

Documentation to support proposed Schedule of Properties in
The Prospect Heritage Conservation Area
Foreword
October 2019
Updated January 2020

The assessment of heritage values for each of the properties was based on the goals and values in the 2013 Heritage Plan approved by Council, the heritage values embodied in the statement of significance and the guidelines for The Prospect Heritage Conservation Area.

2013 Heritage Plan Heritage Goals -

1. Conserve Established Streetscapes and Neighbourhoods
2. Conserve Historic Buildings & Structures
3. Conserve Cultural Landscape Features
4. Conserve Natural Landscape Features and Ecological Heritage
5. Celebrate Oak Bay's Unique History

The Prospect Heritage Conservation Area Statement of Significance—

Presence of significant residences and more modest residences built with superior material and craftsmanship of the time; more current residences built were custom designed and built with high standards of materials and craftsmanship.

Primarily single-family residential nature, with generous lots, careful siting of buildings and lush landscaping contributing to the successful integration of new residences of varying style and scale. Important landscape features include building setbacks and boulevards and a variety of lot sizes and configurations.

Significant streetscapes have evolved into a harmonious integration of narrow roadways, buildings, trees, garden and natural vegetation, with remaining evidence of early large-estate development and the adaptation of the overall neighbourhood design to the site's natural topography.

Retention of the eccentricity of the streets and lanes that curve, vary in length, or have no outlet are important for their reflection of the early design of this upscale neighbourhood. The important rural character of the place and country lane feel has been retained, even in the presence of new construction which, to date, manages to mostly fit into the character of the neighbourhood.

Contributing to the aesthetic value of the place are key views to the waters of Oak Bay and to mountains such as Mount Baker, the Cascades and the Olympics, and to Mary Tod, Chatham, Discovery and other offshore islands. Cultural recognition includes the bay at Haynes Park as an original settlement of the Songhees and Esquimalt First Nations people.

The Prospect Heritage Conservation Area Guidelines –

Context Property - A property within the HCA that does not necessarily have historic significance but contributes nonetheless to the overall character and composition of the neighbourhood as described in the Statement of Significance. For example, buildings within Context Properties may be valued for their complementary form, scale and massing, or their relationships to adjacent property boundaries.

The property list attached has been documented as follows:

SOS – Statement of significance available at Building & Planning in electronic form. These are designated properties, registered properties or an HRA application documentation. See Appendix A

Documented 1986 – Source of the material in the description is an extract from OAK BAY'S HERITAGE BUILDINGS: More than just Bricks and Boards – published in 1986. Documentation of that work is in Archives. See Appendix B

Documented 2019 – Researched and documented by a joint effort of residents of the Prospect HCA and the members of the Oak Bay Heritage Commission (OBHC). The documentation has been reviewed by the Registration/Designation subcommittee of the OBHC.

Accordingly, heritage values for the following properties are included from the list submitted by Building and Planning in September 2019* and two further additions added in late 2019:

From list September, 2019 -

7. 1580 Beach Drive Stone walls and pillars (included in 32, 1580 Beach Drive below)
8. 2340 Oak Bay Avenue Lych gate
9. 2364 Oak Bay Avenue Stone walls and pillars
23. 1674 York Place Crenellated stone pillars
28. 1598 York Place summer house, crenellated stone wall
29. 1710 Beach Drive
30. 1532 Prospect Place
31. 1584 Prospect Place
32. 1580 Beach Drive including stone wall
33. 1680 Prospect Place

Additions, December 2019 –

- 1545 York Place
- 1670 Prospect Place including summer house

*Number based on list submitted by Building and Planning, September 2019

***Number 8 on list –
2340 Oak Bay Avenue
Lych gate***

The stone wall and lych gate date from 1920 and were the southern and eastern boundary of the large garden of Arran, 1580 York Place, the Gibson House, designed by Samuel Maclure and built in 1906/07.

Lych gates were originally used as a covered gate to churchyards. This gate forms an interesting focus at the junction of the crenellated rubble walls. The gate comprises two large rusticated stone pillars supporting a hipped roof with exposed rafter tails. The wrought iron gate is believed to be original.

J. C. McIntosh was an MP and County Court Judge. In 1920, the McIntosh family moved into the house and extended the garden to the corner of York Place and Oak Bay Avenue where they built a lych gate which survives today. The District of Oak Bay wished to remove the lych gate in 1934 because of its 'dangerous proximity' to the street-car tracks, but was dissuaded by Judge McIntosh. Judge McIntosh had extensive gardens near the gate.

***Number 9 on list –
2364 Oak Bay Ave
Stone walls and pillars***

The house on this site was built in 1926. The entrance pillars are rusticated and crenellated, complementing the rubble crenellated stone wall along Oak Bay Avenue.

It was still the custom in the 1920s to build stone walls for the prosperous homeowners of the day. The adjoining homes do not have the same type of detailing or stone walls, which indicates the wall and pillars were built at the time of this house. The old stone wall, unique to this property, has a strong heritage value.

***Number 23 on list –
1574 York Place***

Crenellated stone pillars

The rubble wall and one rusticated pillar would originally have been part of the Arran estate, 1580 York Place. A new, matching stone pillar has been added to create the entrance to 1574 York.

These were built near the larger homes in Oak Bay. They represented the prosperous homeowners' wish to define the publicly-viewed perimeter of their property. It reflects the 'country estate' residential setting of Oak Bay. By the 1930s, stone walls were not built due to lack of skilled workers.

The stone walls themselves did not keep out animals or people as they were generally low with rough stones across the top of the wall. Occasionally the stone walls also functioned as retaining walls. Stone used in the walls and pillars was indigenous to Vancouver Island either local rock or Island granite.

***Number 23 on list –
1596 York Place***

Crenellated stone walls and Woodlawn Summer House

Gibson House, 1590 York Place, originally included a tennis court and summer house, the area of which has since been subdivided. The Samuel Maclure designed summer house and tennis court suggests the lifestyles and activities of early Prospect area residents.

A rubble retaining wall and stone steps separate the raised area of the garden from the tennis court. The rustic, wood summer house has a hipped roof with large overhangs and exposed rafter tails, and a wide veranda with solid pillars on two sides providing a shady place from which to watch the tennis games.

The stone wall along York Place is crenellated rubble, and originally would have formed the wall of the Gibson House.

**Number 29 on list -
1710 Beach Drive:**

The property is located at the corner of Beach Drive and San Carlos Avenue, across from the Glenlyon Norfolk School (the 1897 former home of Francis Mawson Rattenbury). With a light colour exterior, the Georgian style house is easily recognizable in the area. The front garden has a low wooden fence, a Garry oak tree and well spaced bushes putting the house on view from the street.

Built in 1989, the low hipped roof, smooth stucco finish, symmetrical placement of windows and a center front entrance in a two-story home is characteristic of the Georgia Revival style. The windows are divided lights, casement style. The main entrance on San Carlos Avenue is evident by the graceful arch above two rounded columns in the façade of the building. The front door itself is recessed into the façade to provide protection from the elements and creating a welcoming ambiance. The large front garden has shrubs set into a symmetrical pattern to complement the house design. The low wooden fence reflects the height of the many stone walls in the area and creates an openness at the corner of Beach Drive and San Carlos.

It was designed by Bruce Wilkin, an award-winning designer/builder in Victoria and his brother, Daniel Wilkin. At the same time, they also developed the property on the adjoining lot, 2430 San Carlo Avenue. Bruce Wilkin has done sympathetic renovations and restored many character and heritage homes in Oak Bay including Blair Gowie, a heritage landmark home.

The form, massing, architectural style, siting and garden vegetation of this home is compatible with the properties in the Prospect Heritage Conservation Area.

Number 30 on list -

1532 Prospect Place

The W.W. McGregor House

The first recorded house built at 1532 Prospect Place, by W.B. Dillabough for W.W. McGregor, was announced in *The Daily Colonist* of June 23, 1940. The McGregor House was sited between 2390 Oak Bay Avenue, built in 1923 and designed by Samuel Maclure, and 1542 Prospect Place, built in 1925 and attributed to Samuel Maclure.

The 1 ½ storey stucco building's hips, gables, rounded windows and rhythmic window patterns—which contribute to its romantic storybook style—support the historic values of The Prospect neighbourhood. The house stands uphill from the street with a tall brick solitary chimney towering over its many roof peaks. Its large East facing windows look towards the water view. Set well back from the street, the property contributes to the informal Prospect Place streetscape. The McGregor House is important for its prominent status and integration into the rocky landscape that rises from Rattenbury's Beach and foreshore to York Place. The property was originally part of the Garrison House estate, Garrison House being a twin to neighbouring *Annandale*, both designed by T.G. Tiarks, architect and co-developer of the neighbourhood.

The house was radically renovated in 1947 by Eddie Elias after he came from Hong Kong. Property was purchased from 2390 Oak Bay Avenue for the following additions: sunroom/porte cochère over the driveway, maid's room out back with garage under, bathroom on the north side—and lots of interior renovations. Alterations were designed by architects Birley, Wade and Stockdill, known in those days as Victoria's modernist architects. John Wade—who designed the Oak Bay Municipal Hall and the house at the Abkhazi Garden, as well as churches, schools, and other buildings in Victoria—lived nearby at 1538 Beach Drive for approximately 50 years.

Stuart Stark, award-winning heritage consultant, advocate and author of the 1986 publication *Oak Bay's Heritage Buildings: More than Bricks and Boards*, grew up in this house from 1958 until 1973. Stark has been involved in the preservation and restoration of some of the province's most significant early buildings, including Tod House, Emily Carr House, St. Ann's Academy, Point Ellice House, and others.

***Number 31 on list –
1584 Prospect Place:***

Designed by James Grieve, a well-known designer of high-end properties, the house was built for K.C. Lawson in 1976. The house is sited well back on the lot and the massing is in proportion to the neighbouring houses. The greenery to the front discreetly hides the side facing garage. The well tended front garden contains a large fir and a cedar tree along with many shrubs; the remaining lot has numerous shrubs, perennials and creates a private environment.

This 1976 contemporary house is a 2-storey house with a shallow pitched metal clad hipped roof. The casement window placement in the front façade is symmetrical and complementary to the fenestration patterns of the neighbourhood. The customized stucco finish is an unusual raised pattern. The front door is accessed on the side of the house. As with its neighbouring houses, it exhibits high quality materials and finishes.

It is a good example of building mass, siting and design that is complementary to the other homes in the area while adding to the variety of architectural styles within The Prospect. Without any sidewalks in the front of the property and with an expansive green space around the house, it contributes to the ambiance of Prospect Place.

**Number 32 on list –
1580 Beach Drive:**

The Richard and Jill Pollard House

This area of Beach Drive was used as a settlement by the Songhees and Esquimalt First Nations people. The first house built on this property in 1899 was a bungalow style dwelling, having a large distinctive verandah. It was owned by Ada Constance Tiarks (wife of T.G. Tiarks, architect and co-developer of The Prospect subdivision). In 1993 the Tiarks bungalow was moved to Salt Spring Island. It is now the residence of an environmentalist and author.

In 1993 the current house was built. With open views of the Oak Bay waterfront, its presentation to the street is framed by stone walls and a pedestrian gate, plus laurel hedges and well-maintained shrubs. The stone wall in front of the Pollard House integrates precisely with the historic walls of neighbouring 1558 Beach Drive, the J.W. Morris House designed by brother architects James and James. In fact, 73 feet of the wall in front of the Pollard House is historic, dating to 1912 when the Morris House was built. For 27 years the Morris House, purchased in 1977, was owned by the Pollard family, who loved their home and maintained it beautifully. The old wall marks a section of the Morris House property acquired by the Pollard's son, Richard, when he and wife Jill built 1580 Beach Drive.

Architect-designed and constructed with high quality materials and workmanship, the Pollard residence reflects the original objectives of The Prospect subdivision. Peaked roofs, gables, dormers and bay windows continue the design tradition of neighbouring historic homes. Gable faces are stucco with half timbering. Chimneys and lower levels incorporate granite. The generous grounds around the house are set to gardens and add to the ambiance of the neighbourhood. The extended stone walls reflect a country estate setting and represent the aesthetic, historic and social values of the period from the first development of Oak Bay.

**Number 33 on list –
1680 Prospect Place:**

This home built and designed in 1966 by Mr. R. Coleman is one of ten in Victoria. It was built in the Tudor Revival style complementing the neighbouring Patio Court storey book style houses, on San Carlos Avenue (Patio Court). It shares the private road with the Patio Court designated homes. Prospect Place has mature gardens, and narrow curving quiet streets without sidewalks. This half-timbered house sits hidden behind tall hedges and mature trees. Entry is through a heavy wooden garden gate. The style, massing and forms of the homes in this neighbourhood is consistent with a country English lane feeling. The exterior of the front door has V-joint wood panels with iron hardware. The entrance hall retains the original pair of stained glass drop lamps and the central fixture of wrought iron.

The roof has two small dormers facing south and a large one facing north which allows the double height entrance hall. The generous wood trim and rough cast stucco echoes the wattle and daub oak framed cottages of Sussex on the exterior walls. The thick irregular patterned shingles used here reflect the thatched roofs of Sussex. The roof line – a modified hip roof has one tall brick chimney and deep overhangs. The windows were aluminium with diamond or square panes; these were updated in a similar style with current window technology.

Mr. Coleman was a master plasterer, from Sussex. The home has many examples of his plaster trade including a dinner plate set into the foyer plaster as his trademark. The main rooms and bedrooms have different plaster patterns with decorative plaster roundels around the light fixtures in the hall and dining room ceilings.

In 2007, Nigel Banks designed a small addition off the kitchen making a strong connection to the garden which reflected the original architecture. All original features of the house used high quality materials and craftsmanship.

This was the childhood home of the award-winning documentary filmmaker Jennifer Baichwal. Pictures of the grounds and house interior are included in the film *The Holier It Gets* (2009).

1545 York Place

The Albert E. Laver House --

This home was built in 1946 by and for Albert E Laver. It reflects the evolution of housing in The Prospect. This boxy cottage exhibits the classic form and features of a Mid-Century Builder home such as:

- hipped roof
- no porch
- concrete stairs to main entrance
- main floor set well above ground level
- large windows in basement
- textured stucco

The house is substantially original having sash windows and a large picture window with sash windows to each side. The front is bumped out with a lower hip roof to create more living space. It is built upon the bedrock outcroppings of the area.

Interior features include the original fireplace, coved ceilings with a rectangle of textured plaster in the center, textured plaster in the hall, living room and dining room.

The large front garden is terraced and contains several beds of shrubs. The rhododendrons in the front garden rockeries are thought to be original to the pre-subdivided property. The back garden is divided into two garden rooms, each well laid out and planted.

The house is built on the property once part of the Garrison House bungalow, the twin to Annandale. The Garrison House survived into the 1930s but after an incarnation as a girls' school, the dwelling was destroyed.*

Draughtsman: C N Gore

Builder: A E Laver

Note; This is an excellent example of a classic Mid-Century Builder home and would be considered eligible for designation.

*Source: Oak Bay's Heritage Buildings, More than just Bricks and Boards

1670 Prospect Place

Built in 1972 on property owned by the south neighbour, this house reflects a 1970 contemporary design using historical styles and materials of the other houses in The Prospect. The architectural features of the home include:

- two storeys
- cross gabled roof
- enclosed front entrance with the door perpendicular to house
- a variety of leaded and plain glass metal framed windows, bay window in the front of the house
- detailed boarding reflecting Tudor revival elements and chalet style shutters on the upstairs windows
- rough stucco on the exterior
- fireplace chimney set a distinct angle to the face of the house.

The house exterior to the street side is original; smaller changes and a deck were added in the back.

The architect of the house is unknown. It was built by J Fitterer Builders.

The large lot contains many shrubs and a very large cedar hedge to the front. The house and its siting contribute to the overall character and composition of the neighbourhood.

The summerhouse behind the main house is shown on the 1913 fire map. It could readily have been built earlier as it was there was a tradition of camps and summerhouses before the 20th century. The Oak Bay Camp was established in 1889 and held annually for 20 years at Rattenbury's Beach. It was common for the residents and camp dwellers to socialize during the period.

The summerhouse was part of the property 'The Conrad P. W. Schwengers Home'*, a Tiark designed bungalow built in 1899-1900. With the property division, the south wall is directly on the property line and the eaves overhang onto the neighbouring property.

The Edwardian style summerhouse has a peaked roof with gable ends, cedar board and batten siding with a centred door and four divided light awning windows to each side of the door. There is an awning window at each gable end but no windows to the south side. The interior was unfinished until a pottery studio was created in a portion of the building. The exterior is substantially original. It is one of the few remaining summerhouses in Oak Bay.

Note: This is an excellent example of summerhouse built before 1910 and would be considered eligible for designation.

*Source: Oak Bay's Heritage Buildings, More than just Bricks and Boards

APPENDIX A

The Prospect Heritage Conservation Area

Listed properties with a Statement of Significance

Number based on list submitted by Building and Planning

1. 1512 Beach Drive
2. 1526 Beach Drive
3. 1538 Beach Drive
6. 1590 Beach Drive
7. 1701 Beach Drive
10. 2390 Beach Drive
12. 1525 Prospect Place
13. 1535 Prospect Place
14. 1554 Prospect Place
17. 2390 San Carlos Avenue
18. 2396 San Carlos Avenue
19. 2402 San Carlos Avenue
20. 2408 San Carlos Avenue
21. 2414 San Carlos Avenue
22. 1561 York Place
25. 1586 York Place
26. 1587/1595 York Place
27. 1590 York Place
29. 1605 York Place (duplicate number with 1710 Beach Drive)

APPENDIX B

The Prospect Heritage Conservation Area

Listed properties documented in OAK BAY'S HERITAGE BUILDINGS:

More than Just Bricks and Boards

Number based on list submitted by Building and Planning

4. 1558 Beach Drive
11. 1530 Prospect Place
15. 1621 Prospect Place
16. 1660 Prospect Place
24. 1580 York Place