

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 1978

A bylaw to designate the dwelling house at 727 Lampson Street as a Heritage site.

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION BYLAW (727 LAMPSON STREET), 1990, No. 1978".
2. That certain dwelling house being part of the premises commonly known as 727 Lampson Street and situate in that certain piece or parcel of land or lands and premises lying, being and situate in the Township of Esquimalt in the Province of British Columbia and more particularly described as Amended Lot 2, Section 10, Esquimalt District, Plan 2130, shall be and is hereby designated as a "Municipal Heritage Site" pursuant to Section 11 of the "Heritage Conservation Act", R.S.B.C. 1979, c. 165.
3. No grant, loan, tax relief or other compensation shall be made, given or granted to the owner or owners of the aforesaid building by reason or on account of any loss or damage suffered by the said owner or owners as a result of the designation effected by the bylaw.
4. No person shall
 - (a) demolish the building designated by this bylaw; or
 - (b) alter the facade or exterior of the building;without the prior approval, by resolution of the Council.

Read a first time by the Municipal Council on 26th November, 1990.

Read a second time by the Municipal Council on 26th November, 1990.

Read a third time by the Municipal Council on 26th November, 1990.

Bylaw No. 1978

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Statutory Notice published the 5th and 12th days of December, 1990.

RECONSIDERED and FINALLY ADOPTED by the Municipal Council on December 17, 1990.

C.J.E. CLEMENT
MAYOR

S.T. GRAY
MUNICIPAL CLERK

Statement of Significance

727 Lampson Street - Leigh's House

Common Name: 727 Lampson Street

Other Names: Leigh's House

Civic Address: 727 Lampson Street

Legal Description of Property: Amended Lot 2, Section 10, Esquimalt District, Plan 2130

Heritage Designation: December 17, 1990; Heritage Designation Bylaw (727 Lampson Street), 1990, No. 1978

Description of Historic Place

727 Lampson Street is a one-and-one-half-storey wood-framed residence that incorporates features of Victorian style architecture. This modest cottage is situated on a narrow residential lot, set back slightly from Lampson Street, a major road in Esquimalt, British Columbia.

Heritage Value

727 Lampson Street is valued for its architecture, its association with nearby buildings, and its significance with Esquimalt's early development.

727 Lampson Street is valued as an excellent local example of Victorian vernacular type architecture, prevalent in Esquimalt and Victoria during the latter part of the 19th century. Displaying distinctive farmhouse styling, and influences borrowed from formal Victorian architecture, the building represents the practice of local carpenters and builders designing and constructing otherwise ordinary buildings for their own use or occupation.

Along with several adjacent properties, which also stand as good examples of late Victorian architecture, 727 Lampson Street contributes to the continuity of an aesthetically pleasing streetscape on a busy roadway serving the Township. As a cluster, the proximity and configuration of the properties offers valuable insight into the diverse and complementary forms of period architecture situated in Esquimalt.

The building is also valued because it evokes a historical connection with Esquimalt's early development. In the case of 727 Lampson Street, the home was built in 1893 by Henry Nixon, an employee of the Esquimalt and Nanaimo Railway. Viewed from the socio-economic perspective, the building's scale and simplicity is an expression of the functionality sought by members of the Township's working-class, many of whom were

employed in the enterprises that shaped Esquimalt's early commercial and industrial development.

Character Defining Elements

Character-defining elements that reflect the heritage value of 727 Lampson Street include:

- simple rectangular form, vertical massing, and modest one-and-one half-storey scale
- elements of vernacular Victorian styling, including front-facing gabled medium-pitched roof with ridge cresting, corbelled brick chimney, flanking bargeboards, and projecting eaves
- period detailing and ornamentation, including half-hipped porch roof, patterned shingles, turned porch columns, corbeled brackets, and decorative fretwork
- elements of original construction, including horizontal drop siding, corner and trim boards, vertical skirting below the water table, and fenestration of symmetrically placed one-over-one and two-over-two double-hung windows
- continuous use as a single family residence since its construction in 1893
- situation on original lot and proximity to Lampson Street corridor and adjacent heritage properties.



Figure 1. West – southwest elevation