and a porte-cochère with chunky stone piers. These piers are matched by two free-standing columns bracketing the entry steps, which lead to the recessed porch and side-facing entry. The bow window comprises diamond-

paned lights. Rafter-tails are visible on the sides; shallow pyramidal blocks are applied to the front bargeboards to imitate beam-ends.

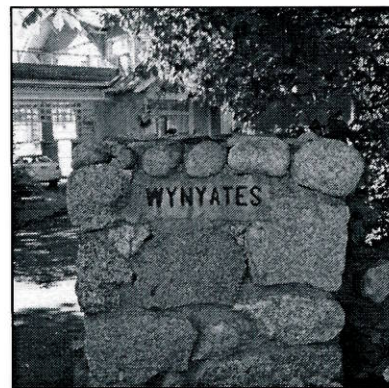
Chalet elements include the shallow, front-facing gable with large overhangs and heavy brackets; hoods over a matched pair of tiny closet windows on the front; exterior cladding of shingles on all levels; multiple casement windows.

In addition to the front-facing gable, the house has matching gables on both sides. There's a box bay on the right side. At the rear, a roof extension flows over what was likely the kitchen. A rear entry stairway has a shed-roof. Bands of dentils and flared skirts define both levels. A fine boulder garden wall survives intact along the Foul Bay Road frontage.

Inappropriate shed-roofed dormers have been added to the roof. Roofers may have truncated the plain finials at some point in the past. The front door appears to be largely intact, with modern plywood applied to the outside.

The design poses some interesting questions: Were the front pillars intended to carry something, or are they simply dramatic exclamation points around the steps? Was the porte cochère intended to lead to an entry door,

as is usual, or were visitors expected to find their way up the narrow steps and round the corner to the front door?



Garden wall pillar

VHF/Nick Russell

The source of the name *Wynyates* is not known, but may be associated with a fine 16th-Century Tudor manor called *Compton Wynyates* in Warwickshire, England.

Contractor Alcorn is known to have built at least a dozen houses in Victoria, mostly just prior to World War I. None of the others resemble this design, which may have been inspired by his better known contemporary, Samuel Maclure. Maclure designed several important homes in the Swiss Chalet/Arts & Crafts style, close to this site. Comparing the front façades of these: The first and most celebrated is *Ceriq Gleision* (1598 Rockland Av, Rockland) built in 1904, which has a similar very shallow roof-line, an offset recessed porch, and a band of six windows in the upper front. *Tor Lodge*, (935 Foul Bay Rd, Oak Bay) built 1907-08, has a shallow roof, heavy brackets, central jettied bay, granite stonework, and two ribbons of casement windows. The magnificent *Ellora* (550 Foul Bay Rd, Gonzales) built 1908-09, has a shallow roof, heavy boulder piers, a ribbon of seven casement windows, two dentilated courses defining the floors, and heavy triangu-

lar brackets. These new neighbours may, therefore, have influenced Alcorn when designing *Wynyates*, however his seven-part bow window is very distinctive, and while Macclure rarely attempts to attach a porte cochère to a chalet design, Alcorn does try.

1913-19: Duncan Rudolph Alcorn (b. NB, 1871-1946) was of Irish ancestry and appears to have arrived in Victoria about 1905. He listed a house for sale in the *Colonist* in 1908, with himself as builder. The following year he lists himself in the Victoria Street Directory as “architect,” but in subsequent editions is described variously as carpenter, contractor and builder through the 1940s. He was married to Addie (née Olmstead, b. Scotchtown, Queens County, NB, 1876-1956).

1920-1949: Arthur Brodie (b. near Birmingham, ENG, 1874-1947) and Florence Hilda (née Young, b. Red Hill, Surrey, ENG, 1883-1975) Sanders were the owners of *Wynyates*. Arthur and Florence both arrived in Victoria in 1920. They had one daughter, Geraldine (b. ENG, 1910). Arthur Sanders was a King’s Counsel barrister in England and he also co-authored several non-fiction books. Upon arriving in Canada he retired and invested in the stock market.

1950-52: Eric Francis (b. Nantwich, Cheshire, ENG, 1900-65) and Jean Maud (née MacMahon, Edmonton AB, 1908-89) Wainwright moved into the house around 1950. Eric arrived in Victoria in 1930. He was a stockbroker at Island Investment Co, 774 Fort St. Eric was a resident at the Veterans Hospital at the time of his death. Jean was a homemaker. There is a bursary named in her honour at Camosun College.

1953-56: William H. (b. 1926-2012) and Cora Dalziel were the next occupants. William was President of the the Western Cedar Company.

1957-70: Albert W. and Gwen E. Perry were the owners through the 1960s. Albert was a physician.



July 22, 2013

City of Victoria
Planning and Developing Department
Development Services Division
#1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 804 Foul Bay Road, Victoria B.C.

Dear Mayor and Council of the City of Victoria,

This letter is in regards to 804 Foul Bay Road and the existing home of heritage value situated on the lot. We have already submitted for and obtained approval for subdivision of the lot at the above mentioned address and it was always our intention to retain the original house if possible. We are proposing to move the house to proposed Lot B which is the nicest of the newly created lots and the most accommodating for the home. This lot selection will also allow the house to have the strongest neighbourhood presence, as it is a corner lot and the home will be visible from two sides.

The house consists of main and upper floors plus a full basement. The home was built before the current zoning was put in place and does not conform to the zoning regulations in terms of floor areas. When moving the home, we would like to excavate a new basement to maintain the capacity and function of the house as it is currently; this would require a variance for floor area. We would like to build the house with a full height basement (eight foot ceilings) in order to allow the potential to build a secondary suite in future, should the owners choose to do so. Also, the home has an existing porte-cochere which in order to be retained on the new lot would require a setback variance.

In exchange for these accommodations, the property owner is willing to designate the house as Heritage after it is moved and established on the new lot.

We believe that the retention and relocation of this home will enrich the fabric of the neighborhood, maintaining an important connection with the past and allowing its historical character to have a place in the midst of new opportunities for families to live in the area.

We hope that you will consider our application and we look forward to your feedback.

Thank you for your consideration of our request.

Sincerely,



Rus Collins

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