

NO. 07-007

A BYLAW OF THE CITY OF VICTORIA

to designate the building located at 1324 Balmoral Road to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (1324 Balmoral Road) BYLAW (NO. 549)".
2. The building located at 1324 Balmoral Road, legally described as Lot 5, Plan 317A, Section 75, Victoria, is designated to be protected heritage property.

READ A FIRST TIME the **8th** day of **February,** 2007.

READ A SECOND TIME the **8th** day of **February,** 2007.

Public hearing held on the **22nd** day of **February** 2007.

READ A THIRD TIME the **22nd** day of **February** 2007.

ADOPTED on the **22nd** day of **February** 2007.

CORPORATE ADMINISTRATOR

MAYOR

Victoria Heritage Foundation

From: Victoria Heritage Foundation [vhf@victoriaheritagefoundation.ca]
Sent: December 11, 2006 12:05 PM
To: Steve Barber (E-mail)
Cc: Richard Linzey (E-mail)
Subject: RE: 1324 Balmoral

Hi Steve, there is wrong info in the Heritage Value portion of the SoS for 1324 Balmoral.

The house was designed and built by DH Bale in 1910 for Alice Boorman, the daughter of English settlers Frances and William Boorman, who had had Bale design and build the first two houses on their property in 1905. Alice was a self-employed art needleworker, and taught needlework in schools. Her situation is important in local women's history - most single women supported themselves in Victoria as stenos, seamstresses, nurses, factory workers, etc. Anyone who was able to support themselves in the art field was rare here, let alone a woman.

There were at least two other families between the Boormans who sold in the early 1920s, and Frances and Bart Alexander, who bought and moved from next door in 1956.

Another point of heritage value in the history of Vancouver Island is that Bart died of severe Emphysema after delivering and shovelling coal for 50 years. Coal was the major resource that made Vancouver Island wealthy in the 1850-1910 period. It built the Dunsmuirs' castles and other huge houses, and killed thousands of coal miners and workers in the industry through mine disasters and "Black Lung" disease.

Jennifer

I send this to Richard just for your info at some later date.

Jennifer Nell Barr
Executive Director
Victoria Heritage Foundation (VHF)
c/o Victoria City Hall #1 Centennial Square
Victoria, BC Canada V8W 1P6
Phone: 250.383.4546
Fax: 250.389.1854
Email: vhf@victoriaheritagefoundation.ca
Website: www.victoriaheritagefoundation.ca

November 16, 2006

Memo to: Chairman and Members
Heritage Advisory Committee

From: Steve Barber, Senior Heritage Planner

Re: **1324 Balmoral Road – owner request for Heritage Designation. Zoned R1-B
Single Family Dwelling District. HD000031**

Executive Summary

This is an owner request to designate an existing 1910 house in the Fernwood neighbourhood as a municipal heritage site.

Recommendation

That, whereas the existing house at 1324 Balmoral Road is of heritage significance, City Council designate it as a municipal heritage site.

Background/Analysis

Statement of Significance

Description

1324 Balmoral Road consists of a single storey, single family, early 20th century dwelling situated at the front of the lot allowing a sizeable garden in the back. Located in the Fernwood area of Greater Victoria, the house is surrounded by similarly styled homes, typical to the time period in which they were constructed.

Heritage Value

Constructed in 1910 by English settlers, Frances and William Boorman, it is architecturally notable as reflective of a typical middle-class dwelling of the time. The house is one of three commissioned and constructed by the Boorman family, with architect David Herbert Bale, on this site between 1905 and 1910. This house is a prime example of the architectural style of Bale who was a popular and prolific architect specializing in variations of the British Arts and Craft style throughout greater Victoria before World War One.

This site is also noted for its cultural values most prevalent in the families who owned and occupied this site throughout its lifetime. The Boorman family, who first commissioned the site's construction in 1905 came from London, England in 1894, and retained ownership until they sold it to next door neighbours Frances and Barton Alexander in 1956. Bart is the grandson of Charles and Nancy Alexander, who were among 700 free black families to come to Victoria from Missouri, via San Francisco in 1858, invited by Sir James Douglas as settlers.

Character-Defining Elements

- Location in Fernwood among similar structures of the time period
- One of three houses built on site by the same architect and family
- Short setback from the lot, large garden in the back of the lot

- Octagonal bay window on the front façade
- Wide, heavily pronounced soffit with decorative rafter extensions (characteristic of the vernacular Art and Crafts Movement in Britain)
- Formal qualities noted for heritage value rest in the overall layout and spatial configuration of the structure that was intended to house a single family in pre-war Victoria

Official Community Plan/Neighbourhood Plans

The conservation of this house is consistent with Chapter 7 of the Official Community Plan titled "*Toward an Environmentally Sound Community*". Topic (8) Heritage states the following objectives:

- a) *To encourage the preservation and conservation of those sites, buildings and structures which are of architectural and historical significance.*
- c) *To maintain and develop regulatory controls which will assist in the conservation of natural and built heritage resources, including view corridors.*

Topic (8) Heritage also states the following policies:

- ii) *Maintain and develop regulatory control such as heritage designations, Development Permit Areas, Heritage Conservation Areas, temporary protection orders and other mechanisms, including view corridor designations, for the protection of significant heritage resources and areas.*

The conservation of this building is consistent with the Fernwood Neighbourhood Plan, which states under objectives:

- 1) To encourage the conservation of heritage buildings and associated streetscapes, views, trees of special merit, and other elements of the natural heritage in Fernwood, with a view to maintaining them for future generations.
- 2) To promote positive public awareness of heritage resources in Fernwood.

Zoning/Land Use

The conservation of this building is consistent with the R1-B Single Family Dwelling District zoning for the property and the Neighbourhood Plan.

Condition/Economic Viability

The house appears to be in good condition.

Need for Financial Support

The owners intend to apply for financial assistance.

Rough Draft: SOS

1324 Balmoral, Victoria, BC

Description:

- single storey/ family dwelling
- built 1910
- Fernwood area
- front lot positioning with large yard in back
- surrounded by similar style house (2 house designed by same architect, commissioned by same family)

1324 Balmoral consists of a single storey, single family, early 20th Century dwelling situated at the front of the lot allowing a sizeable garden in back. Located in the Fernwood area of Greater Victoria, the house is surrounded by similarly styled homes, typical to the time period in which they were constructed.

Heritage Value:

- commissioned by English settlers Frances Jane (Robson) Boorman and William Scoones Boorman.
- representative of middle-class single family dwelling of the area and time period.
- accompanies two other homes in the area commissioned by same family and produced by same architect, David Herbert Bale.
- Later owned by Frances and Barton Emmett "Bart" Alexander, grandson of Charles and Nancy Alexander- who were black and immigrated from Missouri via San Francisco in 1858, in search of gold, along with 700 free black families brought here as settlers by Sir James Douglas.

Constructed in 1910 by English settlers, Frances and William Boorman, it is architecturally notable as reflective of a typical middle-class dwelling of the time. The house is one of three commissioned and constructed by the Boorman family with architect David Herbert Bale on this site between 1905 and 1910. This house is a prime example of the architectural styling of Bale who was a popular and prolific architect specializing in variations of the British Arts and Craft style throughout greater Victoria before World War One.

This site is also noted for its cultural values most prevalent in the families who owned and occupied this site throughout its lifetime. The Boorman family, who first commissioned the sites construction in 1905, came from London, England in 1894, and retained ownership until they sold it to next-store neighbours Frances and Barton Alexander in 1956. Bart is the grandson of Charles and Nancy Alexander, who were among 700 free black families to come to Victoria from Missouri, via San Francisco, in 1858 invited by Sir James Douglas as settlers.

Character-Defining Elements:

- location in Fernwood among similar structures of the time period

- one of three houses built on site by same architect and family
- short setback from the front of the lot, large garden in back of lot
- octagonal bay window on the front facade
- wide, heavily pronounced soffit with decorative rafter extensions (characteristic of the vernacular Art and Crafts Movement in Britain)
- formal qualities noted for heritage value rest in the overall layout and spatial configuration of the structure that was intended to house a single family in pre-war Victoria.

*All details included derived from historical contents sheet (provided by City of Victoria) and exterior architectural observations. Interior qualities of site not consulted and thus not included in this analysis.

Aleisha and Chad Connorton
1324 Balmoral Road,
Victoria BC V8R 1L7

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

26 September 2006

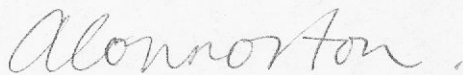
Dear Mayor and Council,

We are interested in designating our house because we believe it is a good example of pre-First World War small housing, and it's exterior and much of it's interior is still in original form. It is situated on a relatively untouched street, many houses being of the same period or from the Inter-War period. We are located in Fernwood, one of Victoria's oldest neighbourhoods, and a district noted for its heritage properties and trees.

Being a young family in our first home, we are interested in the City's funding program for Designated Heritage Houses. Keeping up appearances, which means the need and desire to maintain our house, is a major expense on our budget. We understand that the City's program, as administered by the Victoria Heritage Foundation, is a very good funding program, and we appreciate the chance to apply to obtain funding assistance.

Sincerely,

Aleisha Connorton

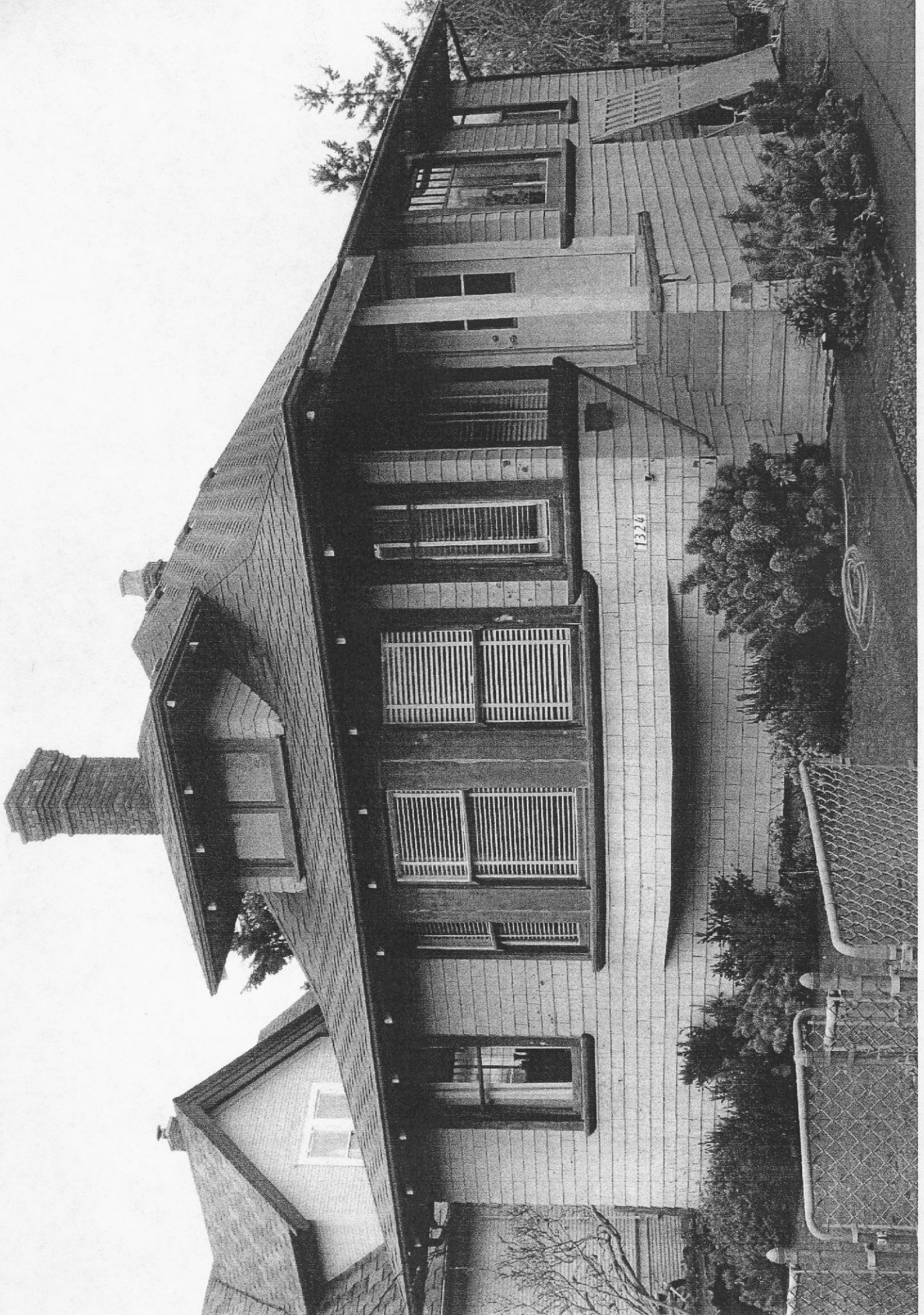


Chad Connorton

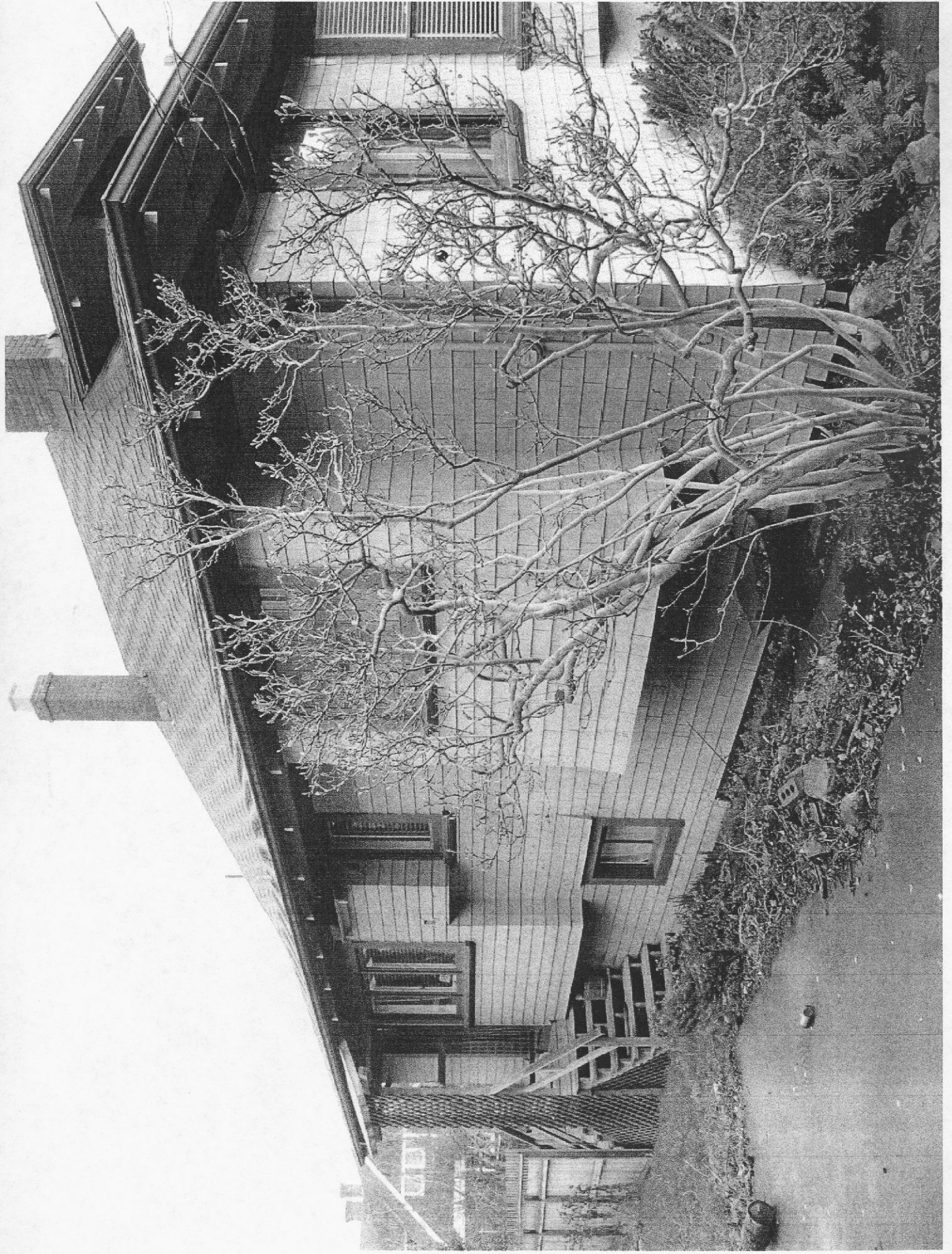




1324 Balmoral Rd.



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1324 Balmoral Rd.



CITY OF VICTORIA
APPLICATION FOR HERITAGE DESIGNATION

STREET ADDRESS AND
POSTAL CODE

1324 BALMORAL RD.

(WAS 1324
FISGUARD)

LEGAL DESCRIPTION

LOT 5 SEC. 75 VD PLAN 317A

LOT SIZE

15.23 x 44.25 m

PRESENT OWNER ADDRESS
(if different from above)

DATE OF CONSTRUCTION

1910

ORIGINAL OWNER'S NAME &
OCCUPATION

MS. AA BOOKMAN - NEEDLEWORK SPECIALIST

OTHER RELEVANT HISTORIC
INFORMATION

THE ALEXANDER FAMILY OWNED THE
HOUSE FROM 1950 - 2003
DESIGNED + BUILT BY PHBALE.

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:

[Empty box for interior features]

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

NO YES If YES, describe features:

[Empty box for landscape features]

OUTBUILDING FEATURES: Please indicate whether you wish to protect any outbuildings on your property in the designation bylaw.

NO YES If YES, describe features:

[Empty box for outbuilding 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: ALEISHA CONNORTON + CHAD CONNORTON
Phone: 595 0003
E-Mail: aconnorton@shaw.ca
Fax: _____

Signature: Aleishaconnorton Date: SEPT 26/06

This application and any supporting documentation should be delivered to the City Planning Division, City Hall, #1 Centennial Square, Victoria, B. C. V8W 1P6
Prior to the Heritage Advisory Committee making a recommendation to City Council, a thorough examination of the property is required. To expedite the Committee'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 & Recreation Department



#1 Centennial Square
 Victoria, B.C. V8W 1P6
 Telephone: (250) 361-0228
 Internet: www.city.victoria.bc.ca

2004 PROPERTY TAX NOTICE

DUE DATE: Friday, July 2, 2004



13208

10 % PENALTY IF NOT PAID OR GRANT NOT CLAIMED BY JULY 2, 2004

CONNORTON, ALEISHA M
 CONNORTON, CHAD M
 1324 BALMORAL RD
 VICTORIA BC V8R 1L7

MORTGAGE CO. - We have notified MCAP SERVICE CORPORATION of the outstanding taxes due on this property.

PROPERTY ADDRESS		SHORT LEGAL DESCRIPTION		
1324 BALMORAL RD		LT 5 PL 317A SEC 75 VICTORIA		
FOLIO NUMBER		TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES		
07449020 ACCESS CODE: 835578		GENERAL	SCHOOL	HOSPITAL
PID 009-167-251		1 232,200	1 232,200	1 232,200
RATES		COLUMN A	COLUMN B	COLUMN C
		NOT ELIGIBLE FOR	UNDER 65 YEARS	65 YEARS OR OVER OR
		HOME OWNER GRANT	BASIC GRANT	ADDITIONAL GRANT
SCHOOL - RESIDENTIAL	3.01530	700.15	700.15	700.15
SCHOOL - OTHER		0.00	0.00	0.00
Less: Home Owner Grant			-470.00	-700.15
NET BASIC SCHOOL TAXES		700.15	230.15	0.00
BC ASSESSMENT	0.10570	24.54	24.54	24.54
CAPITAL REGIONAL DISTRICT	0.58310	135.40	135.40	135.40
CAPITAL REGIONAL HOSPITAL DISTRICT	0.30290	70.33	70.33	70.33
MUNICIPAL FINANCE AUTHORITY	0.00030	0.07	0.07	0.07
REGIONAL TRANSIT	0.16060	37.29	37.29	37.29
NET OTHER GOVERNMENT TAXES		267.63	267.63	267.63
DEBT	0.46120	107.09	107.09	107.09
GENERAL	2.76370	641.73	641.73	641.73
POLICE	1.81310	421.00	421.00	421.00
#SEWCN07 SEWER FRONTAGE	1.87000	28.50	28.50	28.50
Less: Residual Home Owner Grant			0.00	-44.85
NET MUNICIPAL TAXES		1,198.32	1,198.32	1,153.47
TOTAL NEW 2004 TAX LEVIES		2,166.10	1,696.10	1,421.10
Tax Prepayments/Adjustments		0.00	0.00	0.00
TOTAL OUTSTANDING TAXES		2,166.10	1,696.10	1,421.10

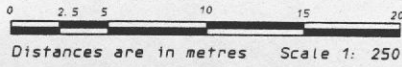
INTEREST TO THE DUE DATE IS INCLUDED IN THE AMOUNT SHOWN FOR ARREARS AND DELINQUENT TAXES.
 IF ELIGIBLE YOU CAN CLAIM YOUR HOME OWNER GRANT ONLINE AT WWW.CITY.VICTORIA.BC.CA OR REMIT APPLICATION BELOW.

Customer Copy	PAY AMOUNT	COLUMN A	COLUMN B	COLUMN C
	IN COLUMN			
AMOUNT DUE JULY 2, 2004	A, B, OR C	\$2,166.10	\$1,696.10	\$1,421.10

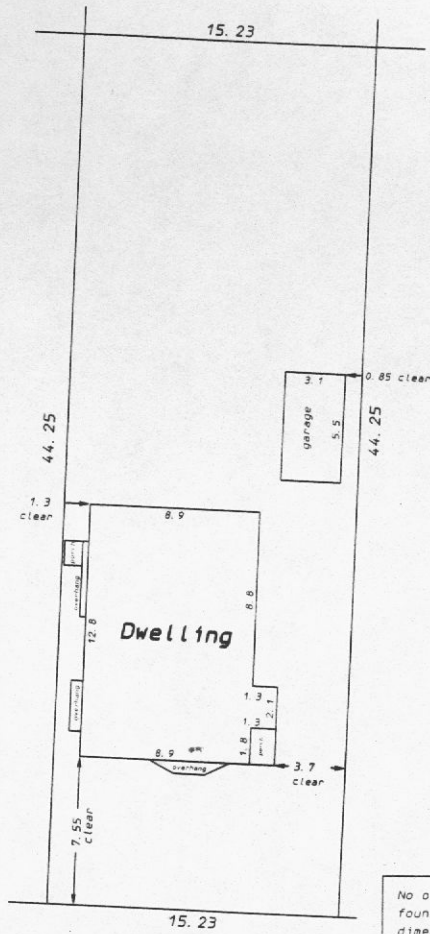
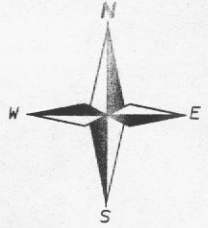
DETACH AND REMIT STUB

**B. C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION OF:**

Lot 5,
Section 75,
Victoria District,
Plan 317A



CIVIC ADDRESS: 1324 Balmoral Road
Victoria, B.C.



No original survey posts found - clearances & lot dimensions may change slightly.

BALMORAL ROAD

This document is prepared for mortgage or municipal purposes only and is not to be used for re-establishing boundaries. This document is not valid unless originally signed and sealed.

I hereby certify that the FOUNDATION OF THE DWELLING shown on the above property is wholly within the boundaries thereof and does not encroach onto adjoining property.

**Glen Mitchell
Land Surveying Inc.**
1030 North Park Street
Victoria, B.C.
V8T 1C6
Telephone: 385-1712

Certified correct this 7th day January 2003
Glen Mitchell
Glen Mitchell, B.C.L.S.

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File 03-16-7012a.cnt (c)
FB 191