

## HERITAGE DESIGNATION (515 FOUL BAY ROAD) BYLAW

### A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building at 515 Foul Bay Road as protected heritage property.

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Whereas the owner of 515 Foul Bay Road has consented to heritage designate the exterior of the heritage building on the property and has waived their right to compensation for such heritage designation.

Now therefore under its statutory powers, including section 611 of the *Local Government Act*, the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

#### Title

- 1 This Bylaw may be cited as the “Heritage Designation (515 Foul Bay Road) Bylaw”.

#### Definitions

- 2 In this Bylaw:
  - (a) “**Building**” means the heritage structure located on the Lands on the date that this Bylaw is adopted, and as shown on Schedule A attached hereto;
  - (b) “**Lands**” means the parcel of land situate in Victoria with the civic address 515 Foul Bay Road and as legally described as PID 030-899-630, LOT 1 SECTION 68 VICTORIA DISTRICT PLAN EPP75653, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act*).

#### Designation

- 3 The exterior of the Building, as described in the Statement of Significance on file with the City from 2017 and attached to this Bylaw at Schedule A, is designated protected heritage real property.

#### Commencement

- 4 This Bylaw comes into force on adoption.

READ A FIRST TIME the	<b>11<sup>th</sup></b>	day of	<b>July</b>	2024
READ A SECOND TIME the	<b>11<sup>th</sup></b>	day of	<b>July</b>	2024
PUBLIC HEARING on the	<b>25<sup>th</sup></b>	day of	<b>July</b>	2024
READ A THIRD TIME the	<b>25<sup>th</sup></b>	day of	<b>July</b>	2024
ADOPTED on the		day of		2025

CITY CLERK

MAYOR

# Statement of Significance

## 515 Foul Bay Road

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### Description of Historic Place

515 Foul Bay Road, built in 1910, is a 2.5 storey house located in the Gonzales neighbourhood of Victoria. Designed by the notable local architect Samuel Maclure, in the British Arts and Crafts Style, it features numerous box bays, a hipped roof, fieldstone cladding on the foundation.

### Heritage Value

The heritage value of 515 Foul Bay Rd., lies with its connection to Samuel Maclure who was one of the preeminent architects in British Columbia during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Maclure began working as an architect in 1887 in New Westminster and with his partner, Charles Henry Clow, he designed the Royal Columbian Hospital as well as several residences. In 1892 he moved to Victoria and established a solo practice where he designed the Temple Building, the residence named Ruhebuhne and the BMO Manager's residence in Vernon, BC. He worked with F.M. Rattenbury on the Lieutenant-Governor's home and his greatest achievement came in 1907, when he received the commission to build Hatley Park for James and Laura Dunsmuir. Built in 1910, 515 Foul Bay marks a transition from Maclure's earlier use of the Prairie and Queen Anne Styles in residential architecture to his use of the British Arts and Crafts Style. With a new partner, Cecil Fox, Maclure emerged as the foremost architect in the province, and from 1905-15 his Vancouver office alone recorded over 60 major commissions. Maclure continued to design splendid buildings and residences until his death in 1929, and his practice closed shortly after due in part to the Great Depression.

515 Foul Bay was built for Edwin M. and Bertha Tracksell who resided there until 1916 or 1917. From 1919 to 1923, the Hon. John Wallace DeBeque Farris and his family lived there. Farris moved to the West Coast to become a city prosecutor and later, a Liberal MLA for Vancouver from 1916-24, the BC Attorney-General and Minister of Labour from 1918-21. In his political career he served as Senator and President of the Canadian Bar Association. Farris' wife, Evelyn, founded the University Women's Club of Vancouver in 1907 and was a member of the senate and board of governors at the University of BC for 30 years. Other past residents included a Minister of Public Works and Railways and a Lieutenant Colonel of the Canadian military.

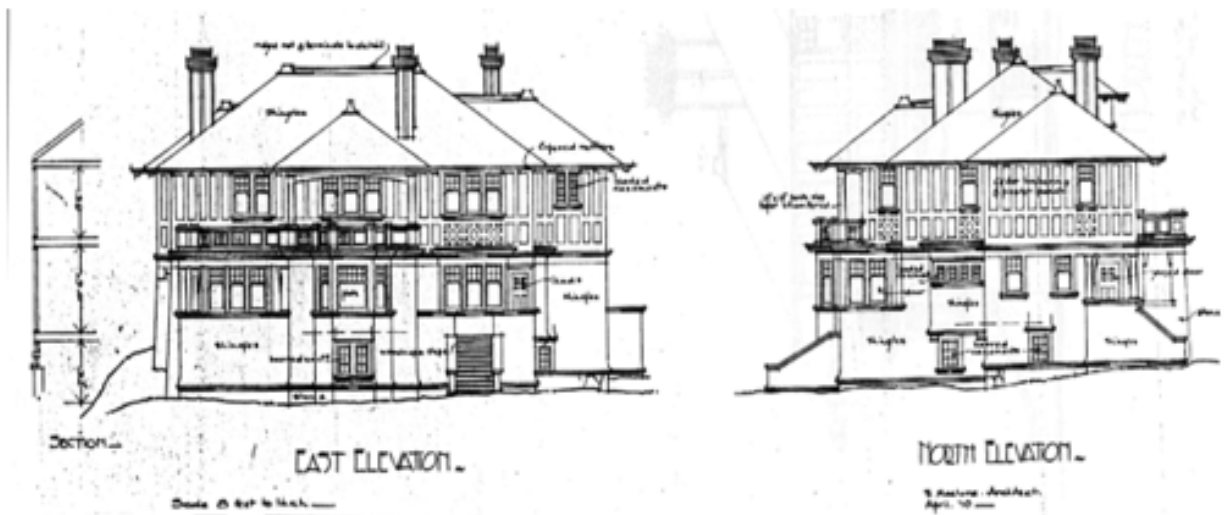
## Heritage Character Defining Elements

Key elements that express the heritage value of 515 Foul Bay Rd. include:

- designed by notable local architect Samuel Maclure
- location on original grounds in the Gonzales neighbourhood of Victoria
- form, scale and massing

Key elements that define the heritage character of the building's exterior include:

- projected half-timbered upper storey over stone-clad lower storey
- hipped roof
- open eaves with exposed rafter tails
- rubble fieldstone cladding with irregular granite quoins
- two-storey angled bay superimposed on a box bay on the south façade
- two lower level box bays on the south façade
- multi-level balustraded porches
- hipped dormer on north façade
- cantilevered box bay on the north façade
- 6-over-1 double hung sash windows

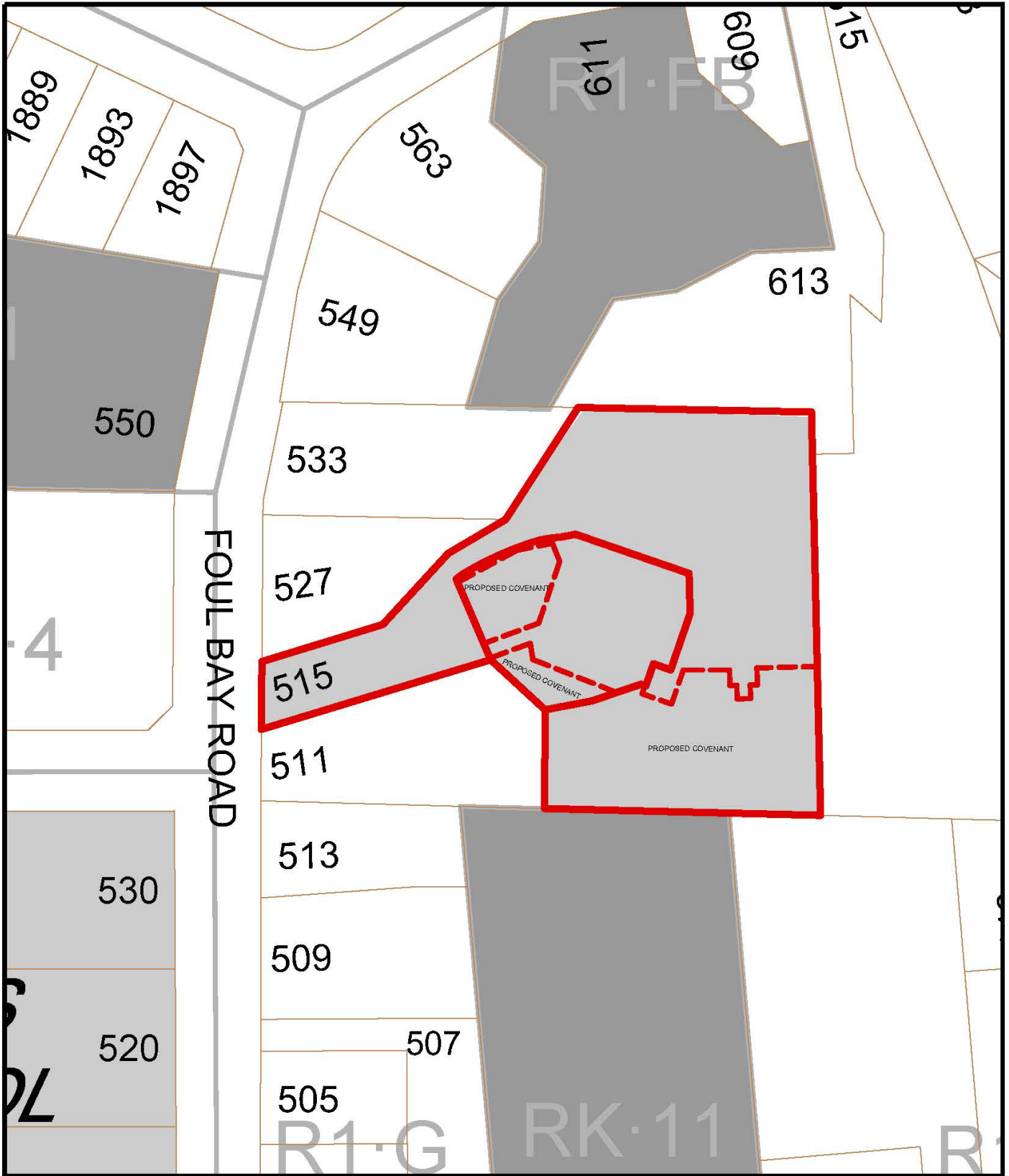


515 FOUL BAY ROAD



515 FOUL BAY ROAD





515 Foul Bay road

Rezoning #00807



Designated
  Registered

