

F.1.a.a 2536 Richmond Road: Heritage Designation Application No. 000193 (North Jubilee)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council approve the designation of the heritage-registered property located at 2536 Richmond Road, 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.

CARRIED UNANIMOUSLY

F.1 2536 Richmond Road: Heritage Designation Application No. 000193 (North Jubilee)

Committee received a report dated November 19, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Heritage Designation Application No. 000193 for 2536 Richmond Road in order to designate the exterior of the heritage-registered property.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council approve the designation of the heritage-registered property located at 2536 Richmond Road, 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.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of December 3, 2020

To: Committee of the Whole **Date:** November 19, 2020
From: Karen Hoes, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. HD000193 for 2536 Richmond Road

RECOMMENDATION

That Council approve the designation of the heritage-registered property located at 2536 Richmond Road, 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 heritage-registered property located at 2536 Richmond Road. The house was built in 1906 and contributes to the historic character of the North Jubilee neighbourhood, an area of low scale, mainly residential buildings near the Royal Jubilee Hospital.

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 *Jubilee Neighbourhood Plan* (1996) 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 November 10, 2020 meeting and it recommended that Council consider approving the designation of the property located at 2536 Richmond Road.

BACKGROUND

Project Details

Owner/Applicants: Ms. Sheena Bellingham and Mr. Donald Hutton

Development Permit Area: Development Permit Area 16: General Form and Character

Heritage Status: Heritage-Registered

Description of Proposal

The property located at 2536 Richmond Road, also referred to as the “Garfield Vye Residence” is a wood-frame, single-storey house with Queen Anne Revival style details. It was built in 1906 and is located at the southwest corner of Richmond Road and Haultain Street. The exterior façade of 2536 Richmond Road has maintained much of its original appearance. Its character-defining elements include its residential form, scale and massing, hipped roof with gabled extensions, wood-frame construction and double-bevel siding, masonry elements, and its Queen Anne Revival style millwork details like scroll sawn brackets and ball and spindle frieze. The house is currently used as a single-detached home. The property is valued for its association with the earliest phase of neighbourhood settlement initiated by the Vye family. The Vye family built the house for their son on their 105-acre *Richmond Farm* after he was married. They subdivided the remaining land into suburban lots, catalyzing the development of the neighbourhood. The Garfield Vye Residence has aesthetic value for its Queen Anne style vernacular detailing.

Regulatory Considerations

The proposed heritage designation is consistent with surrounding land uses.

Condition/Economic Viability

The house is currently in good condition and does not require major upgrades or significant maintenance.

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* (OCP) (2012), 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 (I) *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 designation of this building is generally consistent with Section 21: “Neighbourhood Directions (Jubilee)” of the OCP.

Jubilee Neighbourhood Plan (1996)

The designation of this building is also consistent with the *Jubilee Neighbourhood Plan (1996)* policies, which states under section 4.4- Heritage Policies and Recommendations:

2. *Encourage the voluntary designation of buildings listed on the Heritage Registry as a means of providing long term protection of buildings. Promote voluntary designation through awareness of the Victoria Heritage Foundation's house grants program. Further, that heritage designation be required when incentives are provided to the building owner.*

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 November 10, 2020 meeting and was recommended for approval.

CONCLUSIONS

This application for the designation of the heritage-registered property located at 2536 Richmond Road as a Municipal Heritage Site is for a building that is a good example of a Queen Anne style house built by one of the neighbourhood's first pioneer families. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Jubilee neighbourhood. Staff recommend that Council approve the Heritage Designation Application for the heritage-registered building located at 2536 Richmond Road.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000193 for the property located at 2536 Richmond Road.

Respectfully submitted,



John O'Reilly
Senior Heritage Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

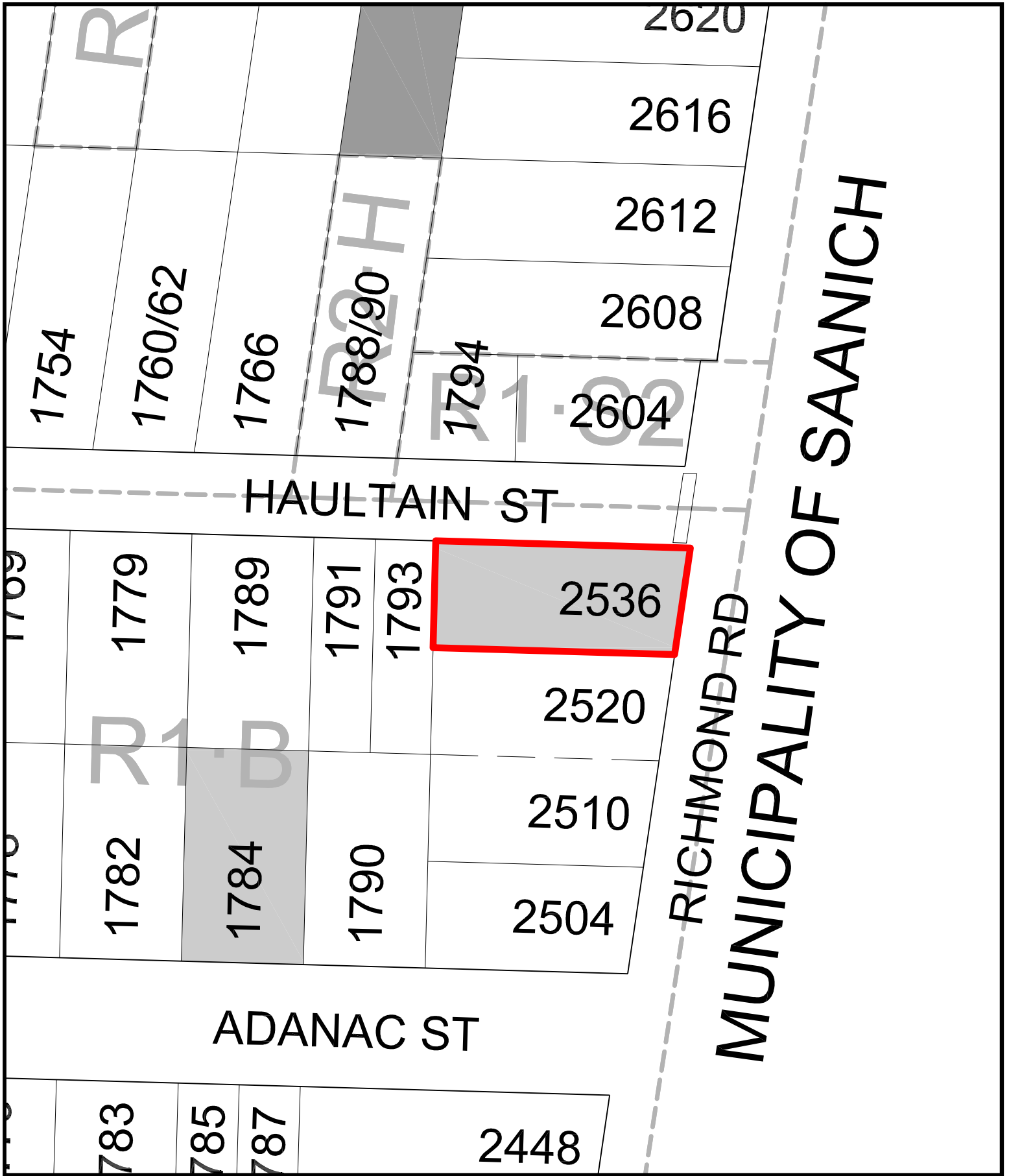
Report accepted and recommended by the City Manager:



Date: November 24, 2020

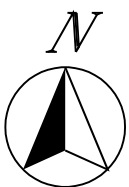
List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Photographs
- Attachment D - Statement of Significance
- Attachment E - Email from the owner to the City of Victoria, dated October 18, 2020
- Attachment F- Draft November 10, 2020 Heritage Advisory Panel Minutes.



2536 Richmond Road

Heritage Designation #000193



Designated



Registered





2536 Richmond Road

Heritage Designation #000193



Designated



Registered







STATEMENT OF SIGNIFICANCE

Garfield Vye Residence

2536 Richmond Road

Original Owner: John Hector Garfield Vye

Date of Construction: c.1906

Description of the Historic Place

The Garfield Vye Residence is a wood-frame one-storey house with Queen Anne Revival style details located on the southwest corner of Richmond Avenue and Haultain Street in Victoria's North Jubilee neighbourhood. The house is distinguished by its hipped roof with front and side gabled bays and ornate millwork detailing.

Heritage Value of the Historic Place

The heritage value of the Garfield Vye 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

Built c.1906, the Garfield Vye Residence is valued as one of several remaining houses from the historic *Richmond Farm* and is symbolic of the early pattern of neighborhood settlement as pioneer farms were subdivided for early suburbs.

The building is significant for its associations with the Vye Family, prominent for many years in the Victoria region. In 1882 Alexander and Margaret Vye established the 105 acre *Richmond Farm* and also operated a stone quarry on the slopes of Mt. Tolmie. As each of their sons married, they built a house on a portion of the farm. The remaining land was subdivided into suburban lots as the area developed along with the construction of the nearby Royal Jubilee Hospital and the streetcar spur along Richmond Avenue to Mt. Tolmie. This house remained in the Vye family until the mid-1960s.

The Garfield Vye Residence symbolizes the evolution of the North Jubilee neighbourhood from farm land to residential and institutional and makes a significant contribution to the rich and varied streetscapes, which continues today as a mix of residential, commercial and institutional uses.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

The Garfield Vye Residence is valued 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. The front façade is distinguished by a bracketed, angled cutaway bay offset by a recessed porch detailed with a ball and spindle frieze between turned posts. Original door and window assemblies are found throughout. The house is clad in double-bevel siding, rubble-stone foundation and a bracketed frieze of vertical tongue and groove boards. Many of the architectural and decorative features remain intact.

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 North Jubilee neighbourhood.

Finally, this building 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 Garfield Vye Residence and that continue to define the character and history of the North Jubilee neighbourhood include:

- original location at the southwest corner of Richmond Road and Haultain Streets on the historic Vye family *Richmond Farm* and its relationship to other Vye family houses
- continuous residential use

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

- residential form, scale, and massing as expressed by its: hipped roof with gabled extensions over front and side angled cutaway bays, inset front porch
- wood-frame construction clad with double-bevel siding
- masonry elements such as a rubble-stone foundation and two internal corbelled red brick chimneys
- Queen Anne Revival style millwork details such as: scroll sawn brackets; ball and spindle frieze between turned porch posts; bracketed frieze of vertical v-joint tongue and groove boards above beltcourse
- fenestration such as: one-over-one double-hung wooden-sash windows, glazed, paneled front door with transom window

Brigitte Clark
Victoria Heritage Foundation
May 2016

From: [John O'Reilly](#)
To: [John O'Reilly](#)
Subject: FW: Request to designate a residence in Victoria
Date: November 3, 2020 1:43:14 PM

From: sheena bellingham
Sent: October 18, 2020 8:43 PM
To: Community Planning email inquiries <CommunityPlanning@victoria.ca>
Subject: Request to designate a residence in Victoria

Hello,

My partner and I purchased our house at 2536 Richmond Road in the fall of 2012.

Our real estate agent had suggested that the house, built in 1906 was a "tear-down", a ridiculous amount of work and not worth saving. For us this was an opportunity to own our home (our first). Fortunately, we were able to convince all of those concerned that she could and should be saved from the landfill. Our offer was accepted over those from developers who were only interested in the corner lot on which she stood. I might add that the surrounding neighbours, and surprisingly those from many other neighbourhoods, were quite relieved and thrilled with the news that this icon of North Jubilee would be saved.

I am a wooden boat builder by trade and together we have rebuilt and restored this house over the past years with our labour, hearts and souls.

We believe strongly that old places matter giving members of the community a sense of permanence, stability and calm; a sense of where we've been, a connection to the past which grounds us in the present and helps with decisions regarding the future.

We have met and talked with Mike and Shirley Walker regarding the history of our house. Mike Walker is the grandson of John Hector Garfield Vye. He was the original owner and builder of the house and the second son of Alexander and Margaret Vye, one of the first European families to farm in the Jubilee area. Garfield Vye died of a severe asthma attack in 1920 at the age of 37 while working the fall harvest in the Calgary area, leaving his wife to raise six young children in the two-bedroom home.

As a child Mike would often visit his grandmother in this house and was thrilled so many years later to have a chance to walk through the house once again. The stories and memories that he has shared with us are alive today because this house still stands. The stories of our lives.

Your consideration regarding the designation of this house, our home, as an historic building is much appreciated. Please see attached documents.

Sincerely,

Don Hutton & Sheena Bellingham

6. 2536 Richmond Road:

Introduction by John O'Reilly
Presentation by Sheena (owner)

Recommendation: That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 2536 Richmond Road, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Moved by Helen Edwards

Seconded by Doug Campbell

Carried Unanimously