



HERITAGE DESIGNATION

BYLAW 3814, 2021

BYLAWS



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Cover photo by Toni Falk



The “QR code” to the left provides quick access to the Campbell River website <http://www.campbellriver.ca> using a mobile QR code reader app.



Heritage Designation Bylaw No. 3814, 2021

ADOPTED April 12, 2021

PURPOSE

The Local Government Act allows Council, by bylaw, to designate property or part of a property, building and /or landscape feature as Heritage Property, Heritage building and/or Heritage Landscape Feature within the City of Campbell River. In the opinion of Council, there is a need to preserve heritage property, buildings and/or landscape features within the City of Campbell River.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

- 1.1** This bylaw may be cited for all purposes as the **Heritage Designation Bylaw 3814, 2021. (Haig Brown & Sybil Andrews properties).**

PART 2: Heritage Property Designations

2.1 Haig Brown Property

The property owned by the City of Campbell River known as the Haig Brown Property legally described as LOT A DISTRICT LOT 66 SAYWARD LAND DISTRICT PLAN VIP78393 PERMISSIVE EXEMPTION.

2.2 Sybil Andrews Property

The property owned by the City of Campbell River known as the Sybil Andrews Property legally described as LOT 1 DISTRICT LOT 218 COMOX LAND DISTRICT PLAN EPP9097 PERMISSIVE EXEMPTION - COMMUNITY ARTS COUNCIL.

PART 3: Administration

- 3.1** Any alterations to the designated Heritage Properties known as Sybil Andrews Property and Haig Brown Property, are subject to approval of the City Manager and at the expense of the Municipality, as long as the municipality is the said owner.

- 3.2** Except as authorized by this bylaw, no person shall:

- a) Alter the exterior of a building protected under this bylaw.
- b) Make a structural change to a building protected under this bylaw.
- c) Move a structure protected under this bylaw.
- d) Make changes to the landscaping of the property protected under this bylaw.

- 3.3** Any alterations considered for these heritage properties are subjected to the issuance of a heritage alteration permit.

PART 4: Severability

- 4.1** If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court or competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this 8th day of February, 2021

READ THE SECOND TIME this 8th day of February, 2021

A Public Hearing was advertised in two issues of the

Campbell River Mirror this 10th February, 2021


And this 17th February 2021

A Public Hearing was held this 22nd February, 2021

READ THE THIRD TIME this 22nd day of March, 2021

ADOPTED this 12th day of April, 2021

Signed by the Mayor and Corporate Officer this 13th day of April, 2021



Andy Adams, MAYOR



Elle Brovold, CORPORATE OFFICER

SCHEDULE 'A'

STATEMENT OF SIGNIFICANCE

Haig-Brown House and Grounds



*Adapted By Michele Sirett, BREC, CRM
Recreation and Culture Supervisor
City of Campbell River*

Haig-Brown House and Grounds: Statement of Significance

Description:

Haig-Brown House and Grounds Historic Site is a 1½ story shingled house and its surrounding 20 acres of land on the south bank of the Campbell River. This parcel of land includes Kingfisher Creek (a tributary of the Campbell River), an English garden, orchards and woodlands.

Heritage Value:

Haig-Brown House and Grounds commemorates the life of Roderick Haig-Brown—a famous Canadian author and leader of the early environmental conservation movement in Canada-- and the family he and his wife, Ann, raised there. The inspiration that his family and home provided to Haig-Brown can be seen in his work, *The Measure of the Year*, while the surrounding natural environment inspired him to write works such as *The River Never Sleeps* and his definitive works on fly fishing. The house and grounds embody Haig-Brown's values about family, and his environmental ideals, respectively. This site effectively interprets the philosophies of environmental and social stewardship which made Haig-Brown such a force in Canada during the mid-20th century and which continue to underpin the Canadian environmental conservation movement.

Architecturally the house is a good example of a wooden vernacular arts and crafts design of the early 20th century (1923), and the mature gardens surrounding the house provide an appropriate context within which to understand this architectural style, and the conservation values held by the Haig-Browns.

Character Defining Elements:

- The 1940s, 50s and 60s elements of the interior and exterior of the house, such as colours, finishes, hardware, and furnishings.
- The view of the Campbell River from inside the house, particularly from the study and the master bedroom.
- The Study, including the 4,000 volume library, layout of furnishings, colours, fittings, fixtures, and situation of artifacts.
- Roderick Haig-Brown's desk and chair, as situated in the corner of the study in front of the window. The contents of the desk and surrounding shelves, as they were left at the time of Haig-Brown's death.
- Roderick Haig-Brown's fly fishing tackle collection.
- Collection of Roderick Haig-Brown provenance artifacts (1938-1976)
- The relationship of the house to the river.
- The cutback eaves on the exterior of the house.
- The arts and crafts architectural elements of the house.
- The plantings surrounding the house, including rhododendrons, the camellia, the grapevine, bulbs etc.
- The unpaved driveway leading to the house, and the trees and shrubs alongside it.
- The English-style manicured lawn, and its surrounding plantings of roses, bulbs, trees and shrubs.
- Kingfisher Creek.
- The stone jetties in the river.
- The birch grove, underplanted with myrtle, periwinkle, and bulbs.
- The orchards.

SCHEDULE 'B'



COMMONWEALTH

The Sybil Andrews Cottage Statement of Significance

*2131 South Island Highway
Campbell River, BC*



September 2008

COMMONWEALTH HISTORIC RESOURCE MANAGEMENT LIMITED

Statement of Significance

Sybil Andrews Cottage

Alternative name: Sybil Andrews Cottage, Walter Morgan Shed, and Property

2131 South Island Highway

Campbell River, BC



Description of Historic Place

The historic place consists of the Sybil Andrews Cottage, the Walter Morgan Shed, and the Andrews-Morgan property. The Sybil Andrews Cottage, built in 1942, is a simple wood-frame structure located at 2131 South Island Highway in Campbell River, BC. Home to the celebrated artist Sybil Andrews and her husband Walter Morgan from 1947 until 1992, the historic oceanfront property consists of the cottage and a large workshop, known as the Walter Morgan Shed, in the backyard. The property includes organic flower gardens, including apple trees that are original to the property and unobstructed views to Quadra Island.

Heritage Values

The cottage has architectural-historical value as an early residence in Willow Point, along the old Island Highway into Campbell River. The cottage has value for being representative of the unassuming houses of the 1930's and 1940's with its medium pitched roof and modest scale. The expansion, built in 1959 by Walter Morgan, included a larger 'studio' workspace and sunroom overlooking the oceanfront yard. Morgan also built the Walter Morgan Shed, which has architectural-historical value as it is characteristic of modest auxiliary buildings of the time.

The house has both historic and cultural value in that, since 1947, it was home to internationally recognized linocut artist Sybil Andrews (1898-1992) and Walter Morgan, who was a noted machinist and boat builder. In 1960, Sybil began weekly art and music classes from the property, which she continued until 1992. The cottage was her 'art studio' for 45 years and became a centre for learning and artistic expression within the Campbell River art community. The shed has value for having been the place where Morgan did his work.

The cottage, shed, and property continue to have significant social and cultural value in the community today. Since 1997, the Campbell River Arts Council has occupied the cottage, and it remains a popular meeting place, and source of inspiration for artists, painting groups, music classes, carvers, and other groups within the Campbell River arts scene. In 2004, the Sybil Andrews Heritage Society was formed for the purpose of restoring the property and continuing the Sybil Andrews legacy. April 19th has been recognized as Sybil Andrews Day in Campbell River since 2007. Local artists speak of the home and property as a sanctuary for the art community. The welcoming, peaceful atmosphere of the cottage, shed, and gardens, nurtured by Sybil Andrews and savoured by Campbell River artists and musicians, remains intact today.

The Sybil Andrews Cottage received 'Legacy Landmark' status from the City of Campbell River in 1997. It is currently the home of the Campbell River Arts Council and the Sybil Andrews Heritage Society. The historic place provides the community with a historic creative space, and is a source of inspiration for a wide array of community groups, artists and musicians in the Campbell River Area.

Character-Defining Elements

The Character-Defining Elements of the Sybil Andrews Cottage include:

- ③ One of the early Willow Point properties.
- ③ Features representative of cottage building of the time, including the medium pitched roof, shingled walls, and wood sash windows.
- ③ Original wood floors in the cottage.
- ③ Original 'Enterprise' wood stove in kitchen.
- ③ Large expanse of windows across the back of the cottage providing ocean views from the studio and sunroom.
- ③ Spatial configurations and views inside the cottage have remained unchanged since the space was utilized as Sybil Andrews' personal studio and classroom.
- ③ Features of the Walter Morgan Shed on the waterfront side of the property including the medium pitched gable roof, the board-and-batten siding and the veranda.
- ③ Heritage apple trees on the waterfront side of the property.
- ③ Views from the garden of Discovery Passage and Quadra Island.



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