



Sustainable Planning and Community Development
 1 Centennial Square
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Heritage Conservation Area Nomination Form

Submission Requirements:

- Completed nomination form
- A brief summary of any preliminary outreach to residents
- A map with an outline of the proposed boundaries of the HCA
- Typical photographs of area properties
- Any letters of support, petitions or other materials

Please fill out the following:

1. In the field below, explain why the area you are nominating as a heritage conservation area has heritage value, defined as social, cultural, aesthetic, scientific or educational importance. What traits or features of the properties that comprise the area give it heritage character, defined as a distinctive quality or appearance? During what time period did key features of the neighbours appear or get built?

We are nominating Lewis Street in James Bay as a Heritage Conservation Area. James Bay is the oldest neighbourhood on the West Coast North of San Francisco. It's known for its historic homes and buildings, providing a window into Victoria's past.

Lewis Street is one of the few streets left with mostly century old houses. Out of 17 homes only two aren't original. This historic look is attracting visitors from Victoria and around the world as nearby cruise ship visitors walk down the street to experience what Victoria looked like in its early days. In recent years, five (including nearby 60 Menzies St.) homes have been given heritage designation. The street's history is also being recognized by the City through a My Great Neighbourhood Grant. Historic signs have been placed at the front of Lewis Street properties outlining the year the house was built, the name of the original owner and their occupation. Lewis Street is also in line to be included as part of the official Victoria Heritage Foundation Walking Tours.

Lewis Street is named after Captain Herbert George Lewis, the shipping master of the port of Victoria and the last of the pioneer shipmasters of the Hudson's Bay service (1874). The street was developed by the Playfair and Cramer families after they divided the Gladys Villa property into 12 lots in 1911. Lewis Street features homes from a variety of styles including; Colonial Bungalow (with Queen Anne features), Edwardian Vernacular, Arts and Crafts, and 1920's Bungalow among others.

Lewis Street has remained intact for the past 100+ years. Even Mayor Helps has visited us, toured the street and told us it would be a prime candidate as a Heritage Conservation Area. Lewis Street was recently in the spotlight as Finance Minister Carol James talked about it during her recent provincial budget speech. She spoke of what the street meant to her speaking about her old family home on Lewis and memories she had in the rambling house. She added that she's pleased that many of its rooms are now rented out to students providing affordable housing.

We look forward to hearing from you and working together to preserve this gem of a historic street. This is an area that is under threat of seeing its unique look and feel slip away as developers turn their eyes toward it to make a profit from an increasingly sought-after real estate location.

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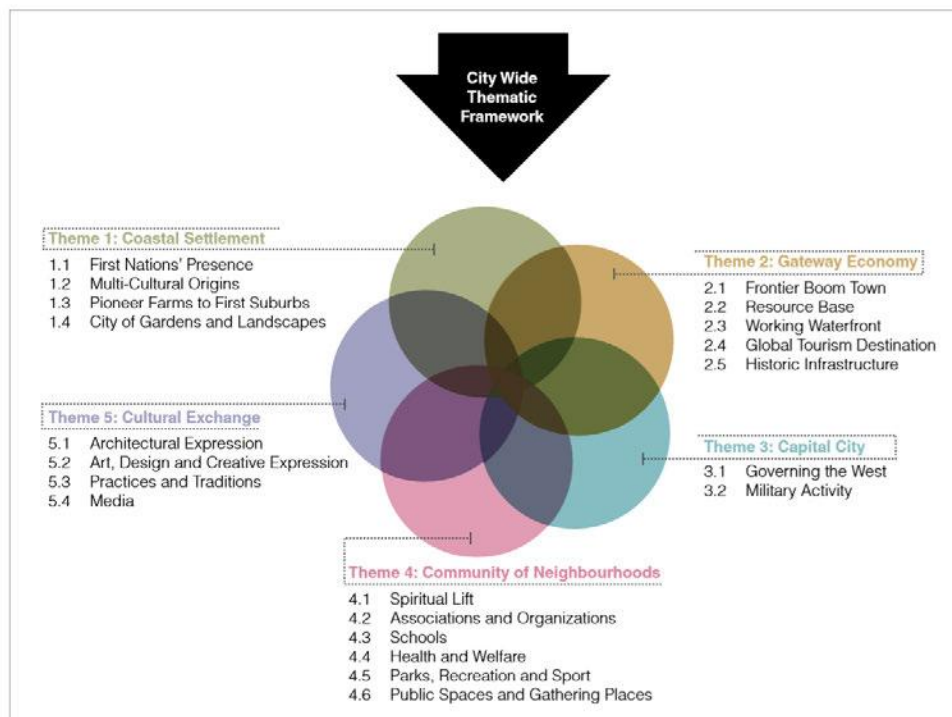
2. In the field below, describe the heritage value of the area in terms of the Victoria Heritage Thematic Framework, taken from the Official Community Plan. Which themes does the area embody?

Lewis Street's heritage value embodies a number of themes from the Victoria Heritage Thematic Framework from the Official Community Plan.

Theme 1: It was originally part of a coastal settlement for the Lekwungen (Coast Salish) First Nation. The street was also a part of Beckley Farm. The street's homes have Beckley Farm currently listed on their title. Hudson's Bay Company chief factor and later B.C.'s first premier James Douglas established Beckley Farm in the neighbourhood in 1846 by building his home nearby.

Lewis Street consists of a relatively narrow/lane style street which reflects the subdivision of pioneer farms. It features a variety of homes from modest homes to larger houses). The street was developed by the Playfair (descendants of Scottish scientist John Playfair) and Cramer families after they divided the Gladys Villa property into 12 lots in 1911. Theme 2: Since Lewis Street is located only a few blocks from the Ogden Point cruise ship terminal it is a tourism destination, attracting tourists from around the world who enjoy walking down the street to experience what Victoria was like in its pioneer days

The Victoria Heritage Thematic Framework:





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3. Nominators are strongly encouraged to speak to their neighbours about the proposed HCA directly prior to submitting their nomination. In the field below, please describe your engagement with neighbours so far?

In April, we went door to door connecting with residents to let them know about our plans to submit the Heritage Conservation Area nomination for Lewis Street.

We went to eight out of 17 houses on the street. Here is our initial feedback:

- 53 Lewis Street – Lara Hurrell, definitely in favour of an HCA
- 39 Lewis Street – Bud Lafaut, definitely in favour of an HCA
- 43 Lewis Street – Davyd McMinn and Linda Carlson, definitely in favour of an HCA
- 38 Lewis Street – Alex Greer, Likes the idea and he is open to learning more about an HCA
- His family has lived in their home for 70 years. Second owners of the home
- 20 Lewis Street – Non-committal
- 25 Lewis Street – Pat and Alan Miller, definitely in favour of an HCA
- 52 Lewis Street – Don Lindsay, definitely in favour of an HCA
- 67 Lewis Street – Judy Hunt, definitely in favour of an HCA

*Neighbours at 54 Menzies – backing onto Lewis Street are in favour of an HCA
 3 support letters provided

Name of Nominator Lara Hurrell
 Address [Redacted]
 Phone Number [Redacted]
 Email [Redacted]

Signature of Nominator <i>Lara Hurrell</i>	Date <i>June 4/2019</i>
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Name of Sponsor (Required if nominator does not live in HCA) Kathryn Ogg
 Address in HCA [Redacted]
 Phone Number [Redacted]
 Email [Redacted]

Signature of Sponsor <i>Kathryn Ogg</i>	Date <i>June 4/19</i>
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