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Heritage Designation Application No. 000191 for 2564 Graham Street



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Proposal

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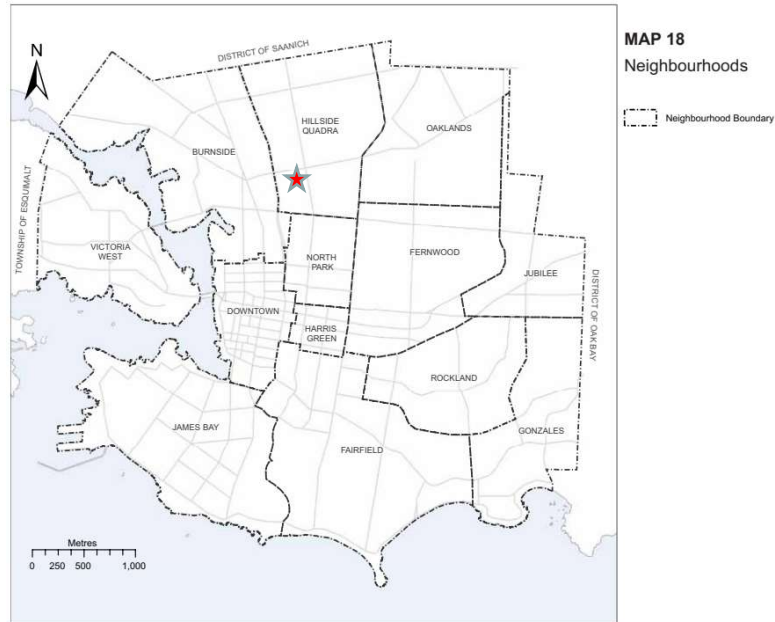
To designate the exterior
of the house located at
2564 Graham Street.



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Location

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Aerial View

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Designation Assessment

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Designation Assessment

A heritage property is one with

“sufficient heritage value or heritage character to justify its conservation”

Designation Assessment: Does the property have sufficient heritage value or heritage character?

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)



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Early Subdivision of Hillside-Quadra

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Joseph Pemberton's 1846 Map of Victoria



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Early Subdivision of Hillside-Quadra

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Hillside Farm comprised all of S. IV

The modern-day Hillside-Quadra Neighbourhood comprises the east half of S. IV



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Early Subdivision of Hillside-Quadra

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1903 Fire Insurance Map of Victoria- Nearby Areas

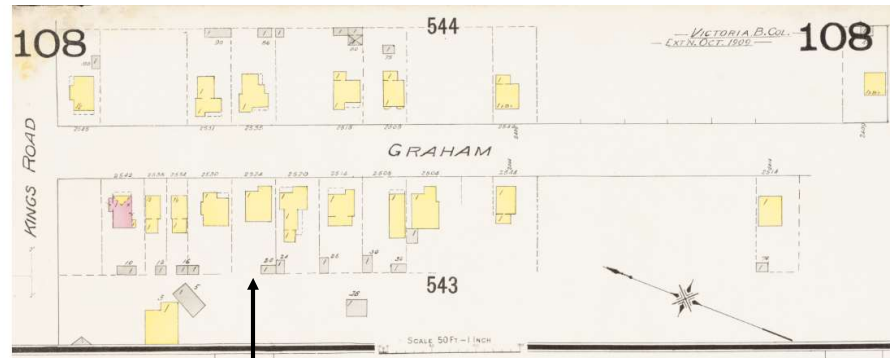


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Early Subdivision of Hillside-Quadra

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1903 Fire Insurance Map of Victoria



2564 Graham Street



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Heritage Value

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Heritage Value

- One of several remnant houses from the Hillside Extension subdivision of the Work Estate
- Associated with John and Josette Work's historic *Hillside Farm*
- Original owner John Latham worked for Albion Iron Works
- Symbolizes the evolution of the Hillside-Quadra neighbourhood from farmland to middle class housing
- Significant for its Architectural expression as a Queen Anne revival style house



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Heritage Character

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Character Defining Elements

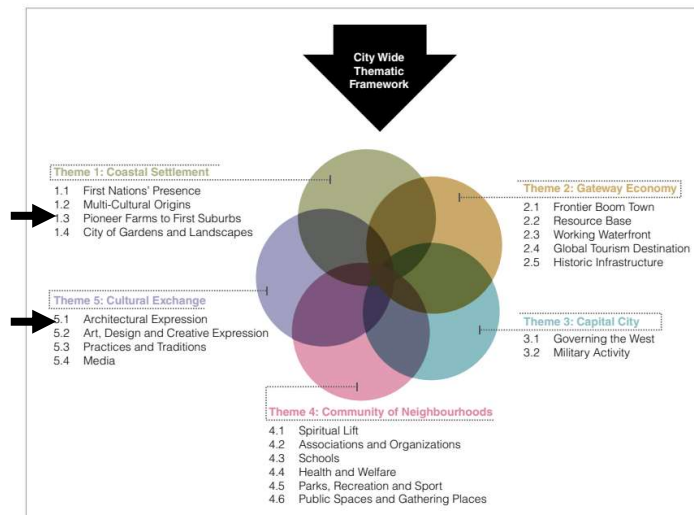
- Residential form, scale and massing,
- Wood drop siding, corner boards and window trim, wide frieze boards
- Queen Anne revival style elements including cutaway angled bay and lathe turned verandah columns
- Windows with window horns and art glass transom window over the front door



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Heritage Thematic Framework

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Staff Recommendation

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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.

