

NO. 03-57

A BYLAW OF THE CITY OF VICTORIA

to designate the house, including interior features of living room/dining room including wood wall wainscotting, stained glass and two fireplaces, located at 971 Bank Street 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 (971 BANK STREET) BYLAW (NO. 504)".
- 2. The house, including interior features of living room/dining room including wood wall wainscotting, stained glass and two fireplaces, located at 971 Bank Street, legally described as Lot 18, Section 74, Victoria District, Plan 274, is designated to be protected heritage property.

READ A FIRST TIME the	28 TH	day of	AUGUST	2003.
READ A SECOND TIME the	28 TH	day of	AUGUST	2003.
Public hearing held on the	23 RD	day of	OCTOBER	2003.
READ A THIRD TIME the	23 RD	day of	OCTOBER	2003.
ADOPTED on the	23 RD	day of	OCTOBER	2003.

"ROBERT G. WOODLAND"
CORPORATE ADMINISTRATOR

"ALAN LOWE"
MAYOR

Certified A True Copy,

This 3RD Day Of November 2003

[Signature]
.....
Corporate Administrator
City of Victoria BC

From Jennifer Barr 389-1864
 Residential Building Plans - Data Entry Form

1 page to Richard + Andrea Brimmell

FILE NUMBER BP # 00785 PLMB P# LAND T#
 CONST COST \$3,500 BP DATE 1920.04.15 BP SERIES 2 PP DA
 ASSESS DATE: ASS LAND: ASS IMPROV:
 ADDRESS # 0971 BLOCK 900 STREET NAME Bank St
 NEIGHBOURHOOD Gonzales WHERE PLANS FOUND war
 LOT # 18 BLOCK # SEC # 74 PLAN/MAP #
 DIST / ESTATE TAX ROLL #

EMSLEY
 MARRIED 1910
 in New Westminster
 to GERTRUDE
 FRIER
 ALS EMSLEY
 died 1958 at
 78 in Vancouver

CLIENT/OWNER Emsley, A.L.S. ALBERT LAWRENCE SPABORN - listed herein
 BUILDER Wood & Richards, Contractors + 1351 MERRITT
 ARCHITECT Wood & Richards - also 331/351 ROBERTSON / 370 STANNARD
 PLAN DATE DRAWN BY: TRACED BY:
 PLAN TITLE Proposed bungalow for A.L.S. Emsley, esq., on Bank St., Victoria, B.C.
 BLDG STYLE Arts & Crafts, English BLDG TYPE SFD # of STOREYS 1

1920
 Voter list
 wife not
 listed
 1921 CD
 Albt L
 Emsley
 Clerk PO
 h 971
 BANK

BLDG DESCRIP

5 room house with gabled roof, half-timbering in front gable, and gable over front door. Decorative barge boards and exposed rafter tails. Three tall corbelled chimneys. Side facing front steps, porch with tapered columns. Multipaned casement windows. Panelled front door with multipaned window. Box bay on side in dining room, with built-in seat. Small high windows on either side of fireplace in drawing room. Built-in buffet and fireplace in dining room. Pillared archway with built-in cupboards with leaded doors between dining room and drawing room. Wooden wainscotting in drawing room with plate rail. Two bedrooms.

1920 Voter
 list -
 GERTRUDE
 EMSLEY
 living in
 Suite 131,

PLAN DESCRIP 2 elevations, 1 floor plan, 1 foundation plan, 1 trim detail
 # PLAN SHEETS 2 # OTHER PLAN SHEETS # OTHER PAPERS 94
 MEDIUM OF ORIGINAL DOCS Blueprint CONDITION OF DOC Good

NOTES / OTHER BPs

Built under the Better Housing Act, as dwelling for returning WW 1 soldiers.
 Other papers included 11 pages of contract, 54 statements, and 32 invoices.

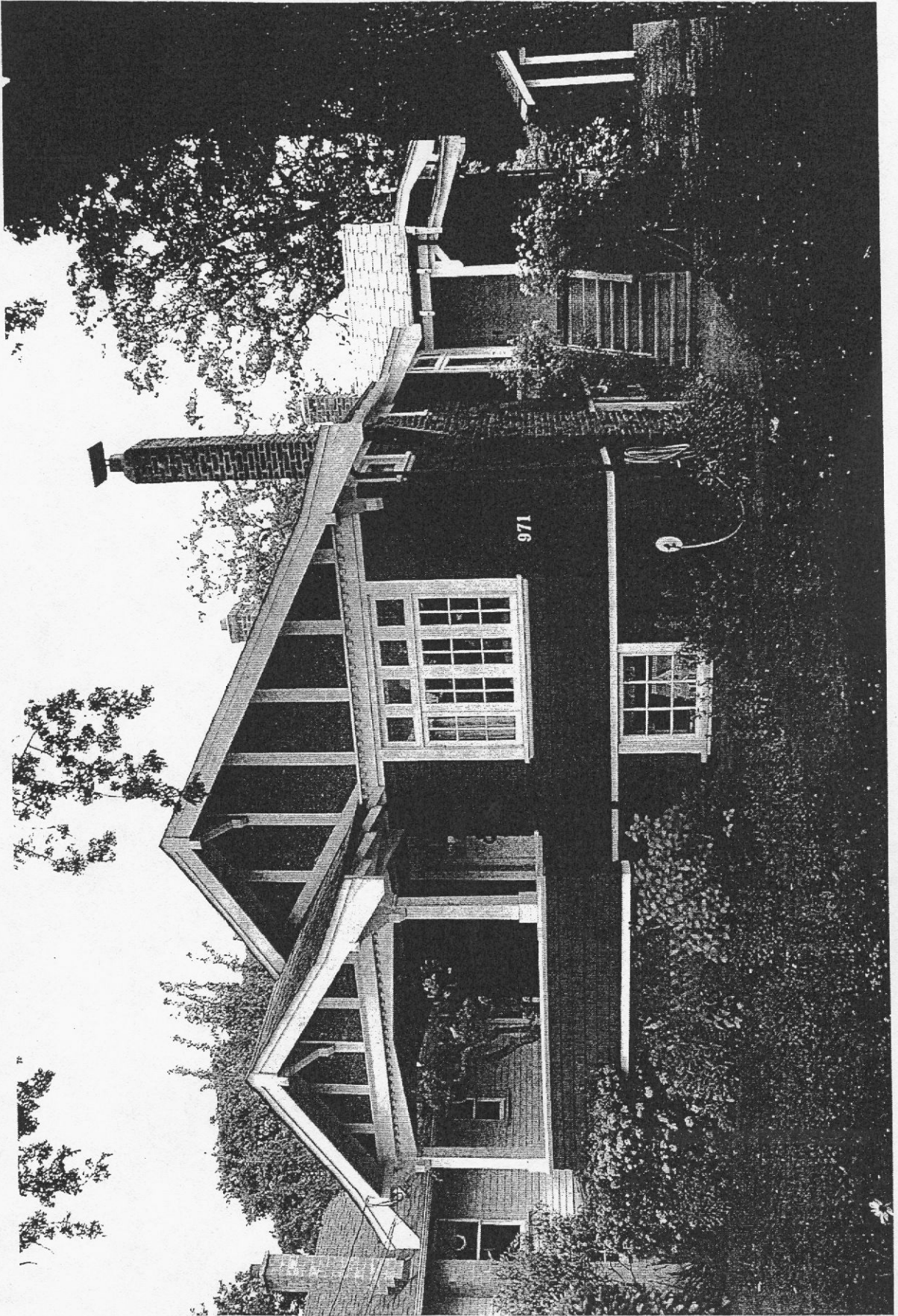
VISITED
 22 MAY
 2003
 ANDREA P. BRIMMELL
 Youth Librarian
 Ext. 30
 FAX-475 2211
 971 BANK ST.
 VICTORIA.
 GREATER VICTORIA PUBLIC LIBRARY
 735 Broughton Street, Victoria, B.C., Canada V8W 3H2
 Telephone (604) 382-7241 Fax (604) 382-7125

BRIMMELLS
 598-3694

SAVOY
 MANSIONS
 (likely
 why
 ALS
 Emsley
 didn't
 stay in
 the house)

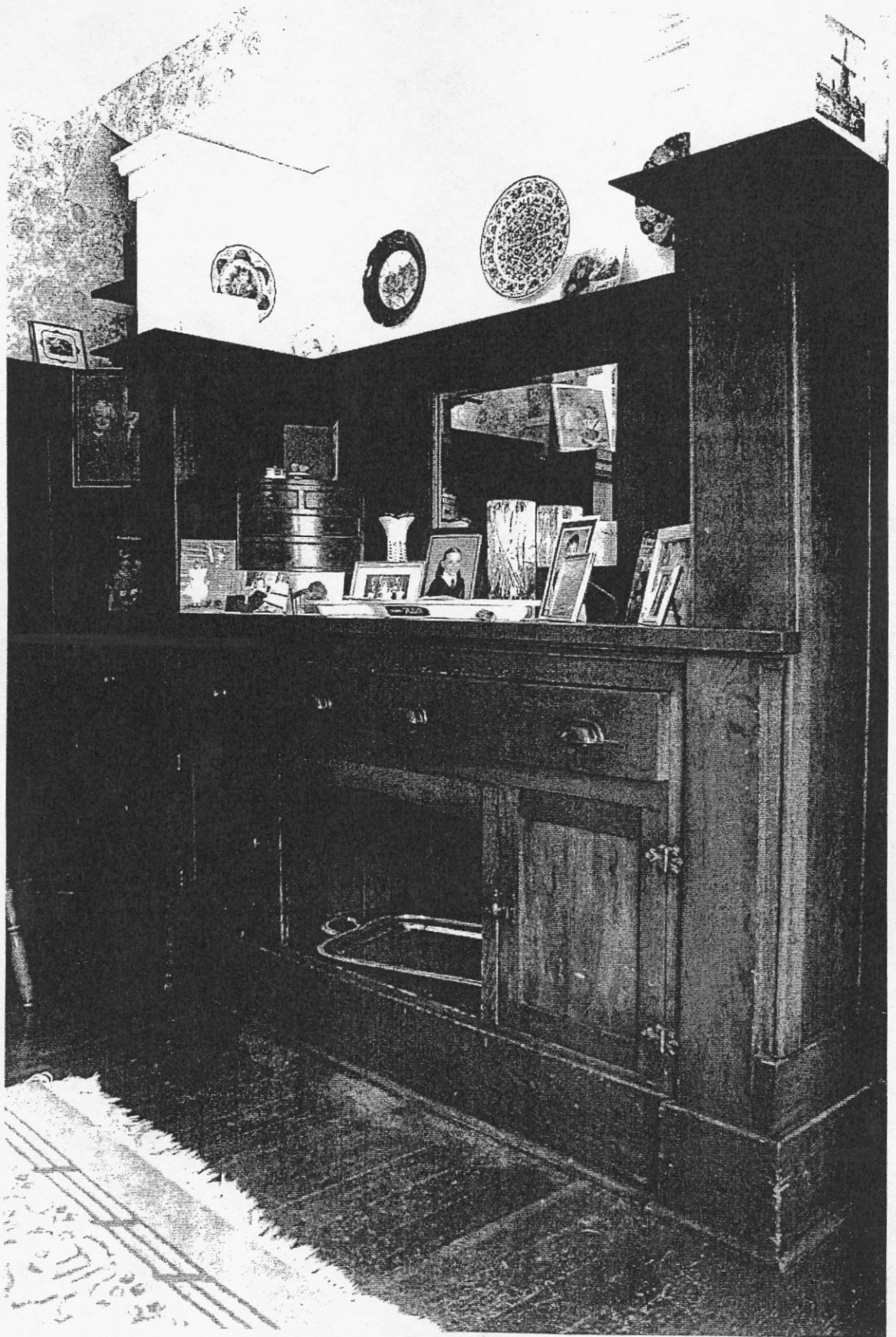
HERITAGE STATUS YEAR DESIGNATED 0

CDS 1924 RNC + EDITH M. HEMBEROW Clerk BC Court h 971 BANK
 1937 PAT EM HEMBEROW Studt n 971 Bank
 GAREY DODD.

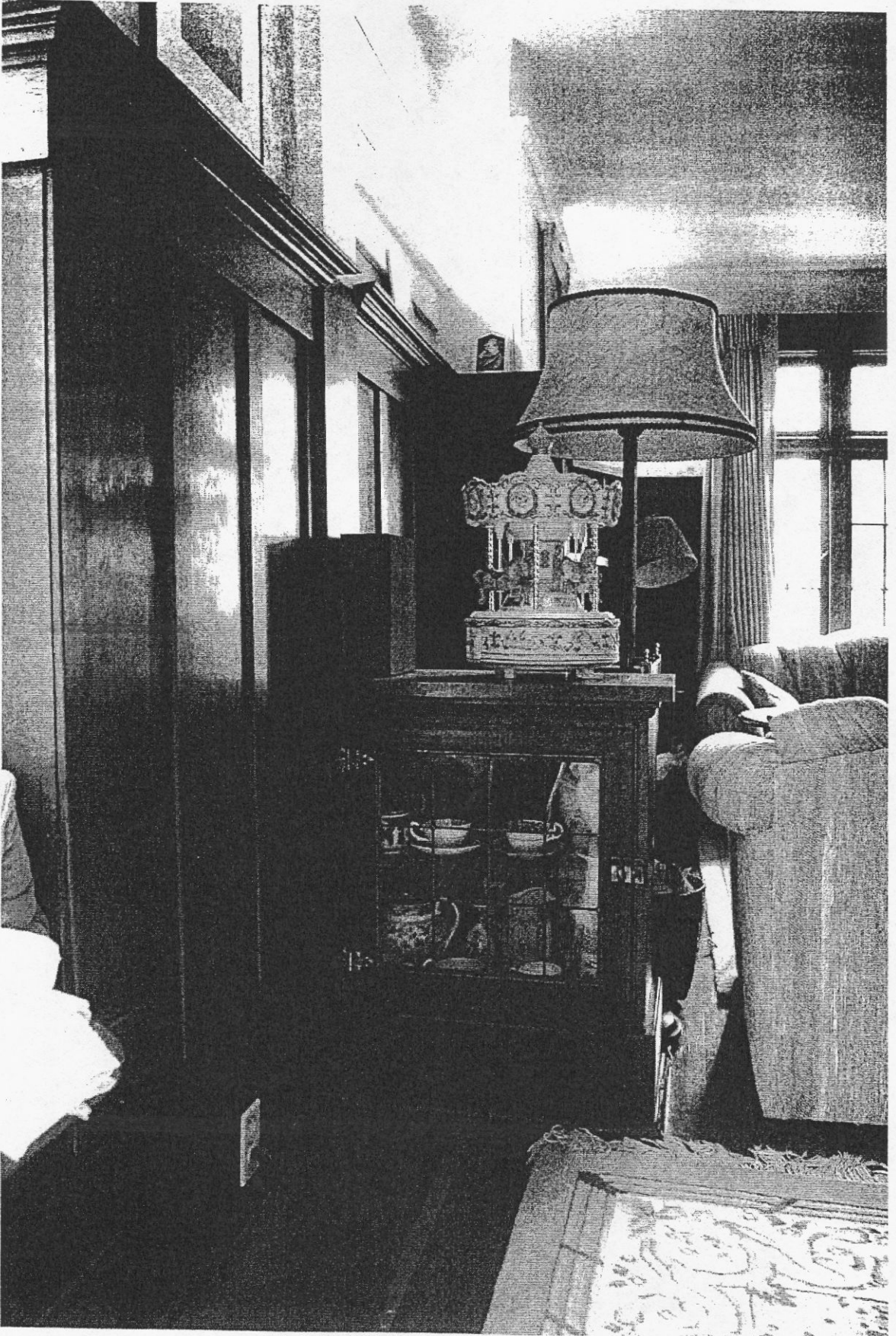


971 Bank Street

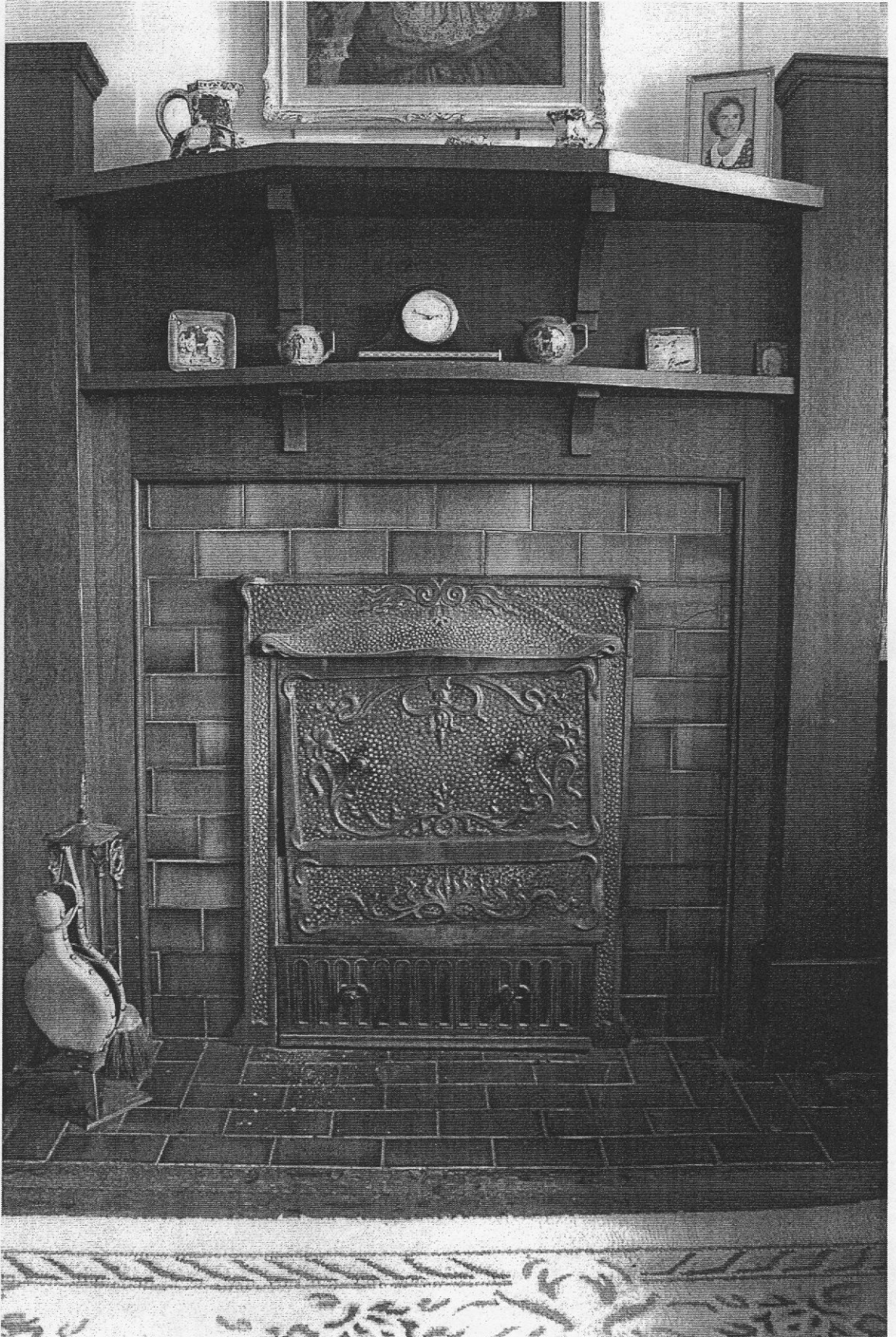
971 Bank Street/interior



971 Bank Street/interior



971 Bank Street/interior



971 Bank Street - owner request for Heritage Designation. Zoned R1-B Single Family Dwelling District.

Jennifer Barr distributed copies on the history of the house.

The house at 971 Bank Street is a well preserved 1920 Arts & Crafts style bungalow with unaltered interior living/dining room in the Gonzales neighbourhood in Victoria.

This house is an excellent example of a well preserved Arts & Crafts bungalow from 1920 with original interior features. It illustrates the typical middle class dwellings constructed in Victoria in the period following the First World War.

Character Defining Elements

The modest scale, original interior and exterior materials, and unaltered finishes including:

- Exterior stained wood shingle finishes.
- Wood framed windows and wood trim.
- Front facing gable roof forms and open porch.
- "Clinker brick" chimneys.
- Unpainted wood wainscotting in the living/dining room.

History

The house was constructed in 1920 by the firm of Wood & Richards for Mr. Albert L.S. Emsley, a post office clerk who later became a taxi driver. The house was sold in 1922 to Mr. Robert N.C. Hemberon, who was in the Navy and later became a government clerk.

A well preserved Arts & Crafts bungalow, the home features a front facing gable roof with exposed brackets and rafter tails, tudor half timbering and stucco in the front gable, wood shingles on the main floor and wood dentils on the trim at the base of the gable. The exposed brick chimney on the north side is constructed of clinker bricks. The main living room window on the front elevation contains a symmetrical grouping of four, six-panel wood casement windows in a single grouping with small transoms above each window.

The interior features the original living/dining room with unpainted fir wainscotting and picture rail, and an archway supported by pillars between the living and dining area with built in cupboards with leaded glass doors. There are stained glass windows adjacent to the fireplace and in the dining room. The fireplaces feature green ceramic tiles and decorative metal surrounds in the hearth.

Moved

Seconded

That, whereas the house and interior features at 971 Bank Street is worthy of heritage designation, City Council designate it as a municipal heritage site, including the following interior features:

Living Room/Dining Room including wood wall wainscotting, stained glass, and 2 fireplaces.

Carried

The committee asked Mr. Barber to confirm whether or not the second fireplace is original.

June 3, 2003

The Secretary
Heritage Advisory Committee
#1 Centennial Square
Victoria B.C.
V8W 1P6

Received
JUN 03 2003
Planning Division
City of Victoria

Re: 971 Bank St., Victoria

This letter accompanies our application for heritage status for the above, single family home.

The Heritage Advisory Committee recently provided us with information related to the house which was previously unknown to us. We understand that the house was built as a soldier settlement home, and is one of the best preserved of the 50+ surviving soldier settlement houses within City of Victoria.

The home was built for Mr. Albert L. S. Emsley in 1920, then sold to Robert N. C. Hemberow (Andrea Brimmell's grandfather) in 1922, based on city directories. The house has been in the family since then, and never been rented. Throughout that time, there has been a conscious effort to preserve the character of the old house. Photos (appended) taken in the 1920's to 1940's appear almost identical with recent pictures, except that the Garry Oaks are much larger. We have no intention of selling.

The original building description is as follows: 5 room house with gabled roof, half-timbering in front gable, and gable over front door. Decorative barge boards and exposed rafter tails. Three tall corbelled chimneys. Side facing front steps, porch with tapered columns. Multipaned, casement windows. Panelled front door with multipaned window. Box bay on side with built-in seat. Small, high windows on either side of fireplace in drawing room. Pillared archway with built-in cupboards with leaded doors between dining room and drawing room. Wooden wainscotting in drawing room with plate rail. Two bedrooms.

A roofed-over porch was added soon after construction to the rear of the home in the same, shingled style, and was later converted to rooms over a high crawlspace.

The home was designed and built by the firm of Wood and Richards in a building style described as English Arts and Crafts.

Sincerely,

Andrea Brimmell
Richard Brimmell

Andrea and Richard Brimmell



CITY OF VICTORIA
APPLICATION FOR HERITAGE DESIGNATION

STREET ADDRESS AND
POSTAL CODE

971 BANK ST., V8S 4B1

LEGAL DESCRIPTION

LOT 18, PLAN 274, SECT 74, VICTORIA

LOT SIZE

60' x 140'

PRESENT OWNER ADDRESS
(if different from above)

1920

ORIGINAL OWNER'S NAME &
OCCUPATION

ALBERT LAWRENCE SEABORN EMSLEY - POST OFFICE
CLERK.

OTHER RELEVANT HISTORIC
INFORMATION

SEE ATTACHED INFORMATION

Please attach photo(s) of the building and a letter to Mayor and Council explaining the reasons for requesting heritage designation.

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: DINING ROOM/LIVING ROOM
AREA INCLUDES HANDSOME FIR PANELLING, STAINED GLASS
AND TWO FIREPLACES. ORIGINAL LIGHT FIXTURE IN LIVING ROOM.

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:

OUTBUILDING FEATURES: Please indicate whether you wish to protect any outbuildings on 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.**

Name: RENEE AND ANDREA BRUNNEN Phone 598 3684

Signature: Richard Brunnell Date: JUNE 1/03

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