



Heritage Advisory Panel Report

For the Meeting of May 13, 2025

To: Heritage Advisory Panel **Date:** May 13, 2025
From: Laura Saretsky, Heritage Planner, Citywide Planning
Subject: Heritage Designation Application No. 000214 for 1466 Gladstone Avenue

RECOMMENDATION

That the Heritage Advisory Panel recommend that Council approve the Heritage Designation Application No. 000214 for 1466 Gladstone Avenue.

EXECUTIVE SUMMARY

The purpose of this report is to present the Heritage Advisory Panel with information, analysis and recommendations regarding an owner request to designate the exterior and interior of the property located at 1466 Gladstone Avenue. The house was built in 1912 and contributes to the historic character of the Fernwood neighbourhood, an area characterized by a diverse mix of historic homes from multiple eras.

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 *Fernwood Neighbourhood Plan (2022)* and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

BACKGROUND

Description of Proposal

The property located at 1466 Gladstone Avenue is a 1.5-storey Edwardian Vernacular Arts and Crafts style house built during the building boom in 1912. The exterior façade of 1466 Gladstone Avenue has maintained much of its original appearance, and some original interior features are also intact. Its character-defining elements include:

- 1½ storey form with shed roof dormers
- Features of the Arts and Crafts style, including:
 - symmetrical front facade
 - decorative gable finials, knee brackets and string courses
 - prominent exterior chimney
 - beaded horizontal lap siding and shingle exterior cladding
 - rough finish stucco with vertical mock tudor half-timbering in front gable end

- Single-hung wood windows and decorative stained-glass windows on the main floor
- main floor layout, including front entrance hall and staircase;
- original wood floors;
- staircase to upper floor with decorative balustrade;
- pocket doors from entrance hall to front room;
- decorative window surrounds, mouldings and baseboards;
- ornate metal registers;
- fireplace and decorative surround.

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)”, supports the protection and celebration of Victoria’s cultural and natural heritage resources, including the designation of buildings with heritage merit. The designation of this building is also consistent with Section 21: “Neighbourhood Directions (Fernwood)” of the OCP, which supports the retention and protection of neighbourhood heritage buildings.

Fernwood Neighbourhood Plan

The designation of this building is also consistent with the *Fernwood Neighbourhood Plan* (2022) policies which encourage the retention and protection of properties with heritage merit as a part of the distinct heritage character of the 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 attached Statement of Significance for 1466 Gladstone Avenue, which describes the historic place, its attributes and history.

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, Economic Viability and Resource Impacts

The building is in good condition. With designation, 1466 Gladstone Avenue will become eligible for grants from the Victoria Heritage Foundation.

CONCLUSIONS

This application for the designation of the property located at 1466 Gladstone Avenue as a Municipal Heritage Site is for a building that is a good example of a popular home style constructed in Victoria during the Edwardian building boom of the early twentieth century. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Fernwood neighbourhood. Staff therefore recommend that the Heritage Advisory Panel recommend that Council approve the Heritage Designation Application for the building located at 1466 Gladstone Avenue.

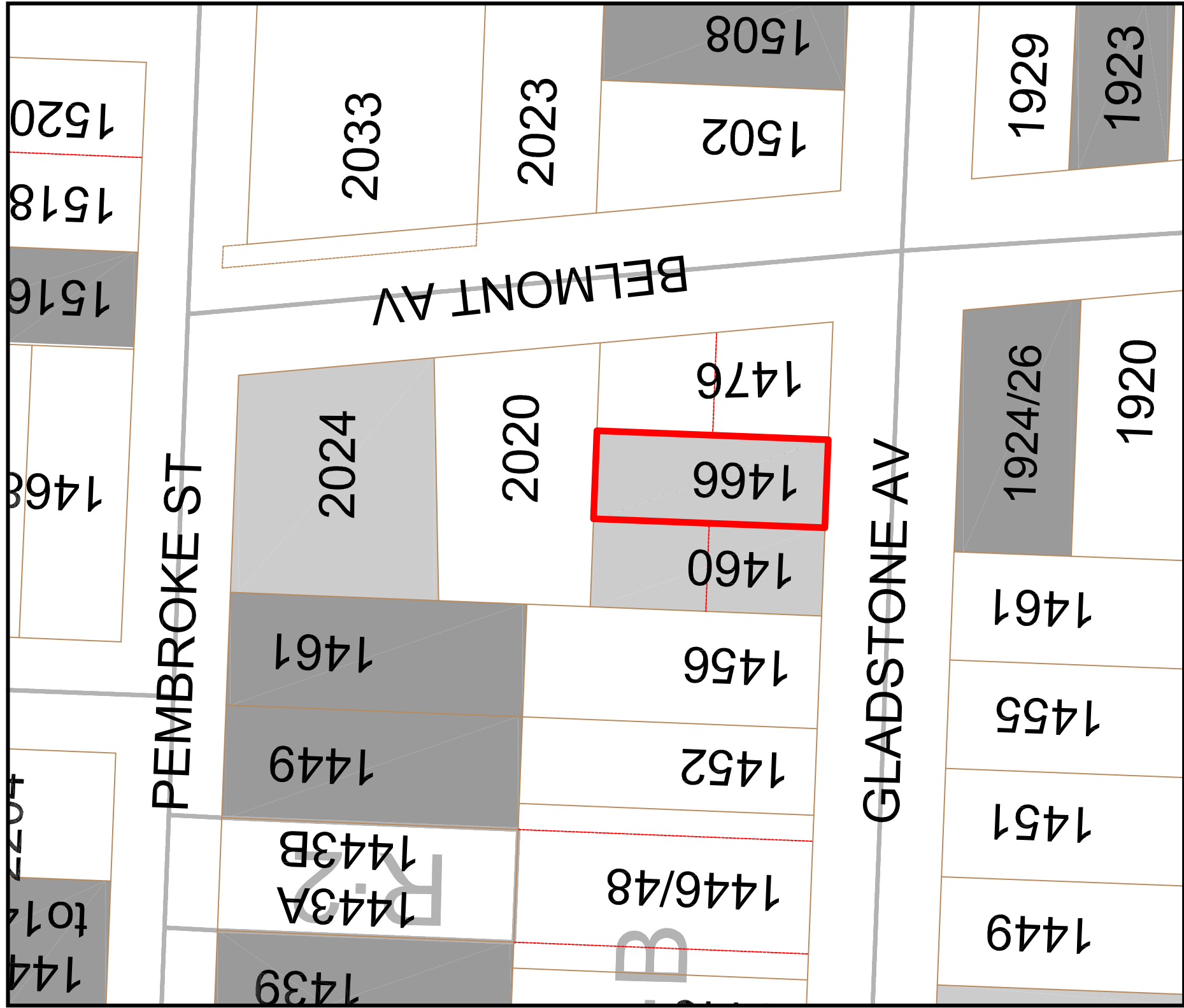
ALTERNATE MOTION

That the Heritage Advisory Panel recommend that Council decline Heritage Designation Application No. 000214 for the property located at 1466 Gladstone Avenue.

ATTACHMENTS

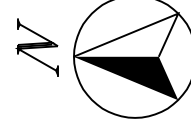
- Subject Map
- Aerial Map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped February 28, 2025.

cc: Catherin Gusse



1466 GLADSTONE

Heritage Designation #000210



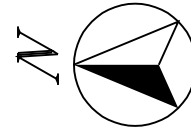
Designated
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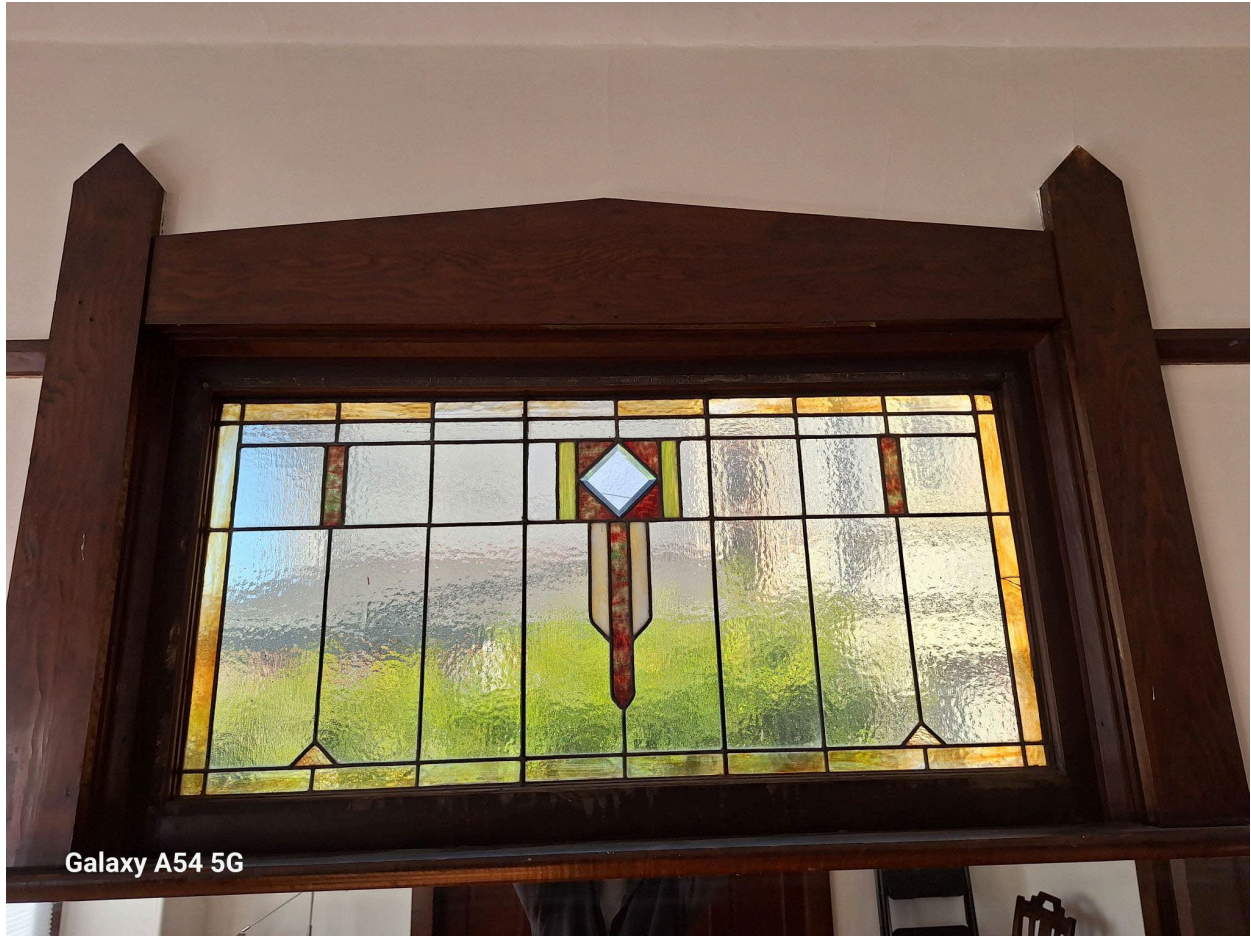
1466 GLADSTONE

Heritage Designation #000210



■ Designated ■ Registered





Galaxy A54 5G



Galaxy A54 5G



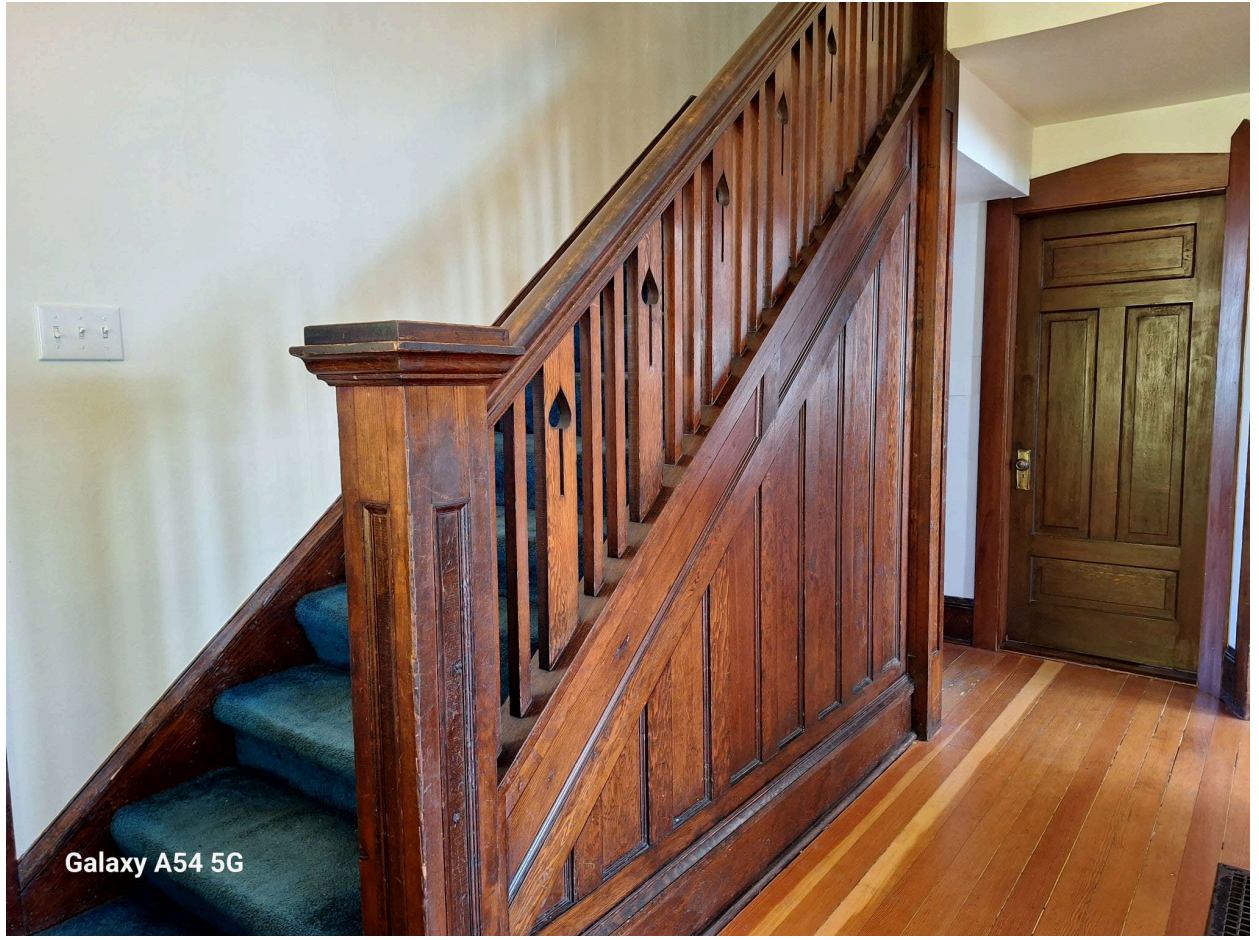
Galaxy A54 5G



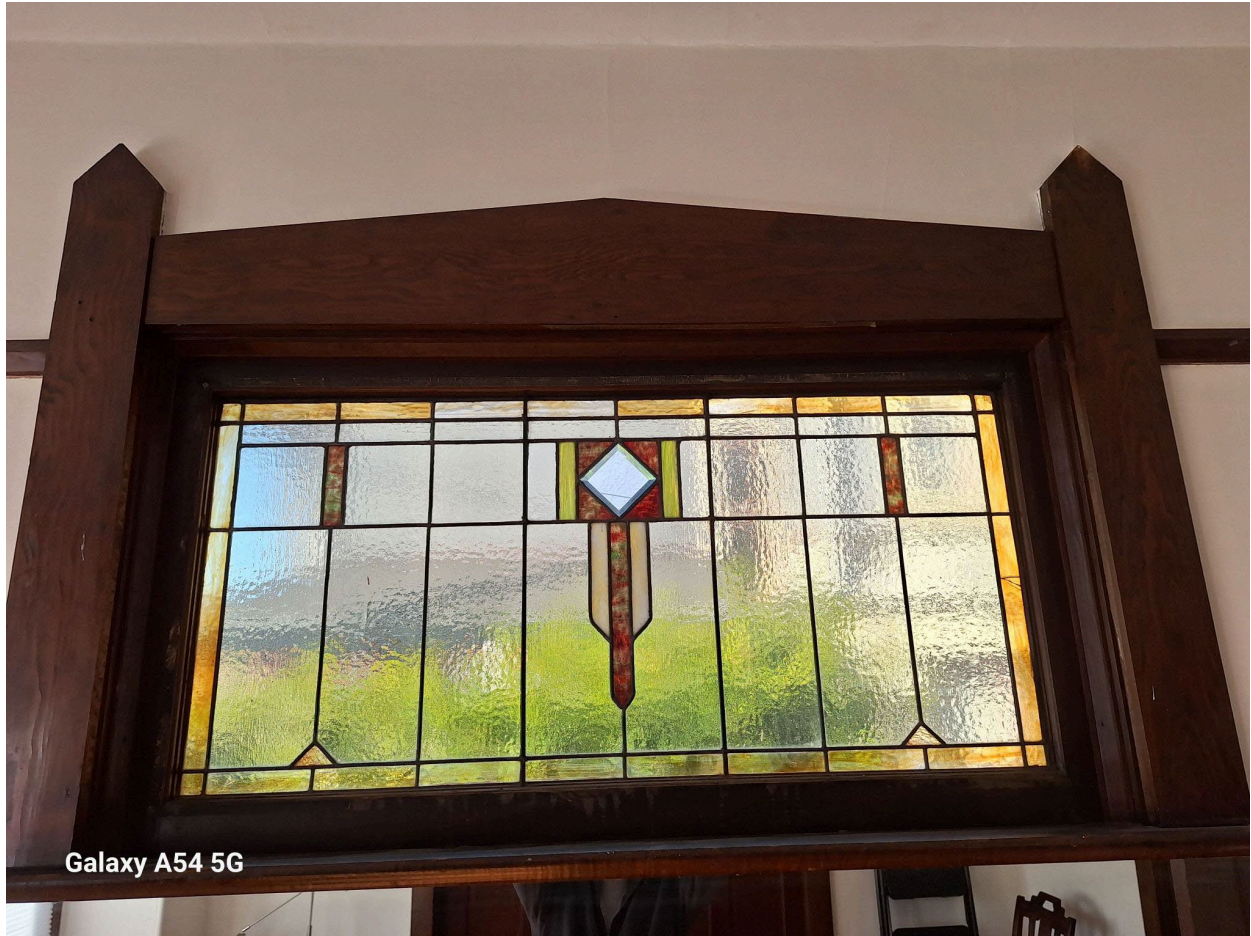
Galaxy A54 5G



Galaxy A54 5G



Galaxy A54 5G



Stain Glass Window

Statement of Significance - 1446 Gladstone Ave.

Description of Historic Place

1446 Gladstone is a one-and-a-half storey variation of an Edwardian Arts & Crafts house in the Fernwood neighbourhood of Victoria, British Columbia.

Heritage Value

Constructed in 1912, 1466 Gladstone Ave. is a good example of a variation of a vernacular, Edwardian Arts & Crafts single-family home, a common style in Victoria at the start of the 20th century.

The house features design elements from prominent architectural styles of the era, including Craftsman, Tudor Revival, and Italianate. The symmetrical front facade features a steeply pitched gable-front roof, two side shed-roofed dormers, and a hipped roof over a two box-bay front extension. There is a covered side entrance front porch. The front and rear gables are surmounted with finials, decorative bracketing at the gable peaks, and knee brackets at the ends of the bargeboards. An external brick chimney at the east elevation extends through the overhang and is seismically tied to the roof. The exterior finishes include beaded double-bevelled horizontal lap siding, cedar shingles at the apex of the front gable with rough-finish stucco and vertical mock-tutor half timbering below, separated by a decorative stringcourse with dentils.

The front facade includes a grouping of three one-over-one, single-hung windows on the upper floor. The main floor features two large Chicago-style windows, and the central fixed glass panels have a decorative stained-glass transom window above them. They are flanked by two smaller, one-over-one single-hung windows.

1466 Gladstone exemplifies the quality of Fernwood homes and is an important example of an early middle-class residence as neighbourhoods developed alongside Victoria's expanding streetcar system. Early tenants included a school principal (J.E. Hamilton), a provincial government auditor (A. McNeill), and a federal government livestock inspector (G. Egerton), all of whom were white-collar workers.

Character-Defining Elements

Exterior character-defining elements of 1466 Gladstone Avenue include:

- 1½ storey form with shed roof dormers.
- Features of the Arts and Crafts style, including:
 - symmetrical front façade;
 - decorative gable finials, knee brackets and string courses;
 - prominent exterior chimney;
 - beaded horizontal lap siding and shingle exterior cladding;

Statement of Significance - 1446 Gladstone Ave.

- rough finish stucco with vertical mock Tudor half-timbering in front gable end; and
- single-hung, wood windows and decorative stained-glass windows on the main floor

Interior character-defining elements of 1466 Gladstone Avenue include:

- main floor layout, including front entrance hall and staircase;
- original wood floors;
- staircase to upper floor with decorative balustrade;
- pocket doors from entrance hall to front room;
- decorative window surrounds, mouldings and baseboards;
- ornate metal registers; and
- fireplace and decorative surround.

Heritage Thematic Framework

1466 Gladstone Avenue aligns with several themes of Victoria's Thematic Framework. As a good example of Edwardian Arts and Crafts style, it aligns with Theme 5.1 Architectural Expression. As an early residence in the Fernwood neighbourhood, as the streetcar system grew, it also aligns with theme 1.3 Pioneer Farms to First Suburbs.



CITY OF VICTORIA
APPLICATION FOR HERITAGE DESIGNATION

STREET ADDRESS/POSTAL CODE _____

LEGAL DESCRIPTION _____

LOT SIZE _____

CURRENT OWNER'S ADDRESS
(if different from above) _____

DATE OF CONSTRUCTION _____

ORIGINAL OWNER'S NAME
AND OCCUPATION _____

OTHER RELEVANT HISTORIC
INFORMATION _____

Please attach photo(s) of the building and a letter to Mayor and Council explaining the reasons for requesting heritage designation, along with a current Certificate of Title for the property.

INTERIOR FEATURES: Please indicate whether you wish to protect portions of the interior of your building in the designation bylaw.

NO [] YES [] If YES, describe features:

LANDSCAPE OR OUTBUILDING FEATURES: Please indicate whether you wish to protect any landscape or outbuilding features of your property in the designation bylaw.

NO [] YES [] If YES, describe features:

COMPENSATION: I hereby waive any right to compensation in relation to the heritage designation of this property.

NOTE: ALL property owners with an interest in the property MUST sign this form.

Print Name: _____ Phone: _____

Signature: _____ Fax: _____

Date: _____ Email: _____

Please provide the name and address of the mortgagee (financial institution) noted on the title for the property:

To submit an application, email this application and any supporting documentation to DevelopmentServices@victoria.ca.

Prior to the Heritage Advisory Panel making a recommendation to City Council, a thorough examination of the property is required. To expedite the Panel's review, your assistance in gathering the background information is requested.

Much of the historic information can be obtained from City Archives. Some historic information may be included in the City's publication This Old House which may be viewed at the Planning and Development Department.