

November 25, 2021

Proposed Robert Street Heritage Conservation Area



1

Purpose

To designate a collection of properties on Robert Street in Victoria West as a new heritage conservation area.



2

Official Community Plan

8.10 Maintain, update and create design guidelines for Development Permit Areas and Heritage Conservation Area....

8.54 Continue to work with senior government, **community** and business partners to identify, protect and conserve property of heritage value.



3

Victoria West Neighbourhood Plan

Ongoing Actions...

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

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.



4

Boundaries



- 4 properties are heritage designated
- 5 additional properties proposed for inclusion on the heritage register
- One historic apple tree is recognized



5

Building Stock



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



6

Heritage Value



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

- The Muirhead family (223 Robert St), owned most of the east side of the street
- James Muirhead Sr., bought the lands in red between 1881 and 1900
- Muirhead Sr. founded the Muirhead and Mann Company

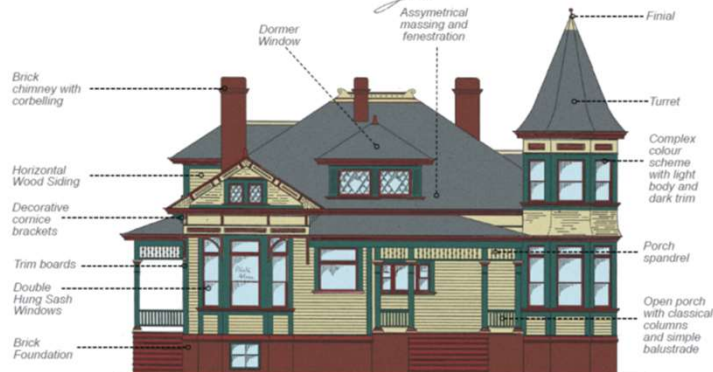
Graphic Courtesy of Wentworth Villa



Building Stock

Victorian & Edwardian Era Homes
 Character Defining Elements
 223 Robert Street - Colourized version of original
 Hooper + Watkins Illustration

*Drawings for James Muirhead
 to be erected on Robert St
 Victoria, B.C.*



- Oct 12. 1890

James Muirhead

Hooper + Watkins

Opposite Page Looking
 Towards 527 Esquimalt
 Road, c. 1903
 City of Victoria Archives
 Item M10042



Building Stock

- Eight wartime houses constructed between 1939 and 1945 (five heritage, three non-heritage)
- Minimal traditional style (inspired by English Cottage Style)



311 Robert Street c. 1939 X



301 Robert Street c. 1943 ✓



255 Robert Street c. 1940 ✓



249 Robert Street c. 1941 X



241 Robert Street c. 1940 X



233 Robert Street c. 1939 ✓



224 Robert Street c. 1940 ✓



206 Robert Street c. 1945 ✓



Heritage Value Assessment



- Houses on Robert Street were financed under the federal *National Housing Act* of 1938, which replaced the *Dominion Housing Act* of 1935



Minimal Traditional Style

Wartime Homes
Character Defining Elements
224 Robert Street, Colour Illustration of
Original Design



11

Building Stock



236 Robert Street c. 1955 X



216 Robert Street c. 1955 X

12

Citizen Led HCA Criteria

- ✓ Multiple contiguous properties on both sides of the street
- ✓ Houses have shared heritage value
- ✓ Buildings have consistent massing, asymmetrical composition, similar setbacks, sheltered entries and porches

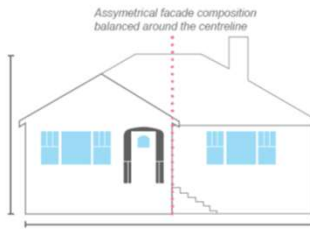


13

Design Guidelines- New Buildings

Topic Areas

- Massing & Scale
- Windows, Doors and Entrances
- Roof Profile
- Exterior Cladding
- Garages



New buildings on Robert Street should have a horizontal scale, with windows arranged in pairs or threes. Entries should be recessed similar to existing houses on Robert Street (ie. 255 Robert Street)



Modern carriage-style integral garage with a transom



Siding possibilities for new homes



Examples of compatible new doors

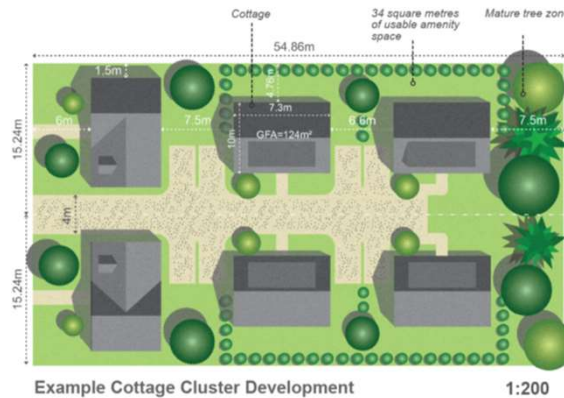


14

Design Guidelines- Infill

Topic Areas

- Building Siting and Separation
- Character
- Massing
- Windows and Privacy



15

Design Guidelines- Existing Buildings

Topic Areas

- Windows- basement and existing
- Replacement Doors
- Balcony and stair railings
- Solar panels and sustainable technology
- Chimneys
- Additions
- Skylights



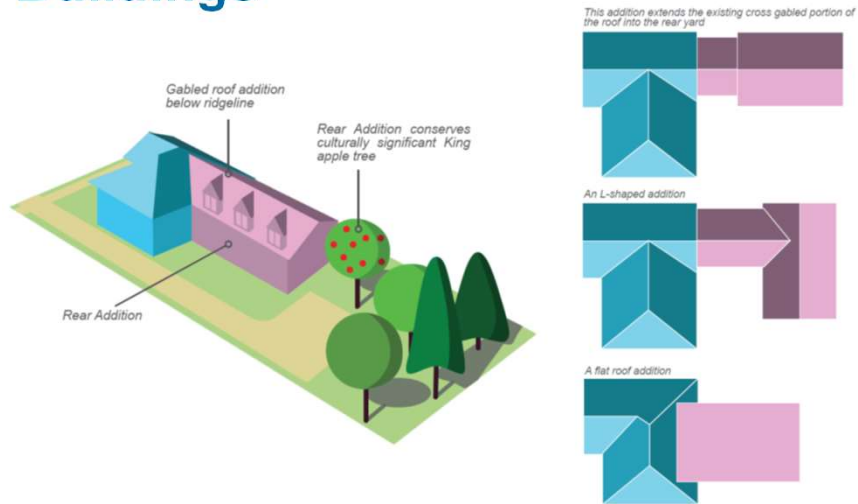
Heritage Consultant Stuart Stark's design for a code compliant railing on 1139 Burdett Street. The design uses a simple pipe rail extending from the house to the newel post



Possible areas for rooftop solar arrays

16

Design Guidelines- Existing Buildings



17

Exemptions

- Interior renovations
- Exterior painting
- Additions under 100m² that do not exceed the width or height of the rear wall opposite a street
- One garden suite located behind the main rear wall of the existing home
- In kind roof replacement
- Landscaping changes
- Routine repairs and maintenance of all kinds



18

Recommendation

1. Refer draft Official Community Plan Amendment Bylaw to Public hearing, subject to:
 - Providing owners latest copy of the design guidelines
 - Providing owners with a notice of the bylaw and public hearing and inviting questions and comments
 - Posting all materials to website
2. Refer draft design guidelines to public hearing
3. If the OCP amendment is approved, direct staff to add five properties to the heritage register:
 - 206 Robert Street
 - 224 Robert Street
 - 233 Robert Street
 - 255 Robert Street
 - 301 Robert Street

