

APRIL 18, 2019

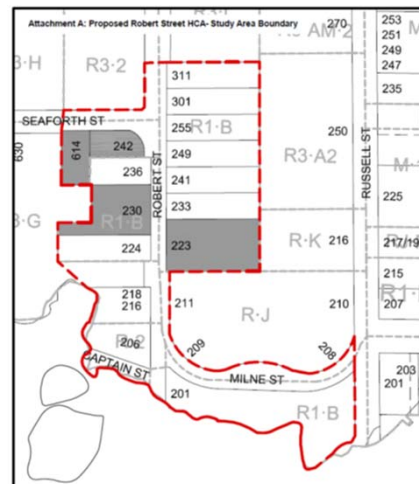
Proposed Robert Street HCA Study Area



Staff Recommendation to City Council

Staff Recommendation:

- That Council direct staff to study and evaluate the portion of Robert Street shown on Attachment A for its potential as a Heritage Conservation Area in accordance with the Council adopted *Citizen-led Heritage Conservation Areas Policy*.
- If staff conclude that a Heritage Conservation Area designation is justified, report back to City Council with a draft Official Community Plan Amendment Bylaw that outlines the justification, objectives and guidelines in accordance with section 614 of the *Local Government Act*.



Proposed Robert Street

HCA Study Area

■ Designated ■ Registered



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Victoria West Neighbourhood Plan

10.2. Heritage Conservation Areas

Intent:

Conserve the historic character and integrity of special neighbourhood places.

10.2.1. Consider future citizen-initiated proposals for designation of Heritage Conservation Areas where heritage merit exists.

Ongoing Actions...

- Consider citizen-initiated Heritage Conservation Areas if proposed (see policy 10.2.1)



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Proposed Robert Street HCA



- Study area encompasses 14 properties total + Rainbow Park
- Four constructed around the turn-of-the-century (1888-1911) in the Queen Anne and Colonial Bungalow styles
- Eight constructed between 1939 and 1945, most of which resemble the English or French storybook style
- Two constructed in 1955
- King apple trees (nearly extinct in Victoria) on the street are remnants of an orchard owned and maintained by the Muirhead family



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Proposed Robert Street HCA

HCA Evaluation Criteria from Council-adopted Citizen-led Heritage Conservation Areas Policy

Criteria	Preliminary Assessment
The proposed HCA should consist of multiple contiguous properties, including properties on both sides of a public street	Criteria met
A majority of properties in a proposed Heritage Conservation Area should have a shared heritage value or set of heritage values.	Some evidence for a relationship between the Muirhead family lands and the subdivision and development of the street. Wartime era houses and Rainbow sea cadets in Rainbow park may share a connection.
A majority of properties within a proposed Heritage Conservation Area should have cohesive heritage character, embodied in a set of shared traits or features that give the area a distinctive quality or appearance. The heritage character of a proposed Heritage Conservation Area should be obvious to the untrained eye	Buildings in study area share consistent massing (1 - 1.5 storeys), asymmetrical composition, similar setbacks. Buildings within each period of development share features in common
Boundaries of the area should be based on shared cultural heritage values, heritage character and natural geography and not include unrelated areas.	Unrelated areas excluded (Colville Island and Coffin Island)



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Building Stock

- 14 properties total
- Two main architectural eras represented
- All houses are 1.5 storeys in height with pitched roofs, chimneys and generous front yard setbacks



Building Stock- Wartime Houses

- 8 wartime houses constructed between 1939 and 1943
- English and French storybook style
- Asymmetrical design, Stucco or plaster facades,
- cross gabled roofs or hipped roofs with cross gables and chimneys
- Tri-partite windows
- Centred doorways



311 Robert Street c. 1939



301 Robert Street c. 1943



255 Robert Street c. 1940



249 Robert Street c. 1941



241 Robert Street c. 1940



233 Robert Street c. 1939



224 Robert Street c. 1940



206 Robert Street c. ?



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Building Stock- Turn-of-the Century Houses



614 Seaforth Street (c. 1911)
Designated



223 Robert Street (c.1903-1904)
Designated (National Historic Site)



230 Robert Street (c. 1899-1900)
Designated



242 Robert Street (c. 1888-1889)*
Designated
*Moved from 621 Seaforth in 1978



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Building Stock- Houses Built in 1955



236 Robert Street c. 1955



216 Robert Street c. 1955



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Preliminary Heritage Value Assessment



1. James Muirhead Jr.'s house
2. James Muirhead Sr.'s house
3. John Thomas Muirhead's House

- Much of the study area was owned at one time by the Muirhead family, beginning with James Muirhead Sr., who acquired the lands shown in red between 1881 and 1900. He constructed his house at 527 Esquimalt Road in 1883.

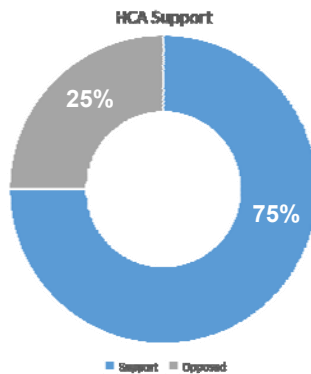
Graphic Courtesy of Wentworth Villa



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Survey Results

- Sixteen surveys sent out (one property is a strata), twelve returned
- HCA FAQ included with survey
- Of survey respondents, nine owners support (75%), three oppose (25%)



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Engagement

- **Wednesday August 8, 2018 at 5:30PM**- Walking tour of the street and front-yard meeting-10+ owners and supporters present
- **Sunday, September 23, 2018 at 3:00PM**- Front yard community meeting-20 owners and supporters present
- **February 26, 2019**- Presentation to CALUC
- No opposition heard at any consultation event so far



Meeting venue



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Next Steps

Phase 1- Nomination

- Mechanism for identifying new residential HCA's are citizen nominations
- Nominator completes an HCA form assessing *heritage value* and *heritage character*, and proposes boundaries
- Staff assess heritage merits and proposed boundaries, consults with CALUC
- Staff administer a survey to local affected property owners
- Nomination and survey results will be presented to City Council for authorization to study
- If authorized, staff proceed to study phase



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Initiation - Approval Process

Phase 2- Study Phase

- Staff complete detailed assessment of the area with the nominator (Subdivision histories, family histories)
- Staff will develop a statement of significance with the nominator
- Staff will prepare a draft by-law to amend the OCP
- OCP amendment is posted to the city website for two weeks and a public consultation is held
- Staff prepare a report to Council seeking approval of the OCP amendment



Words Baker House by Ron Thorn, 1952

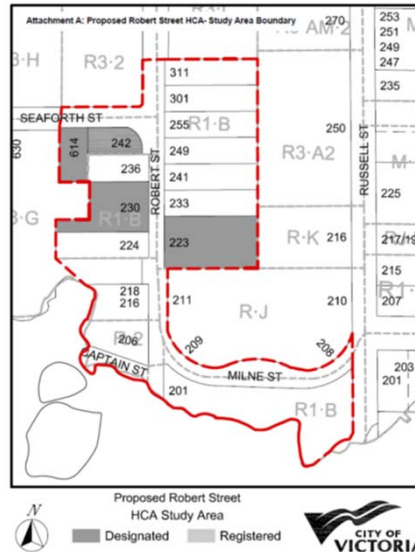


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Conclusion

Staff Recommendation:

- That Council direct staff to study and evaluate the portion of Robert Street shown on Attachment A for its potential as a Heritage Conservation Area in accordance with the Council adopted *Citizen-led Heritage Conservation Areas Policy*.
- If staff conclude that a Heritage Conservation Area designation is justified, report back to City Council with a draft Official Community Plan Amendment Bylaw that outlines the justification, objectives and guidelines in accordance with section 614 of the *Local Government Act*.



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