



Committee of the Whole Report For the Meeting of February 4, 2021

To: Committee of the Whole **Date:** January 21, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000191 for 2564 Graham Street

RECOMMENDATION

That Council approve the designation of the property located at 2564 Graham Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the property located at 2564 Graham Street. The 1.5-storey Queen Anne Revival style house was built in 1893 and contributes to the historic character of the Hillside-Quadra neighbourhood, an area distinguished by clusters of turn-of-the-century homes, Topaz and Summit Park and post-war residential subdivisions.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (2012), with the *Hillside-Quadra Neighbourhood Plan* (1995) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its December 8, 2020 meeting and it recommended that Council consider approving the designation of the property located at 2564 Graham Street.

BACKGROUND

Description of Proposal

The property located at 2564 Graham Street, also referred to as the Latham Residence, is a small 1.5-storey wood frame cottage with Queen Anne Revival-style details. It was built in 1893

for the working-class Latham family. The exterior façade of the Latham Residence has maintained much of its original appearance. Its character-defining elements include its: residential form, scale and massing; wood frame construction with wide drop siding, corner boards and window trim; the Queen Anne style cutaway angled bay and lathe turned verandah columns; and the windows, including the art glass transom window over the main door. The house is currently used as a single-family dwelling. The property is valued for its association with the Latham family and its owners John and Anne Latham. John worked as a boilermaker and machinist at the Albion Iron Works, which manufactured residential wood stoves and boilers, steam engines and plumbing for the local shipbuilding industry. In 1893, Albion Iron Works was contracted to supply iron and steel for the construction of the BC Legislature building.

The property is also associated with the subdivision and development of John and Josette Work's historic *Hillside Farm*. John Work was a Chief Factor for Hudson's Bay Company. When he retired in 1849, he purchased farmland and settled his family north of Fort Victoria, becoming the largest landowners on Vancouver Island. The Latham Residence was built after Hillside Avenue was extended east of Quadra Street around 1892, triggering the subdivision of nearby lands. Most houses in this era were built in a vernacular Queen Anne and Italianate style for working class families.

Regulatory Considerations

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012 (OCP)*, and with the lawful uses of the property and adjoining lands.

Condition / Economic Viability

The house is currently in good physical condition. Once the house is designated, the owner is interested in applying for funding to restore some of the house's missing wood ornaments.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan, 2012 (OCP)*, which in Section 8, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

The addition of this building to the Heritage Register is also consistent with Section 21: “Neighbourhood Directions (Hillside-Quadra)” of the OCP, which states:

Hillside-Quadra

- 21.14.2 Maintain the ground-oriented Traditional Residential character in the majority of the neighbourhood.

Hillside-Quadra Neighbourhood Plan

The addition of this building to the Heritage Register is also consistent with the *Hillside-Quadra Neighbourhood Plan* (1996) policies which states:

Objectives (page 39)

- To conserve and enhance heritage buildings in the Hillside-Quadra neighbourhood

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a City-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which City-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Resource Impacts

The designation of the property would make the building eligible for heritage grants from the Victoria Heritage Foundation to incentivize exterior conservation work.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its December 8, 2020 meeting and was recommended for approval. The meeting minutes are attached.

CONCLUSIONS

This application for the designation of the property located at 2564 Graham Street as a Municipal Heritage Site is for a building that is a good example of a wood frame cottage in the Queen Anne revival style. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Hillside-Quadra neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the building located at 2564 Graham Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000191 for the property located at 2564 Graham Street.

Respectfully submitted,

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Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, dated August 23, 2020
- Attachment F: Heritage Advisory Panel Minutes from December 8, 2020.