

REPORTS OF COMMITTEES

2. Committee of the Whole – June 15, 2017

7. Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

Motion:

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council consider the following motion:

"That Council approve the designation of the property located at 1402-1406 Douglas 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."

Carried Unanimously

3. CONSENT AGENDA

3.2 Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

Committee received a report dated May 25, 2017, from the Director of Sustainable Planning and Community Development regarding an application to designate the exterior of the Heritage-Registered property located at 1402-1406 Douglas Street.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council consider the following motion:
"That Council approve the designation of the property located at 1402-1406 Douglas 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."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of June 15, 2017

To: Committee of the Whole **Date:** May 25, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the property located at 1402-1406 Douglas 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 Heritage-Registered property located at 1402-1406 Douglas Street. The two-storey brick and stone commercial building was built in 1900 and contributes to the historic character of Victoria's Old Town District.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012*, with Section 7, "Heritage" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The Application was reviewed by the Heritage Advisory Panel at its May 9, 2017 meeting and it recommended that Council consider approving the designation of the Heritage-Registered property located at 1402-1406 Douglas Street.

BACKGROUND

Description of Proposal

The property located at 1402-1406 Douglas Street, also referred to as the Porter Block, is a two-storey brick and stone commercial building built in 1900. The building is an excellent example

of the skilled craftsmanship in brickwork and stone masonry that was typical of the Edwardian vernacular architecture. The architectural design of the building exemplifies the simple and balanced styling of many early twentieth-century commercial buildings that drove Victoria's gateway economy. It is also valued for its historical association with Robert J. Porter, the building's namesake, who was a successful early twentieth-century businessman and former mayor of Victoria.

The exterior fabric appears to be in sound condition. The exterior façade has maintained the vast majority of its original ornamentation, including brick corbelling, decorative stonework, its original window configuration and parapet. The only exemption to this high degree of heritage integrity is that one of its chimney stacks, facing Douglas Street, has partially toppled.

Zoning/Land Use

The proposed designation is consistent with the CA-3C Zone, Old Town District.

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 Section: "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.*

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.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.

Areas and Districts – Policies and Actions

- 7.3. Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.

Buildings and Sites – Policies and Actions

- 7.20. Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.
- 7.28. Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.

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, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its May 9, 2017 meeting and was recommended for approval.

CONCLUSIONS

This Application for the heritage designation of the property located at 1402-1406 Douglas Street as a Municipal Heritage Site is for a building that is a good example of Victoria's commercial development from the early twentieth century. Staff therefore recommend that Council consider for approval the Heritage Designation for 1402-1406 Douglas Street.

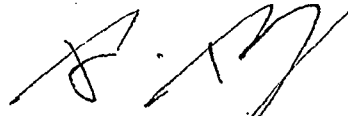
ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000164 for the property located at 1402-1406 Douglas Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

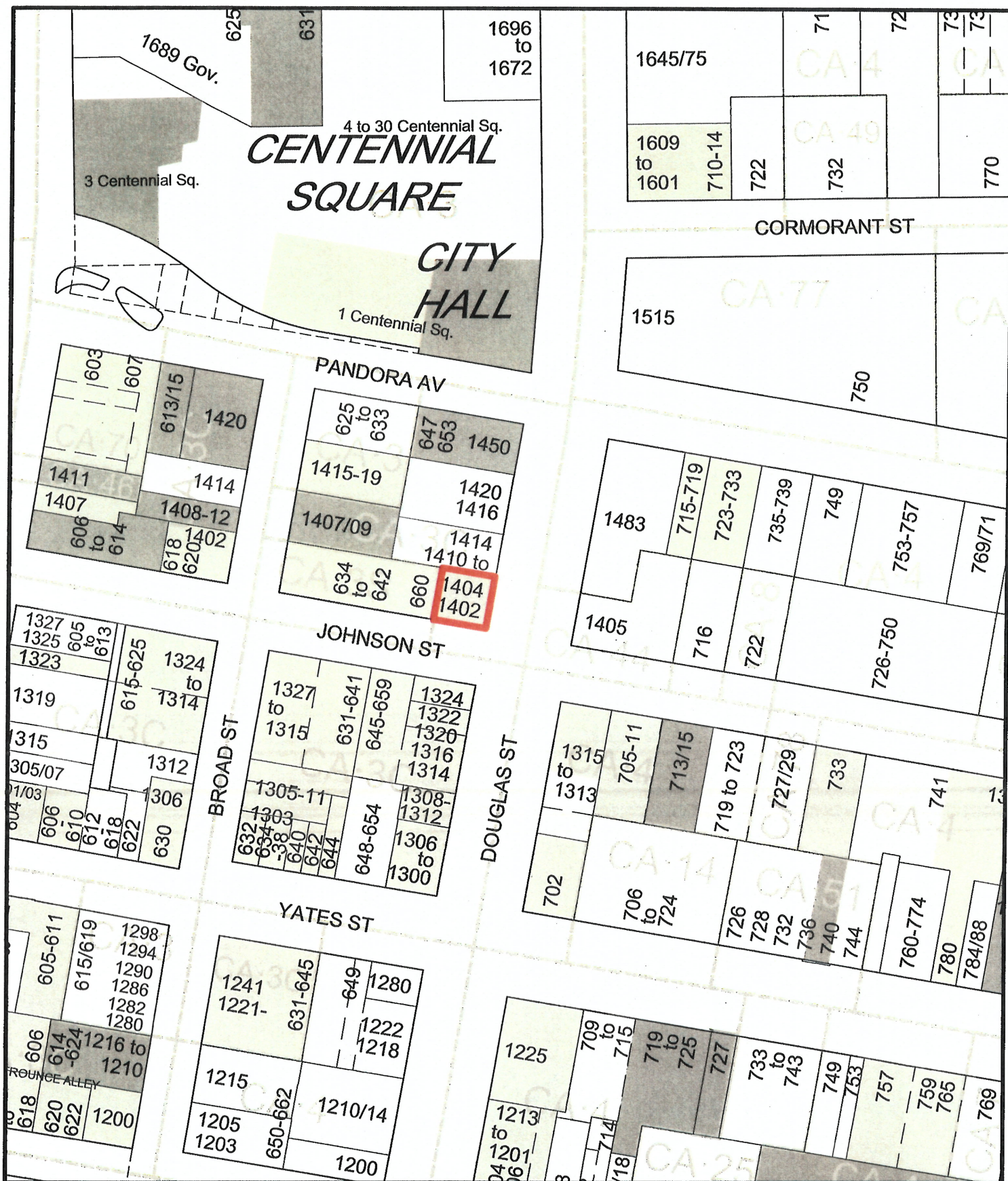
Report accepted and recommended by the City Manager:



Date: June 6, 2017

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped March 30, 2017
- Letter from the applicant, date stamped May 8, 2017.

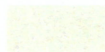


1402 & 1406 Douglas Street

Heritage Designation No.000164

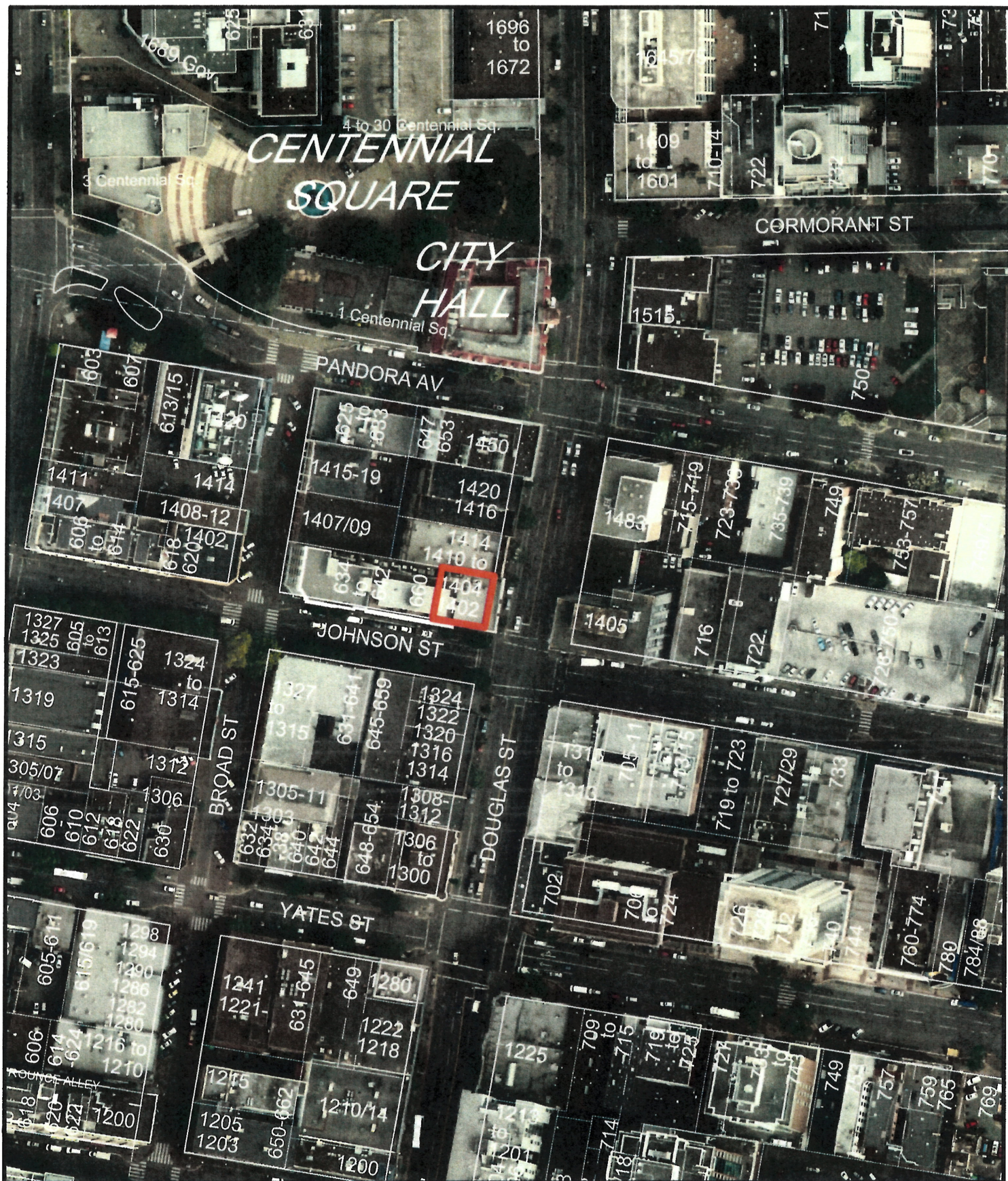


Designated



Registered





1402 & 1406 Douglas Street
Heritage Designation No.000164



1402-1406 DOUGLAS STREET



1402-1406 DOUGLAS STREET



1402-1406 Douglas Street Porter Block



Statement of Significance

Description of Historic Place

The Porter Block is a handsome two-storey brick and stone commercial building located at the northwest corner of Douglas and Johnson Streets. It is distinguishable by its rusticated stonework, decorative multicoloured brickwork, and balustraded cornice.

Heritage Value

The Porter Block, constructed in 1900, is valued as one of the finest reflections of the change in architectural stylistic expression which occurred in Victoria at the turn of the twentieth century. The work of architect W. Ridgeway Wilson, it is an excellent example of the simple and balanced designs, incorporating spacious interiors and articulated by refined masonry and stonework, which would classify the Edwardian era. This historic place is important to Victoria's Old Town District because of its strong physical presence, prominent corner location, and distinctive style, which contribute to the diversity of the historic commercial streetscape. Grounded by a sense of solidity and poise, this commercial block is a significant reflection of both its original owner, Robert J. Porter, who was a successful businessman and former City alderman and mayor, and of the continued development of Douglas Street as Victoria grew from a nineteenth century supply town to a modern commercial city.

Character-Defining Elements

The character-defining elements of the Porter Block include:

- Its solid massing, anchored to the ground by rusticated stone piers.
- Its two-storey form.
- Its rusticated stonework, seen in such elements as voussoirs, and lintels.
- Its decorative unglazed terra cotta blocks, scrolls and balustrade.
- Its name plaque identifying it as the "Porter Block", also made of unglazed terra cotta.
- All surviving elements relevant to its 1900 design by architect Ridgeway, including paired upper-storey double-hung and transom wooden sash windows.
- Interior elements which support the character of its original design.
- Transom windows on the commercial storefront.
- The integrity of the building envelope.



Thursday, March 30, 2017

Merinda Conley
Senior Heritage Planner
Development Services Division
City of Victoria.

Dear Merinda Conley,

Please accept my application submission for Heritage designation for the Porter Block building at 1402 Douglas Street, Victoria, BC.

Simply stated, my commitment is to preserve and maintain such a beautiful landmark building in the heart of downtown Victoria and Douglas Street.

This building has so much history in Victoria and has hosted many different prominent business representing a variety of industries. Over several decades, there has been substantial changes in the downtown court, and this building has remained a constant and attractive fixture on Douglas Street. I am passionate about maintaining the beauty of the building and I would like to be able to access and work in partnership with the Heritage society to maintain the exterior of the Porter Block building.

Thank you for this opportunity.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'P' followed by a series of loops and a final flourish.

Paul Da Costa
250.812-3323
paul@alternativewares.ca



AVEDA INSTITUTE
VICTORIA, B.C.



Dear Mayor and Council,

I would like submit my application for Heritage designation.

Simply, our commitment is to preserve and maintain such a beautiful building on Douglas Street.

This building has so much Victoria history, so many different uses have occupied this building and it is quite a fixture on Douglas Street and I just want to maintain the beauty and work in partnership with the Heritage Society to maintain the exterior beauty of this building.

Sincerely,

Paul Da Costa

Building owner