



Heritage Advisory Panel Report

For the Meeting of March 12, 2024

To: Heritage Advisory Panel **Date:** February 14, 2024
From: Kristal Stevenot, Senior Heritage Planner, Development Services
Subject: Heritage Designation Application No. 0002020 for 522 St. Charles Street

RECOMMENDATION

That the Heritage Advisory Panel recommend that Council approve the heritage designation of Application No. 000202 for 522 St. Charles Street.

EXECUTIVE SUMMARY

The purpose of this report is to present the Heritage Advisory Panel with information, analysis and recommendations regarding a heritage designation application to designate the exterior of the heritage-registered property located at 522 St. Charles Street. The house was built in 1910 and contributes to the historic character of the Rockland neighbourhood.

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 *Rockland Neighbourhood Community Plan* (2002) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The designation is concurrent with a Rezoning and Development Variance Permit, with a proposal to rezone a portion of the subject property from the R1-A Zone, Rockland Single Family Dwelling District to the R1-B Zone, Single Family Dwelling District to permit subdivision of the property and construction of a single-family dwelling. Alterations to the heritage house are minimal, and consist of the removal of a deck, and reducing the amount of window openings on one elevation.

BACKGROUND

Project Details

Original Owner: Captain Herbert and Emma Moore
Current Owner: Vanessa and Hans Rodenburgh
Applicant/Architect: Rus Collins, Zebra Design and Interiors Group

Development Permit Area: DPA 16 – General Form and Character

Heritage Status: Heritage Registered



Description of Proposal

The property located at 522 St. Charles Street, is a large 2.5-storey plus basement Arts and Crafts style house built in 1910. The exterior façade of 522 St. Charles has maintained much of its original appearance. Its character-defining elements include its multi-gable roof profile with the three main gables, the gabled front entrance and the gabled dormer. The house contains original finishes dating to the time of construction including wood shingles and rough case stucco with wood trim. The home also retains the Craftsman detailing including heavy eaves brackets, dentil trim and exposed rafter tails.

As part of the rezoning and development variance permit, there are minimal alterations to the existing home. The first is to remove a non-original side porch and repair the exterior wall to match existing. The second is to reduce the amount of window openings, for code requirements, on the south elevation, facing the new development.

During the preliminary review stage of the application the applicant was asked to set back the new house as much as possible, to be more in line with the *Standards and Guidelines* with regards to being subordinate to the heritage home. The applicant moved the development back approximately one meter, as far back as they could go without impacting existing trees and the usability of the rear yard. Important to note that the heritage home has a zero rear yard setback and in fact encroaches on the neighbor's yard by 0.5 metres.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012 (OCP)*, and is consistent with the *Zoning Regulation Bylaw*.

Condition

The building is in good 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 Section 8, "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: "Neighbourhood Directions (Rockland)" of the *Official Community Plan* (2012) which states:

Rockland

21.26.4 *Continue to conserve the historic architectural and landscape character of the neighbourhood.*

Rockland Neighbourhood Plan

The designation of this building is also consistent with the *Rockland Neighbourhood Plan* (1987) policies which states:

1.0 Major Recommendations

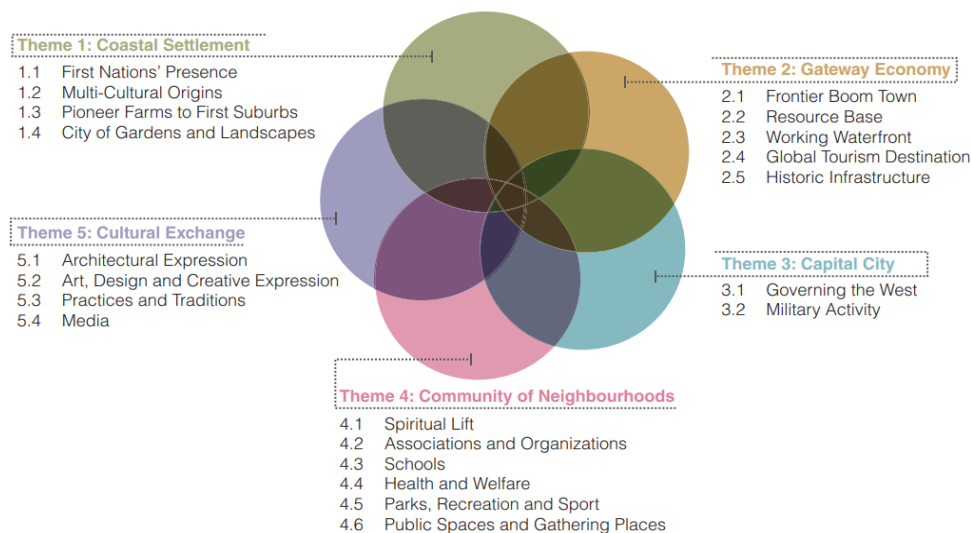
1.10 Wherever possible, Rockland's unique and attractive neighbourhood features (e.g. heritage buildings, streetscape, and landscape features: should be retained and enhanced.

2.3 Heritage Buildings and Other Neighbourhood Features – Objectives and Policies

2.3.1 Properties of heritage character and merit should be conserved, maintained, and enhanced.

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.



Victoria's Heritage Thematic Framework, OCP

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.

Resource Impacts

Heritage Designation will enable the applicant to be eligible for heritage grants and incentives for ongoing maintenance.

CONCLUSIONS

This application for the designation of the heritage-registered property, located at 522 St. Charles Street as a Municipal Heritage Site is for a building that is a good example of the Arts & Crafts

home, typical of its pre-WW1 era and Rockland district location. Despite the proposed window alterations, the designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Rockland neighbourhood.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 00202 for 522 St. Charles be approved, as proposed.

Option Two

That the Heritage Advisory Panel recommend to Council Heritage Designation Application No. 00202 for 522 St. Charles be approved with the following changes to the proposal:

- as listed by the Panel.

Option Three

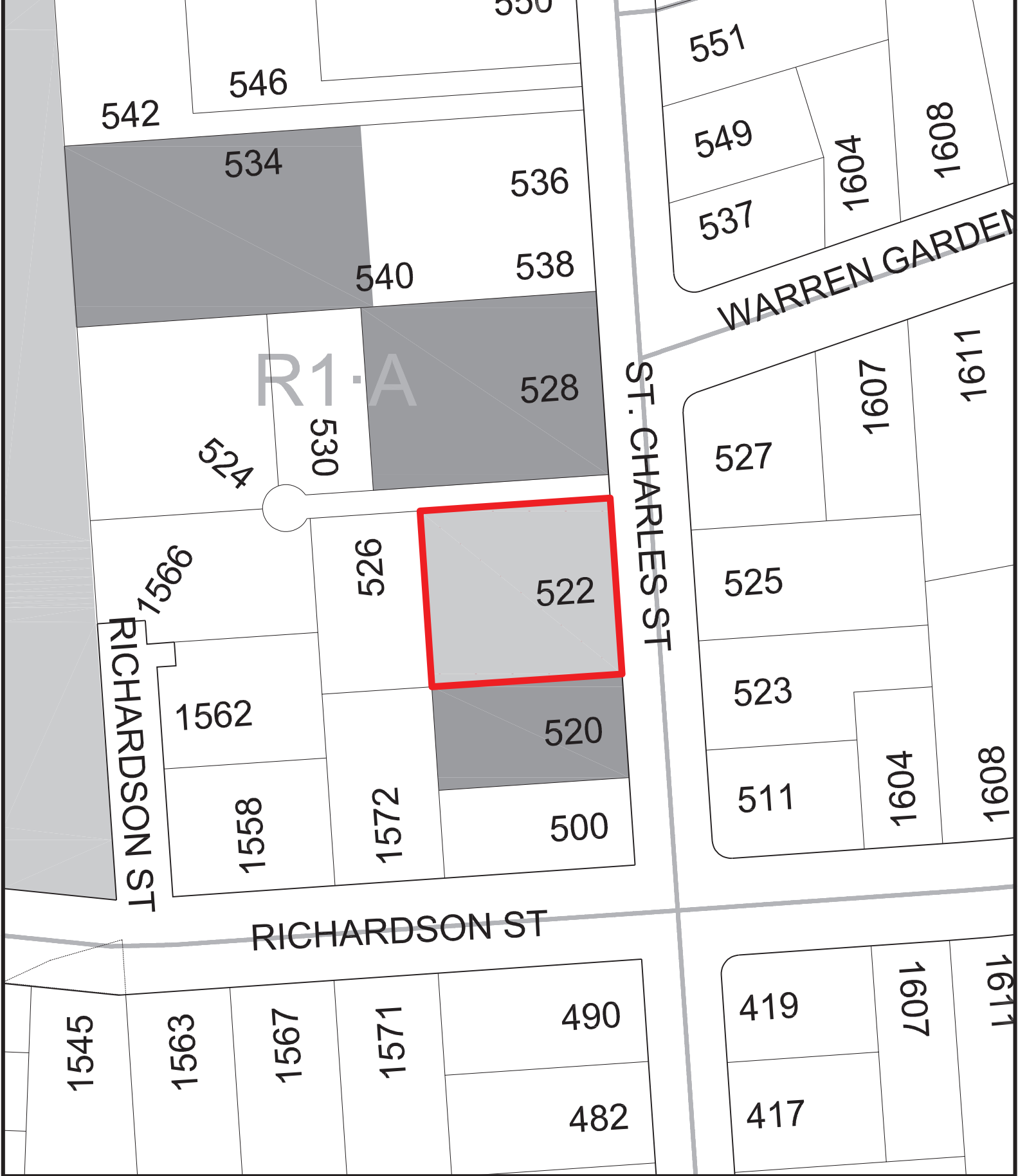
That the Heritage Advisory Panel recommend to Council that Heritage Designation Application No. 00202 for 522 St. Charles does not have enough heritage value to warrant designation.

Key areas to be revised include:

- as listed by the Panel, if there is further advice they would like to provide on how the Applications could be improved.

ATTACHMENTS

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance, John Dam & Associates
- Attachment E: Letter from the applicant, date stamped June 24, 2021.

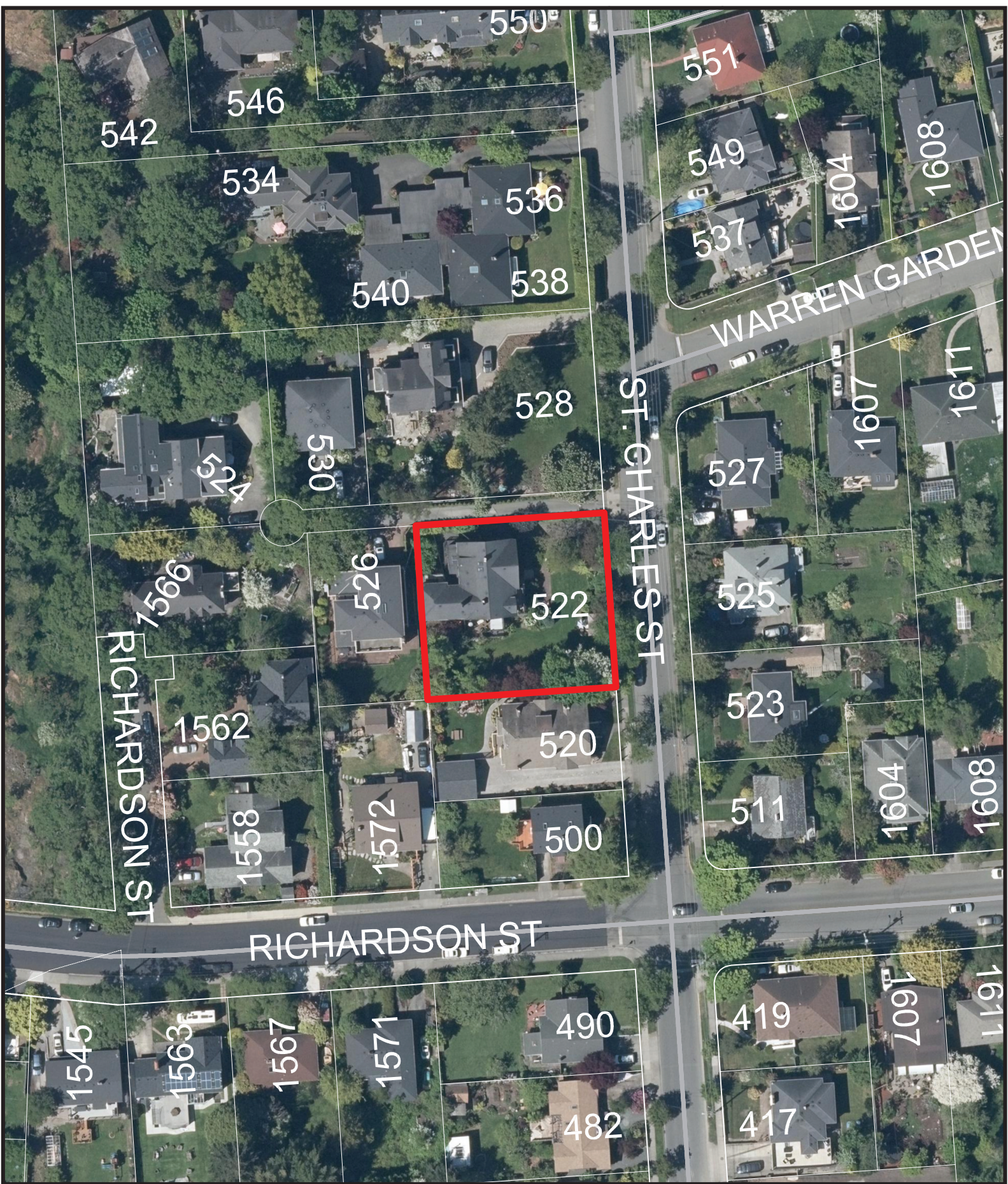


522 St Charles Street
 Heritage Designation #000202

Designated
 Registered

ATTACHMENT A





522 St Charles Street

Heritage Designation #000202

ATTACHMENT B



Designated



Registered





Statement of Significance - 522 St. Charles Street

Description

522 St. Charles Street is a large, two and one-half storey plus basement house located in the Rockland neighbourhood of Victoria. This Arts & Crafts home with multiple, rough cast stucco and half-timbered roof gables, is clad in wood shingles with distinguishing features including, heavy timber eaves support brackets and dentil trim work. The west addition keeps with the original wood shingle and trim cladding while exposed rafter tails supersede the heavy brackets.



Heritage Value

522 St. Charles Street, originally 422 St. Charles Street, was constructed in 1910 by George C. Mesher for Herbert William Ruthven Moore and his wife Emma Alice. Founded in 1886 by George Mesher Sr., George C. Mesher and Co. offered both architectural and contractor services on commercial and residential buildings throughout Victoria. A pioneer in the use of reinforced concrete on the West Coast, George C. Mesher and Co. is credited for the design and construction of the Pemberton and Sayward Buildings in Victoria and the bold Arts & Crafts bungalow at 610 St. Charles St.

The original Owner, H.W.R. Moore, was born in London in 1873 and studied law at Cambridge. One year after being called to the bar, he emigrated to Canada to manage a gold mine in the Yukon. In 1902 he moved to Victoria and worked as a crown prosecutor and a sports columnist for the Seattle Post-Intelligencer. After serving time in WW1, he returned to Victoria to resume practising law first with William H. Langley in the Pemberton Building and then with Charles E. Wilson in the Central Building. The final years of his life were spent living in the Union Club.

Following the successful establishment as a prominent doctor in London, England, Dr. Harold Edward Ridewood emigrated to Victoria in 1911. Shortly after, in 1913, he became one of the founding members of the American College of Surgeons. After serving in WWI, he returned to Victoria in 1919 to marry Mary Meld. The following year he would purchase 422 St. Charles Street from H.W.R. Moore and move in with his wife while starting his own medical practice. Dr. H.E. Ridewood was associated with the development of both Royal Jubilee and St. Joseph's Hospitals being chief of staff of both. He was president of the Victoria Medical Society and the British Columbia Medical Association. Always eager to be on the cutting edge of medicine, he would eventually practise from his home on St. Charles street. In

1952 he travelled to England to seek relief from a malignant disease. Following his untimely death there, his wife returned home and lived in the house until 1973.

522 St. Charles Street is an example of a moderate, Arts & Crafts home, typical of its pre-WWI era and Rockland district location. The recently restored front entrance highlights the prominent gabling of the east elevation while the shingle cladding, rough-cast stucco gables and heavy brackets all accentuate the Craftsman style. The west addition continues the wood shingle cladding while the roof eaves terminates with exposed rafter tails.

Character Defining Elements

The key elements that define the heritage character of 522 St. Charles Street and support its heritage values are:

- its multi-gabled roof profile with the three main gables, the gabled front entrance roof and the gabled dormer
- the historic exterior finishes dating to the time of construction including the wood shingles and rough cast stucco with wood trim
- the Craftsman detailing including heavy eaves brackets, dentil trim, and exposed rafter tails
- the front entrance with the broad steps and porch beneath the gable roof
- the bow window on the front elevation
- an original stained glass window on the north elevation
- the clay brick chimneys with a number of original chimney pots
- its continued use as a private residence



June 24, 2021

#1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 522 Saint Charles Street, Heritage Designation Application

Dear Sustainable Planning & Community Development Dept,

On behalf of our clients Vanessa and Hans Rodenburgh we are applying for a heritage designation of their their Arts and Crafts heritage home at 522 Saint Charles Street.

The existing home was built in 1910. It is currently on the heritage registry, but not designated. The existing large house designed and built by G.C. Mesher has the owner's suite which the Rodenburghs reside in, plus two rental suites in it. The continued residential use of the house is included in the Statement of Significance as a key element supporting its heritage value.

The house features a number of Craftsman-style elements highlighted in the Statement of Significance but is currently quite hard to view from outside the property. Heritage restoration considerations from the City have been incorporated to our proposed renovation design, such as restoring double columns at the front entry porch, and restoring sash windows in the upper right gable of the front elevation, and improving the sight lines through the landscaping to the heritage home from the sidewalk and street. Please refer to enclosed supporting materials.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Rus Collins". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Rus Collins, Zebra Design & Interiors Group Inc.