

STATEMENT OF SIGNIFICANCE

Latham Residence

2564 Graham Street (ex-10 Seventh St until 1905, then 2524 Grahame St until 1909)

Original Owners: John and Anne Latham

Date of Construction: c.1893

Legal Description: Lot 5, Section 4, Work Estate



Description of the Historic Place

The Latham Residence is a modest wood-frame cottage with Queen Anne Revival-style details. The house is located mid-block on the west side of Graham Street between Bay Street and Kings Road in Victoria's Hillside-Quadra neighbourhood. The house is set in close proximity to the street amongst a grouping of houses of a similar vintage.

Heritage Value of the Historic Place

The heritage value of the Latham Residence is summarized below in accordance with the Victoria Heritage Thematic Framework established in the Official Community Plan.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

The Latham Residence has heritage value as one of several remaining houses from the Hillside Extension subdivision of the historic Work Estate. The house is symbolic of the early pattern of neighborhood settlement as pioneer farms were subdivided for early suburbs. The Latham Residence is significant for its association with John and Josette Work's historic *Hillside Farm*. John Work had a lifelong association with the Hudson's Bay Company where he became Chief Factor. Upon his retirement in 1849, he purchased farmland and settled his large family north of Fort Victoria and built his home *Hillside Farm*, becoming one of the largest landowners on Vancouver Island. The portion of Hillside Extension east of Quadra Street and south of Hillside Avenue was subdivided around 1892, prior to Josette Work's death in 1896. Most houses were built in a vernacular Queen Anne and Italianate style for working class families.

Built c.1893, the Latham Residence is additionally significant for its association with the Latham family. John (c.1855-?) and Anne (1855-1901) Latham arrived in Victoria from Coventry, England in 1885. John was employed as boilermaker and machinist at Albion Iron Works, one of Victoria's major industrial sites located on the Upper Harbour. The house remained in the Latham family until 1915.

The Latham Residence symbolizes the evolution of the Hillside-Quadra neighbourhood from farmland to residential and makes a significant contribution to the rich and varied streetscapes, which continues today as a mix of residential and commercial uses.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

The Latham Residence has heritage value as an example of the vernacular influence of the Queen Anne Revival style, as characterized by its asymmetrical massing, hipped roofline, corbelled brick chimneys and Carpenter ornamentation. Originally built as a one-storey cottage, later additions include a rear extension and attic dormers. The front façade is distinguished by an angled cutaway bay offset by a recessed verandah detailed with a lathe-turned columns and square balusters. Original door and window assemblies are found throughout. The house is clad in drop siding and shingles.

Despite its modest scale, the house displays the attention to detail that was lavished on even simple houses of the time, providing a public display of pride and a sign of social status. The house continues to serve its original function and contributes to the heritage character of the Hillside-Quadra neighbourhood.

The Latham Residence has heritage value owing to its physical integrity as expressed through its character-defining elements.

Character-Defining Elements

Key elements that express the heritage value of the John Latham Residence and continue to define the character and history of the Hillside-Quadra neighbourhood include:

- original location on the west side of Graham Street and its relationship to other houses on the street
- continuous residential use

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

- minimal setback from the property line
- residential form, scale, and massing as expressed by its: one-storey height with later attic dormer additions; rectangular plan; medium-pitch hipped roof; front gabled extension over angled bay balanced by inset verandah
- wood-frame construction with wide drop siding; corner boards and window trim of dimensional lumber; shingled gable; wide frieze board below boxed eaves
- elements of the Queen Anne Revival style such as: cutaway angled bay with moulded panels of diagonal siding; lathe-turned verandah columns; two internal red-brick chimneys with corbelled caps
- fenestration such as: one-over-one double-hung wooden-sash windows with window horns in single and double-assembly
- glazed and panelled front door with art glass transom window