



Heritage Advisory Panel Report

For the Meeting of July 8, 2025

To: Heritage Advisory Panel **Date:** July 8, 2025

From: Laura Saretsky, Heritage Planner, Citywide Planning

Subject: Heritage Designation Application No. 000216 for 2407 Fernwood Road

RECOMMENDATION

That the Heritage Advisory Panel recommend that Council approve the Heritage Designation Application No. 000216 for 2407 Fernwood Road.

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 of the property located at 2407 Fernwood Road. The house was built between 1910 and 1911 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 attached to this report supports its designation.

BACKGROUND

Description of Proposal

The property located at 2407 Fernwood Road is a 1.5-storey Craftsman style home built between 1910 and 1911. The exterior façade of 2407 Fernwood Road has maintained much of its original appearance. Its character-defining elements include:

- articulated 1.5 storey massing
- full width front veranda
- Detailing Craftsman style including:
 - multi-gabled roofs and deep overhanging eaves
 - stucco and half- timbering above the stringcourses, with multi-pane casements adorning the front and back gables
 - exposed structural elements including roof rafters

- square posts with capitals set on wooden balustrades, some solid and some with balusters
- beaded, double-bevelled siding (exterior wall-cladding of horizontal boards with a bevel in the middle)
- wood shingle cladding on all four elevations of the house.
- dark painted belt course and window trim
- grand entrance staircase with wood shingle cladding
- original, solid wood front door with an upper glass lite and wood trim
- continuous residential use.

This Heritage Designation application is associated with Delegated Development Variance Permit Application No. 00012, to permit and regularize the previously unpermitted conversion of this property from a duplex to a triplex.

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* (OCP), 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 2407 Fernwood Road, which describes the historic place, its attributes and history.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the OCP and is consistent with the *Zoning Regulation Bylaw*.

Condition, Economic Viability and Resource Impacts

The building is in good condition. With designation, 2407 Fernwood Road will become eligible for grants from the Victoria Heritage Foundation.

CONCLUSIONS

This application for the designation of the property located at 2407 Fernwood as a Municipal Heritage Site is for a building that is a good example of one of the popular residential architectural styles built in the Fernwood neighbourhood during the early twentieth century building boom. 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 2407 Fernwood Road.

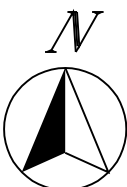
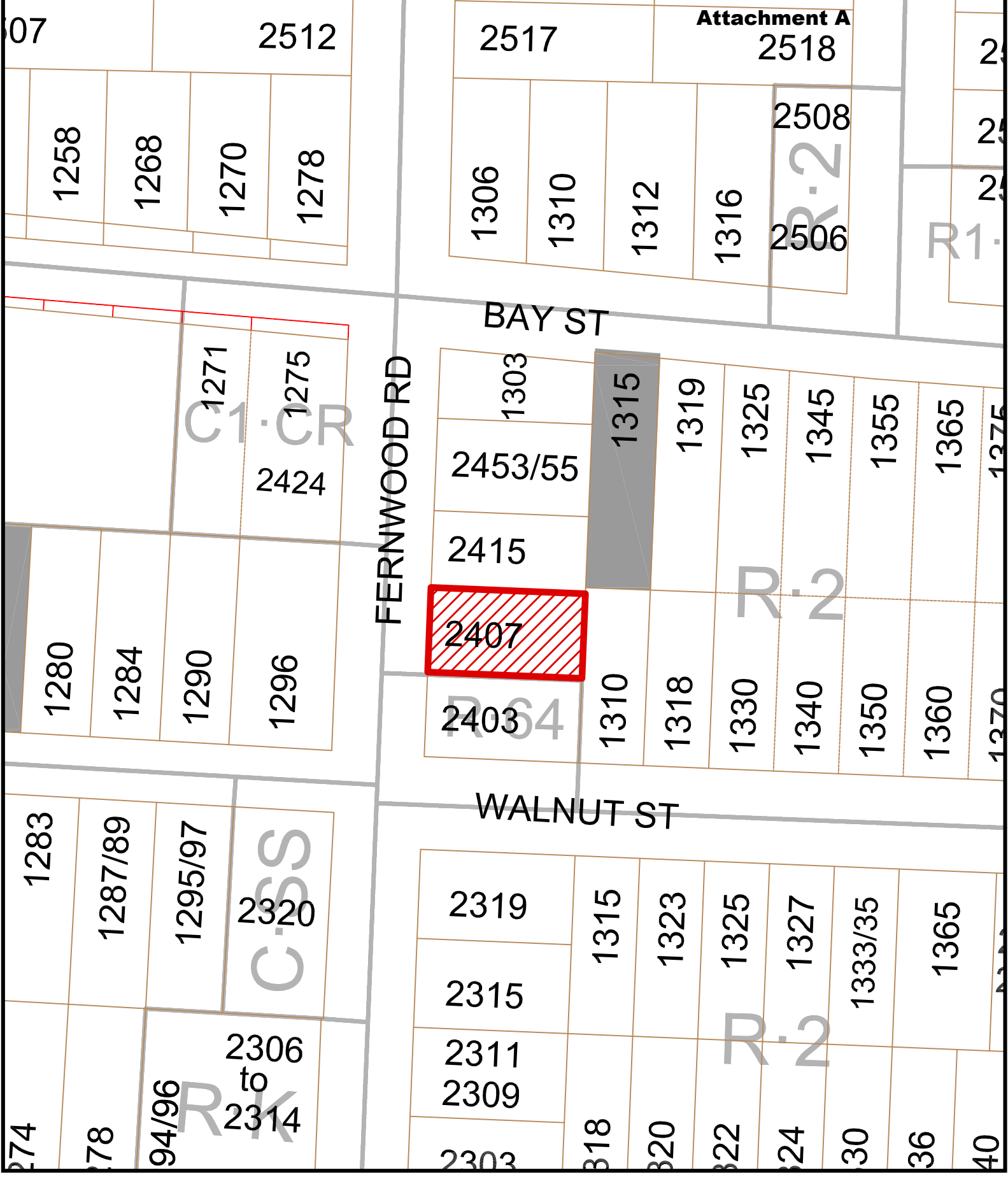
ALTERNATE MOTION

That the Heritage Advisory Panel recommend that Council decline Heritage Designation Application No. 000216 for the property located at 2407 Fernwood Road.

ATTACHMENTS

- Attachment A Subject Map
- Attachment B Aerial Map
- Attachment C Statement of Significance
- Attachment D Letter from the applicant, date stamped April 29, 2025.

cc: Lisa Sabo, Owner



2407 Fernwood Road
Heritage Designation #000216



Designated



Registered



The logo of the City of Victoria, featuring a stylized wave or mountain shape above the text "CITY OF VICTORIA".

Statement of Significance - 2407 Fernwood Road

Description

This 1½ story Craftsman house with a raised basement, was built between 1910 and 1911. A multi-gabled roof protects the wood siding and shingle clad building with its distinctive veranda and entrance stairs. The designation of the property is limited to the building footprint.



Heritage Values

The Craftsman form and style is exemplary in the asymmetrical massing and detailing of this house. The multi-gabled roof has deep overhanging eaves with burnt-orange bargeboards. The gable peaks are clad with stucco and half-timbering above the string-courses, with multi-pane casements adorning the front and back gables. A grand entrance staircase clad in painted wooden shingles, leads up to a veranda, and complements the style of the house. Square posts with capitals set on wooden balustrades, some solid and some with balusters, support the overhead veranda roof. Exposed structural rafters decorate the underside of the veranda roof. An additional defining feature can be found in the beaded, double-bevelled siding over the wood shingle cladding on all four elevations of the house.

The house was built by Alfred Jones Abbot, a builder and contractor in early Victoria who is listed on the construction documents of 12 buildings in the city. These include 2407 Fernwood Road and 2403 Fernwood Road, also still standing, next door. Alfred came to Victoria in 1906 with his wife Florence Eleanor Beaven via Winnipeg, after emigrating from Devon, England, where he was born. Mr. Abbott enlisted with the Canadian Overseas Expeditionary Force, Forestry Engineers in April of 1917, and was transferred to the Railroad Construction Company during the First World War. After returning home, he and Florence spent their lives in Victoria as active community and congregation members, with Alfred serving as a warden in St. Barnabas' Church,

located in southern Fernwood. In 1910, a building permit was secured in his name for what was then Lot 4 on Fernwood Road and the house, valued at \$2,100.00, was completed by 1911. Robert Greaves is then listed in the BC City Directory as its first resident in 1914.

Robert William Hancock Frayne, a local mechanic, is listed as a resident from 1916 when he took out a permit to add a garage on to the back of the property. After the initial two years Robert's name appears on the tax records and then in 1922 the house is transferred into his wife, Lily Mae's name, as the tax payer. Robert and Lily Mae lived on the property with their children until 1937. In 1917 Robert built the Fernwood Garage kitty-corner at 2320 Fernwood Road. The garage was associated with Imperial Oil and the name is shown on photographs as Imperial Fernwood Esso Service in the 1960s & 70's. The building still stands today and over 100 years later is it still operating as a garage, now Fernwood Auto Service.

This house has been in continuous occupation as a home for over 110 years and today offers three units of housing in separate suites.

Character Defining Elements

The key elements that define the character of this historic building and support its heritage values are:

- The articulating, 2 1/2 story massing
- The full width front veranda
- The Craftsman style detailing including:
 - o multi-gabled roofs and deep overhanging eaves
 - o stucco and half- timbering above the string-courses, with multi-pane casements adorning the front and back gables
 - o exposed structural elements including roof rafters
 - o Square posts with capitals set on wooden balustrades, some solid and some with balusters
 - o beaded, double-bevelled siding (exterior wall-cladding of horizontal boards with a bevel in the middle)
 - o wood shingle cladding on all four elevations of the house.
 - o dark painted belt course and window trim
- The grand entrance staircase with wood shingle cladding
- The original, solid wood front door with an upper glass lite and wood trim
- Its' continuous use as a residential home



Victoria Heritage Thematic Framework Evaluation

Theme 1: Coastal Settlement

- 1.3 Pioneer Farms to First Suburbs

2407 Fernwood Road is a good example of how the city grew from the first settlements into a suburban area with this type of infill housing starting to shape the neighbourhoods.

Theme 5: Cultural Exchange

- 5.1 Architectural Expression

2407 Fernwood Road is a good example of the developed Craftsman architecture. The multi-gabled roof over the 2 1/2 storey massing with a modest decorative style grew with the emergence of the family home filling in the suburban neighbourhoods, providing the growing populace with a style of home that was well built.

Resources:

City of Victoria Archives – <https://archives.victoria.ca>

Royal BC Museum Archives – <https://www.royalbcmuseum.bc.ca/archives/about-us>

Newspapers™ by Ancestry - <https://www.newspapers.com>

viHistory – Uvic – <https://vihistory.uvic.ca>

Ancestry - <https://www.ancestry.com>

Fire Insurance Plans for 1911-1913

Vancouver Public Library - City Directories,

Vancouver Foundation : Heritage Links

Hallmark Heritage Society, Board member, personal interview

Mayor Marianne Alto
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

April 29, 2025

RE: Heritage designation for 2407 Fernwood Road

Dear Mayor Alto and Council,

I am writing to propose the Heritage Designation for my residential property located at 2407 Fernwood Rd, as part of an application to modify the zoning to permit three dwelling units, up from the current allowance of two. This initiative aims to balance the evolving need for sustainable housing solutions with the preservation of our city's architectural heritage.

This designated Development Variance Permit application that this Heritage Designation is under is an effort to update the zoning and bring this property into compliance. Approximately six years ago the previous homeowner created an unpermitted triplex. This configuration has been a good fit in the community with no negative impact. We believe that reconciling the house's three dwelling units with the City's zoning is most sensible. Heritage Designation has been agreed upon with Planning staff as an appropriate avenue to achieve our mutual goal.

Victoria's rich tapestry of historic buildings contributes significantly to its unique character and community identity. Heritage designation serves as a vital tool for safeguarding properties that embody architectural, historical, or cultural significance. By designating this property, we can ensure its preservation and continued contribution to the city's heritage.

The proposed zoning modification aligns with the city's goals of increasing housing density while maintaining the integrity of established neighborhoods. Heritage designation would provide clear guidelines for any future alterations, ensuring that changes are in harmony with the property's historical value and the surrounding area.

In conclusion, this Heritage Designation application is a proactive step toward accommodating the need for increased housing density while preserving the architectural heritage of our community. I respectfully request your support in initiating the heritage designation process for this property.

Thank you for considering this proposal.

Sincerely,

Lisa Sabo