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## **Clayburn Village Heritage Conservation Area**



# Area

All lands within the Heritage Conservation Area Boundary illustrated in *Figure CV1* are designated subject to these Heritage Conservation Guidelines.

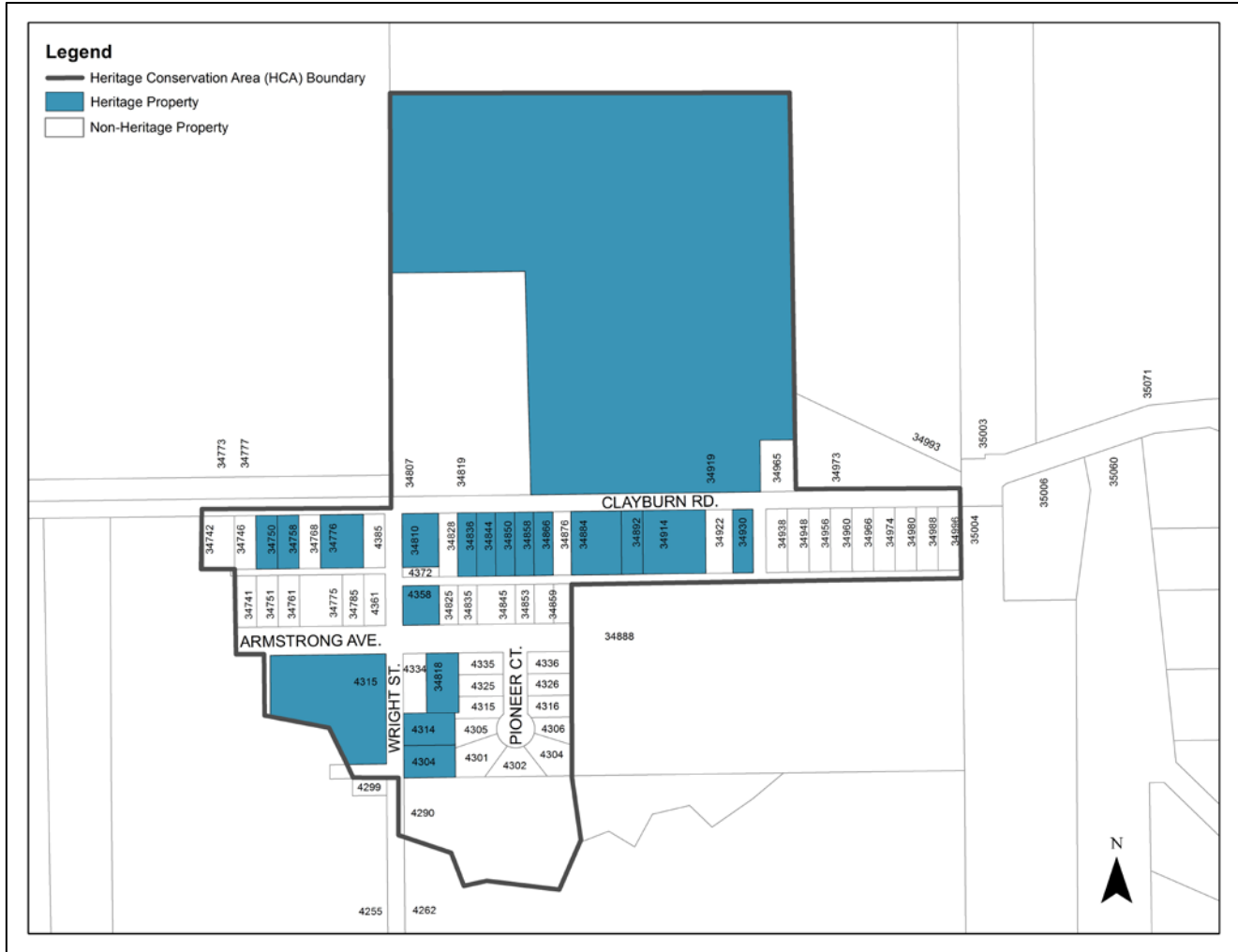


Figure CV1: Heritage and Non-Heritage Properties

# Justification

Clayburn Village was the first company town to be established in British Columbia. The settlement dates from 1905, when the Vancouver Fireclay Company - later to become the Clayburn Company - built a brick making plant just to the west of Sumas Mountain, convenient to deposits of high grade fireclay in the Straiton area on the southwest slopes of the mountain. A small townsite was laid out to the south of the brick plant where the company built homes for its managers and workers.

The brick faced houses of Clayburn Village, built between 1906 and 1909, are of special historical and architectural importance for a number of reasons:

- they are believed to have been designed by the renowned British Columbia architect, Samuel Maclure;
- Mr. Maclure's conception of the physical form of the village, and the design of the houses and their visual relationship to Sumas Mountain are a noted example of the City Beautiful Movement that became important in North America following the World Columbian Exposition held in Chicago in 1893;
- they represent one of the largest concentrations of brick buildings of the first decade of the twentieth century in the Lower Mainland and the Fraser Valley;
- as a group, they reflect a unity of design in the use of brickwork, shingles, woodwork, and windows; and
- the exterior use of brick in their foundations and first storey walls was unique in British Columbia.

There are other buildings in the village that are of historical importance. The village's wooden school house was built in 1908 on the west side of Wright Street. A presbyterian church was constructed in 1912 opposite the school house with bricks donated by the Clayburn Company. These buildings were officially designated heritage structures by the former District of Matsqui in 1978. They are now owned by the Clayburn Village Community Society and are used for community activities and events.

In 1912, a two storey general store was opened on the corner of Wright Street and Clayburn Road and soon became the village's social focal point. In recent years, the store has been renovated and restocked, as much as possible to represent the commerce and lifestyle of the early decades of the twentieth century. It serves as a convenient meeting place for village residents and attracts visitors from all over the Province. The general store is also used as a convenient starting point for those who wish to tour the village and enjoy its atmosphere, stroll its streets, and view its buildings of architectural note.



Finally, the Clayburn Brick Plant site is important to both Clayburn Village and British Columbia. By 1909 the plant was the largest brick producer in the Province, and the claim was made that it was the largest in Canada. Such was the originality and quality of Clayburn bricks - in particular, distinctively coloured specialty bricks - that architects ordered them for some of the most distinguished buildings in British Columbia, including the World Building (1911), St. Paul's Hospital (1912), the second Hotel Vancouver (1913, demolished in 1948), and the Marine Building (1929-30) all of Vancouver, and the Empress Hotel (1904-08) and Armouries (1914) of Victoria.

The plant lay unused after 1930 when production operations were merged with the brick plant in Kilgard. By 1940, most of the brick plant buildings had disappeared. In 1993, the District of Matsqui purchased this property with a view towards the eventual excavation of the old kilns and brick plant site, and establishing an interpretative centre on it.

## Objectives

The objectives of the Clayburn Village Heritage Conservation Area are:

- To recognize and enhance the historic nature of Clayburn Village for the benefit of present and future generations.
- To ensure that all building restorations, rehabilitations, renovations or alterations, and property development or redevelopment within the Clayburn Village Heritage Conservation Area respects the history and enhances the heritage character and heritage value of Clayburn Village.

- To ensure that any single family residential development or redevelopment is consistent with existing land uses and buildings, and does not detract from the heritage and rural character of Clayburn Village.
- To promote conservation, restoration, and heritage sensitive rehabilitation and renovation of the heritage buildings in the Clayburn Village Heritage Conservation Area.
- To regulate subdivision within the Clayburn Village Heritage Conservation Area.
- To accommodate infill development that is consistent with the existing heritage buildings and enhances the heritage character of Clayburn Village.
- To retain, where possible, land in the Agricultural Land Reserve for agricultural use and ensure that the City's general agricultural land use policies apply to the Clayburn Village properties located in the Agricultural Land Reserve. These guidelines although intended to protect Clayburn Village's heritage buildings and resources, are not meant to unnecessarily interfere with or impede neighbouring farm operations or limit their ability to farm profitably.

## Standards

A Heritage Alteration Permit is not required for:

- alterations to building interiors, except those that affect structural integrity;
- maintenance and repairs that do not affect the heritage character of the area or heritage value of property;
- activities necessary for the continuation of agricultural operations; or
- landscaping that does not affect the heritage character of Clayburn Village or the heritage value of properties highlighted in Figure CV1.

Pursuant to the *Local Government Act*, Heritage Alteration Permits will be issued by the City, subject to the terms and conditions considered necessary by the Council, or its delegate, for proposals that comply with the guidelines established below.

In those instances where a Heritage Alteration Permit is refused and the refusal to issue a permit prevents the use of land that is allowed under the applicable Zoning Bylaw, or the development of land to the density that is allowed under the applicable Zoning Bylaw in respect of that permitted use, the City Council, or its delegate, shall inform the applicant of the requirements or conditions under which the applicant's proposal would be allowed.

City Council, or its delegate, may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of the City Council, or delegate, would not be consistent with the purpose of the heritage protection of the property.

## Guidelines

### HERITAGE PROPERTIES

To conserve the historical and architectural significance of Heritage Properties in Clayburn Village.

#### **CV1** Heritage Character and Value

When rehabilitating buildings and structures, respect the heritage character of the area and retain the heritage value of properties. To this end, property owners are encouraged to examine the photographic archives at the Abbotsford Museum, which contain many images of Clayburn Village in its early years.

**CV2 Subdivision**

Subdivision of land may be approved, but not until a Heritage Alteration Permit, consistent with these guidelines, is first obtained from the City. If the proposed subdivision will create a new building site, a heritage alteration permit consistent with the Guidelines for Non-Heritage Properties must be obtained from the City for construction of a new building or structure on the new parcel prior to subdivision approval.

**CV3 Landscape**

Respect the heritage character of the area while being consistent with neighbouring properties' landscape. Use plantings that reflect the village's period.

**CV4 Site, Form and Massing**

Retain the existing siting, roofline design, height, and number of stories of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered.

**CV5 Exterior Finishings**

For exterior renovations, use finishing materials, colours, and windows which reflect the original design and character of the building.

**CV6 Front Porches**

Retain front porches and, where possible, restore the porches of the village's existing brick houses to their original design. Additions to the front of listed buildings shall not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch.

**CV7 Building Footprints**

Conserve the footprint of existing buildings and structures.

**CV8 Building Additions**

Minimize the visual impact of building additions from adjoining streets.

**CV9 Fencing**

Maintain the open appearance of residential properties by limiting the height of fences or solid hedges between the front face of the principal building and the front lot line to 0.76 metres. Where construction of a new fence is contemplated, erect a picket fence.

**CV10 Off Street Parking**

Provide off street parking that is consistent with what is provided for existing developed properties in the same street block and consistent with the principal building located on the same property. To this end, property owners are encouraged to erect detached garages when building or replacing enclosed or covered parking areas.

**CV11 Driveways**

For residential properties fronting Clayburn Road, driveway access or parking of vehicles between the property line and the front face of buildings is prohibited. Instead, provide access for garages and off street parking for these residences from the lane at the rear of these properties.

## **CV12 Building Damage**

The buildings highlighted in Figure CV1 are of special historic importance; consequently, a Heritage Alteration Permit shall not be issued for these properties, except for an approved restoration, rehabilitation or renovation, or subdivision.

In instances where a building is damaged to the extent that 75% or more of its value above its foundations is destroyed and rehabilitation is not viable, a demolition permit may be issued by the City, provided that the proposed reconstruction or redevelopment of the site complies with the Guidelines for Non-Heritage Properties.

## **NON-HERITAGE PROPERTIES**

To support and enhance the historical and architectural importance of Heritage Properties in Clayburn Village.

## **CV13 Building Rehabilitation and Replacement**

Rehabilitate or replace Non-Heritage buildings in a manner that:

- respects the heritage character of the area and is consistent with neighbouring heritage properties; or
- conforms with the existing structure.

To this end, property owners are encouraged to examine the photographic archives at the Abbotsford Museum, which contain many images of Clayburn Village in its early years.

## **CV14 Subdivision**

Subdivision of land may be approved, but not until a heritage alteration permit, consistent with these guidelines, is first obtained from the City. If the proposed subdivision will create a new building site, a Heritage Alteration Permit, consistent with these guidelines, must be obtained from the City for construction of a new building or structure on the new parcel.

## **CV15 Landscape**

Respect the heritage character of the area while being consistent with neighbouring properties' landscape. Use plantings that reflect the village's period.

## **CV16 Architectural Design**

For new or renovated buildings, incorporate architectural design features which are either characteristic of, or consistent with, those of adjacent buildings or the village's existing historic buildings; in particular, historic buildings on adjacent sites or in the same street block. Architectural features to be considered include:

- roofline design, materials, and colour;
- building height and number of stories;
- front porches;
- exterior finishing materials and colour; and
- window size, design, and materials.

Where possible, renovations that involve brickwork should utilize bricks that resemble the colour, texture, and size of bricks found in the village's historic buildings.

**CV17 Building Setback**

Set back new buildings and additions to existing buildings at a distance that is consistent with buildings on abutting or adjacent properties; in particular, historic buildings on adjacent properties or properties in the same street block.

**CV18 Building Footprint**

For new buildings or buildings undergoing renovation and enlargement, maintain consistency in building footprints with those on adjacent properties or properties in the same street block.

**CV19 Rooflines**

Ensure consistency in the roofline of new or renovated buildings with the heritage character of the area or with the character of buildings on adjacent properties or properties in the same street block.

**CV20 Front Porches**

Include front porches for new or renovated buildings.

**CV21 Fencing**

Maintain the open appearance of residential properties by limiting the height of fences or solid hedges between the front face of the principal building and the front lot line to 0.76 metres. Where construction of a new fence is contemplated, erect a picket fence.

**CV22 Off Street Parking**

Provide off street parking that is consistent with what is provided for existing developed properties in the same street block and consistent with the principal building located on the same property. To this end, property owners are encouraged to erect detached garages when building or replacing enclosed or covered parking areas.

**CV23 Driveways**

For residential properties fronting Clayburn Road, driveway access or parking of vehicles between the property line and the front face of buildings is prohibited. Instead, provide access for garages and off street parking for these residences from the lane at the rear of these properties.

**CV24 Demolition**

Demolition of buildings or structures will not be approved unless a Heritage Alteration Permit, consistent with these guidelines, is first obtained from the City for construction of a new building or structure.

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