

REPORTS OF THE COMMITTEE

Planning and Land Use Committee – January 14, 2016

11. Heritage Designation Application No. 000155 for 59 Cook Street:

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the designation of the property located at 59 Cook Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

Carried Unanimously

6.7 Heritage Designation Application No. 000155 for 59 Cook Street

Committee received a report dated December 18, 2015, regarding an application to designate 59 Cook Street as a Municipal Heritage Site.

Action: It was moved by Councillor Madoff, seconded by Councillor Coleman, that the Committee recommends that, after giving notice and allowing an opportunity for public comment at a meeting of Council:
That Council consider the designation of the property located at 59 Cook Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

CARRIED UNANIMOUSLY 16/PLUC020



Planning and Land Use Committee Report

For the Meeting of January 14, 2016

To: Planning and Land Use Committee **Date:** December 18, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Heritage Designation Application No. 000155 for 59 Cook Street**

RECOMMENDATION(S)

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

“That Council consider the designation of the property located at 59 Cook Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.”

LEGISLATIVE AUTHORITY

In accordance with section 967 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 59 Cook Street.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan* (OCP)
- Statement of Significance.

The application was reviewed by the Heritage Advisory Panel at its December 8, 2015 meeting and was recommended for approval.

BACKGROUND

Description of Proposal

59 Cook Street is a Classic Revival architectural style home built in 1912. An application to designate the exterior of 59 Cook Street as a Municipal Heritage Site was received from the property owner Conrad Nyren on November 13, 2015.

Zoning/Land Use

The proposed designation is consistent with the R1-B: Single Family Dwelling District and surrounding land uses.

Condition/Economic Viability

The exterior of the building is in good condition. The windows, roof, chimney, and ionic columns all appear in good condition and have been well maintained. The exterior of the home has been stuccoed, which most likely occurred in 1945 during the war years when many of the finer building materials became scarce. A full building condition assessment is attached to this report.

Heritage Advisory Panel

The Heritage Advisory Panel considered the applicant's request for heritage designation at its regular meeting on December 8, 2015, and recommended the following:

"That Council consider the designation of the property located at 59 Cook Street as a Municipal Heritage Site."

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

This application is consistent with the OCP because it contributes to the identification of the heritage value of an individual property and its surrounding context, e.g. Beacon Hill Park. It contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources. The OCP encourages the consideration of tools available under legislation to protect heritage property such as heritage designation. The application is consistent with the OCP where it considers the heritage value of individual properties.

Statement of Significance

A statement of significance which describes the historic place and outlines its heritage value in terms of its relevance to the themes and subthemes of the City's Heritage Thematic Framework is attached to this report.

CONCLUSIONS

This application for the heritage designation of the property located at 59 Cook Street as a Municipal Heritage Site is for a building that is a good example of a Classic Revival style home from the early twentieth century. The house is also notable for its association with architect Thomas Hooper, who designed other notable buildings in Victoria such as Saint Anne's Academy and the Carnegie Library. The many windows on the front of the house, coupled with the large, columned entrance were designed to take advantage of the view to and from Beacon Hill Park just across Cook Street. The house exemplifies the residential and park relation of this area of the city before development expanded along Cook Street in the mid part of the twentieth century.

Staff therefore recommend that Council consider the designation of the property located at 59 Cook Street as a Municipal Heritage Site.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000155 for the property located at 59 Cook Street.

Respectfully submitted,



Adrian Brett
Heritage Planner
Community Planning



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2015

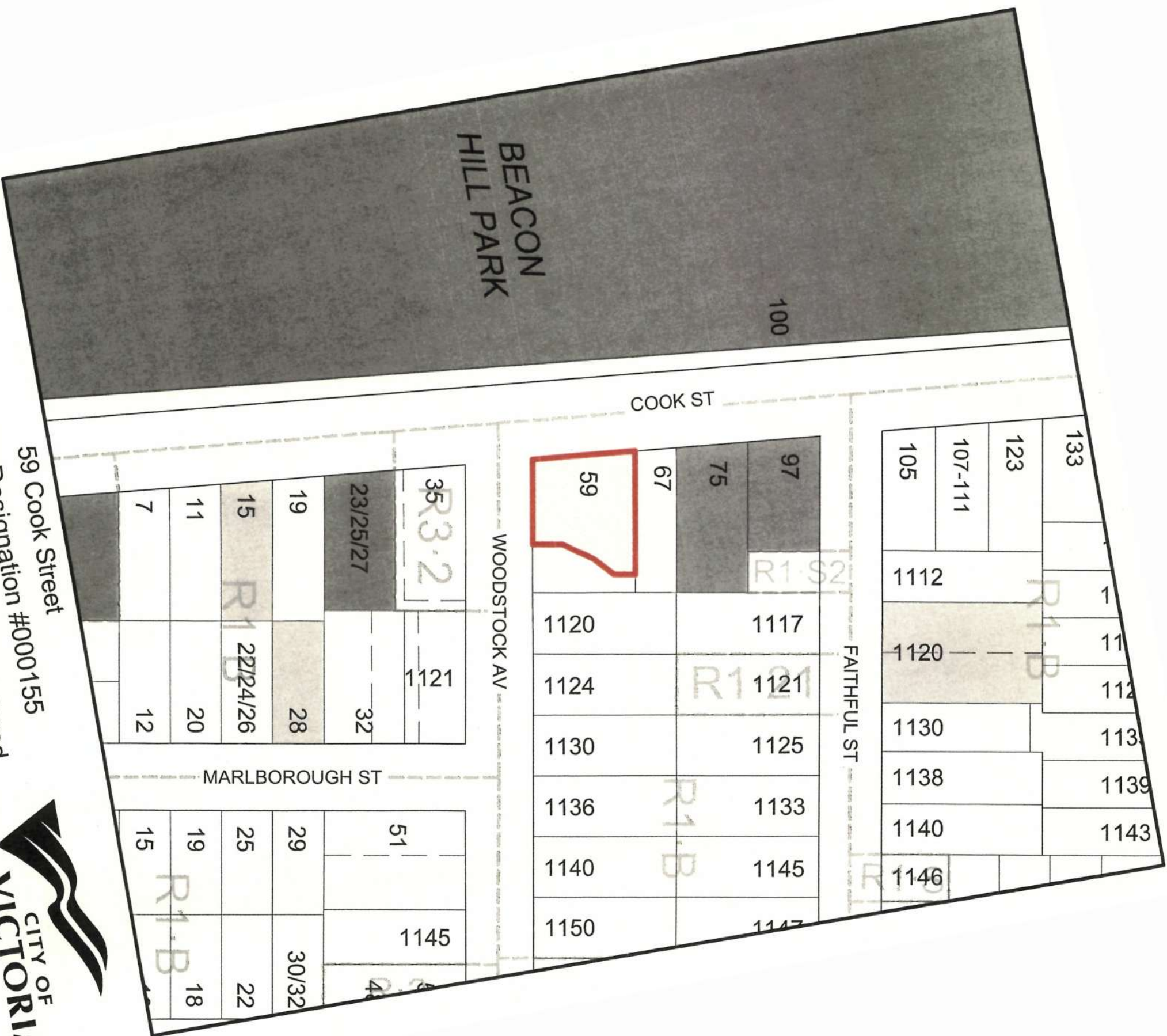
List of Attachments

- Subject map
- Aerial map
- Photographs
- Building Condition Report, date stamped November 25, 2015
- Statement of Significance
- Letter from the applicant, date stamped November 13, 2015.



59 Cook Street
Heritage Designation #000155
Registered

Designated





BEACON
HILL PARK

59 Cook Street

Heritage Designation #000155

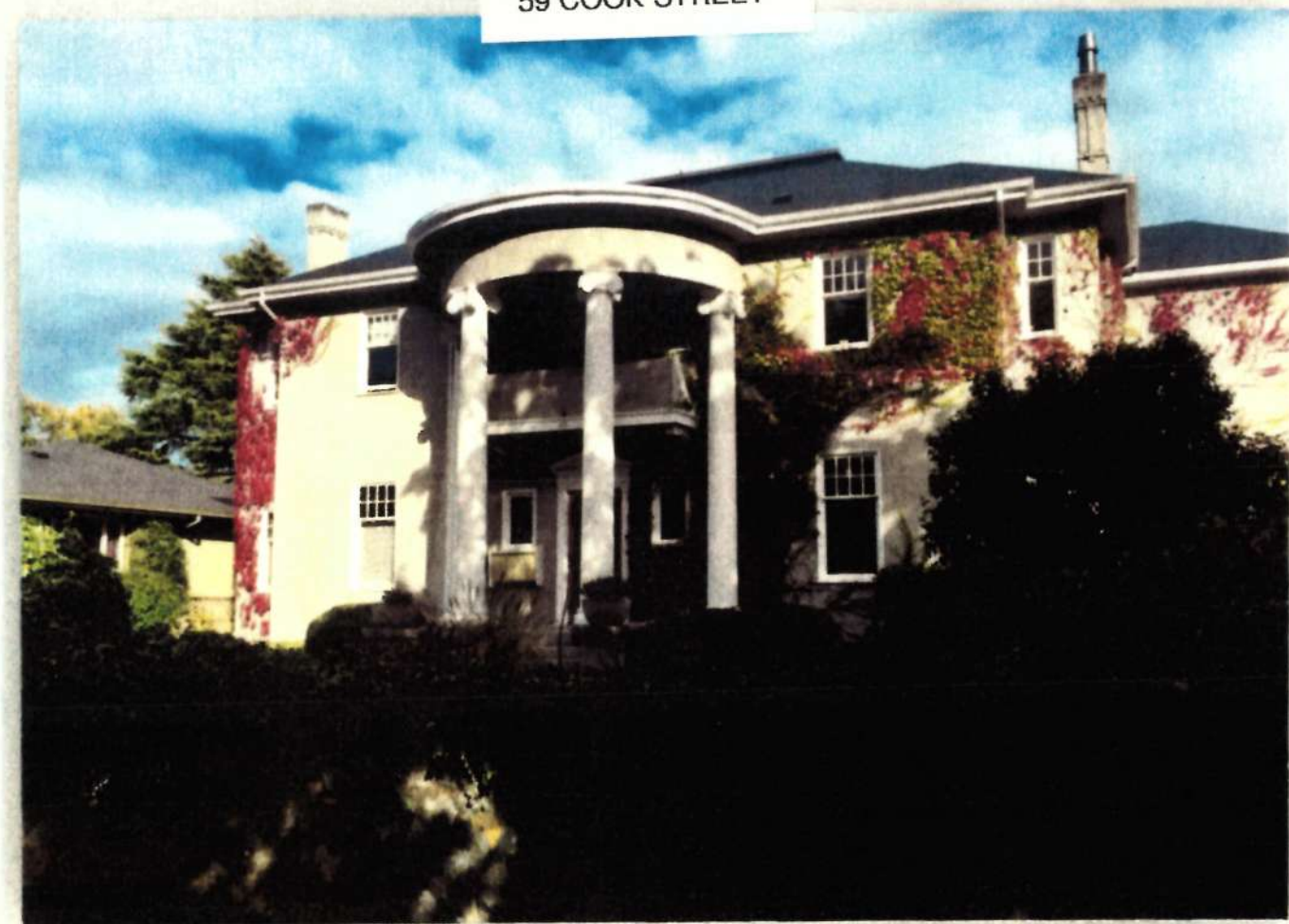


59 COOK STREET





59 COOK STREET



Condition Notes for:

59 Cook Street, Victoria BC

Owner: Conrad Nyren

Compiled By: Keith Thomas

Historical Elements:

- Exterior arrangement and footprint remains mostly intact
- Window placement matches original plans
- Chimneys appear original
- Small amount of leaded art glass windows remain
- Ionic columns and cement steps on Cook Street entry
- Granite retaining walls
- Roof has been maintained and in good condition
- Windows are wooden and appear in good condition
- Terrazzo floor in Porte Cochere

Major Changes:

- Converted to suites in 1945 (City Hall Permits)
- Driveway concrete added in 1955 (City Hall Permits)
- Porte Cochere door filled in 1956 (City Hall Permits)
- Balcony above Porte Cochere covered over, most likely in 1945 when converted to suites
- Terrazzo floor in front entrance has been removed/covered
- Exterior has been stuccoed, most likely in 1945 when converted to suites (see quote below)

"Scarce and substandard building materials during the war years may have further popularized the stucco finished look among the local contractors." *The Emergence of Modernism*

Condition Issues:

- Boston Ivy on exterior is regularly maintained and was chosen for its less invasive nature

Sources:

- Original 1912 Building Plans
- Current Site Photographs
- City Permits
- "The Emergence of Modernism" UVic Maltwood Gallery

Statement of Significance

59 Cook Street

Description of Historic Place

59 Cook Street is a two story house located in the Fairfield neighbourhood of Victoria, in close proximity to the historic Beacon Hill Park. Built in 1912, from plans drafted by renowned architect Thomas Hooper, this house is fine example of the Classic Revival style. The form, scale and massing remain intact including the impressive Ionic columns on the front entrance and some art glass and terrazzo flooring. The house has been well maintained and is a significant building in an established neighbourhood along a busy transportation corridor.

Heritage Value of the Historic Place

The heritage value of 59 Cook is summarized below in accordance with Victoria's Heritage Thematic Framework.

Theme 1: COSTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

Development along the Cook Street corridor and of the Fairfield neighbourhood was a result of the subdivision of the original farms and houses such as 59 Cook Street are evidence of this residential expansion. The creation of a residential infrastructure during the post war period, with development along a strict rectilinear grid, similar to that in downtown Victoria, reminds us of speculative confidence in the early years of the twentieth century in the anticipated growth of the city population. A building permit was issued in 1912 for 59 Cook Street with a value of \$15,000, which reflects the development of the Fairfield neighbourhood and its relationship the historic downtown core.

Theme 4: COMMUNITY OF NEIGHBOURHOODS

Subtheme 4.5: Parks, Recreation and Sport

59 Cook Street is notable under this theme due to its very close proximity to Beacon Hill Park. The layout of the house on the property is evidence of the importance placed on park in designating the alignment of the house on the lot. The many windows on the front of the house, coupled with the large, columned entrance were designed to take advantage of the view to and from the park just across Cook Street. The location and permanence of the Beacon Hill Park influenced the construction of the surrounding neighbourhoods and the development of the transportation corridors which serviced them.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

59 Cook Street is a four-square house built in the Classic Revival style featuring a semicircular front porch with double-storey classical columns, porte-cochere and two verandahs.

The house is notable for its association with Thomas Hooper, whose name appears on the plans but does not appear in his portfolio. Hooper arrived in Vancouver in 1886 and established a flourishing practice in that city in 1887. He established an office in Victoria in 1890 and proceeded to design such notable buildings as Saint-Annes Academy, E.A. Morris Tobacconists, the Carnegie Library and several substantial private residences.

59 Cook Street is also notable due to the personal history of the first owners. The house was originally built for Christina Haas who, after arriving from California in 1912, took over an establish brothel on Broughton Street and bought the two lots where 59 Cook Street stands and commissioned Thomas Hooper to build the house which was then used as another brothel. The house was then sold to John Day, a wealthy businessman, who owned the Esquimalt Hotel until it was taken over by the Navy in 1943, and later managed the Silver Springs Brewery and the Phoenix Brewery with his associates Harry Maynard and Phillip Crombie.

Character Defining Elements

Key elements that express the heritage value of 59 Cook Street include:

- Original design by Thomas Hooper
- Close proximity to Beacon Hill Park
- Location in the Fairfield neighbourhood along Cook Street

Key elements that define the heritage character of the building's exterior include:

- Semi-circular front porch with two-story Ionic columns and decorative capitals
- Two verandahs, one directly above the front entrance
- Double hung, half Georgian wooden sash windows
- Corbelled grey brick chimneys
- Decorative Georgian pediment and pilasters around front door
- Small amount of leaded art glass windows remain
- Granite retaining walls
- Cement steps on Cook Street entry
- Hipped roof with simple deep eaves
- Porte Cochere on West elevation with Terrazzo flooring

Author: Keith Thomas

Date: December 09, 2015

Conrad Nyren
3-59 Cook Street
Victoria BC V8V3W7



November 12, 2015

Mayor and Council - City of Victoria

Re: Request for Heritage Designation of 59 Cook Street, Victoria BC

Please accept this letter and application as my request to have the City of Victoria designate 59 Cook Street a heritage building.

I feel that the building, designed by the prolific British Columbian 19th century architect Thomas Hooper, should be given the designation "heritage", as suggested by the accompanying "Statement of Significance", and that this application is consistent with the City's Official Community Plan policies that give consideration to tools available under legislation to protect or conserve heritage property, including heritage designation.

Thank you for your consideration of this application.

Sincerely,

Conrad Nyren
cc. Murray Miller, City of Victoria Heritage Planner