

# HERITAGE 101

that

It's not ^ complicated!

Pamela Madoff

## WHAT'S THE DIFFERENCE BETWEEN REGISTRATION & DESIGNATION?

| REGISTRATION  | DESIGNATION   |
|---|---|
| No Protection Status  | Protect by City Bylaw   |
| Alterations not regulated – unless property located within a Heritage Conservation Area | Alterations regulated by Heritage Alteration Permits issued by City   |
| Emphasis on <u>RECOGNITION</u> of Heritage Value  | Emphasis on <u>CONSERVATION</u> of Heritage Value   |
| No public funding   | Funding from Victoria Heritage Foundation through the House Grants Program to retain and preserve Heritage Designated houses. |

# Managing change and alterations

- In Victoria, City Council has delegated authority to the Senior Heritage Planner to approve Heritage Alteration Permits (HPA) which meet the Standards and Guidelines which expedites permit approvals.
- Minor alterations and routine maintenance are exempted.
- No time delay as a building permit is usually required and the heritage alteration permit approval only takes a few days concurrent with the building permit process.

# HOW DO YOU DEFINE WHAT IS APPROPRIATE?

- Design Guidelines such as the Standards and Guidelines for the Conservation of Historic Places in Canada are used by Heritage Planners to evaluate proposed development.

# Heritage Conservation Areas

# What is a Heritage Conservation Area

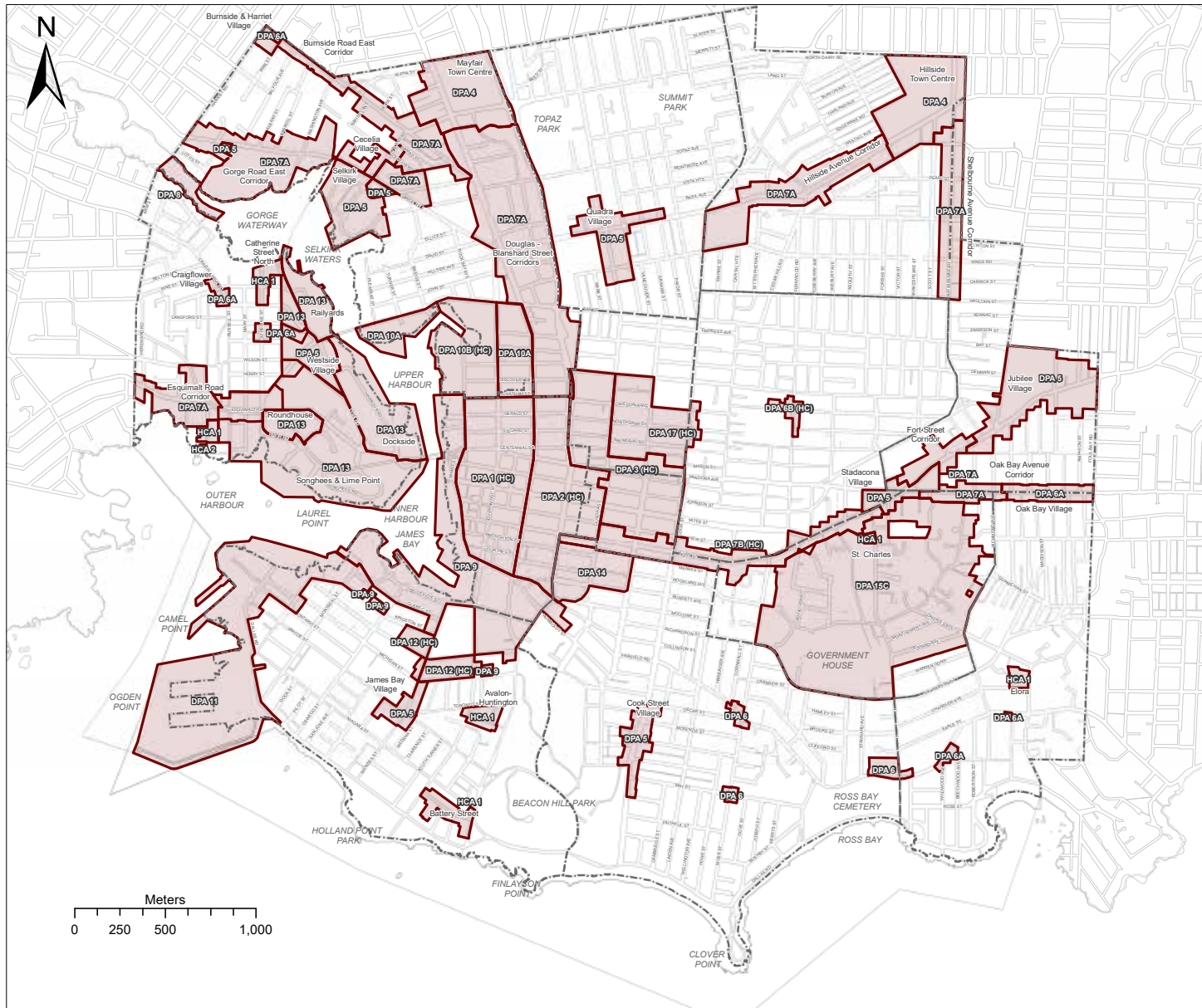
A distinct district with special heritage value



Memorial Crescent

- A Heritage Conservation Area is NOT the same as Heritage Designation

Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas



# MAP 32

## COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- DPA 1 (HC): Core Historic
- DPA 2 (HC): Core Business
- DPA 3 (HC): Core Mixed-Use Residential
- DPA 4: Town Centres
- DPA 5: Large Urban Villages
- DPA 6A: Small Urban Villages
- DPA 6B (HC): Small Urban Villages Heritage
- DPA 7A: Corridors
- DPA 7B (HC): Corridors Heritage
- DPA 8: Victoria Arm Gorge Waterway
- DPA 9 (HC): Inner Harbour
- DPA 10A: Rock Bay
- DPA 10B (HC): Rock Bay Heritage
- DPA 11: James Bay and Outer Harbour
- DPA 12 (HC): Legislative Precinct
- DPA 13: Core Songhees
- DPA 14: Cathedral Hill Precinct
- DPA 17 (HC): North Park Village Area
- HCA 1: Traditional Residential
- HCA 2: Robert Street Heritage Conservation Area
- DPA 15C: Intensive Residential Rockland

See Map 32A for the following Intensive Residential Development Permit Areas:

DPA 15F: Intensive Residential - Attached Residential Development

See Map 76 for DPA 16A: General Urban Design

The following designations apply to all areas within the City of Victoria and are not shown on this map:

- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Panhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.

# What does it do?

- Gives City Council the authority to regulate the design of new construction, additions and exterior alterations of Heritage Registered buildings within the defined area.
- It does not prohibit demolition.
- It protects the character of the area.
- Bylaw can specify what requires a Heritage Alteration Permit and what doesn't.



# Advantages for the neighbourhood

- Protects neighbourhood character from inappropriate development which does not respect its context

One of the few development tools to enable control of the appearance of a neighbor's new house



# Advantages for the neighbourhood

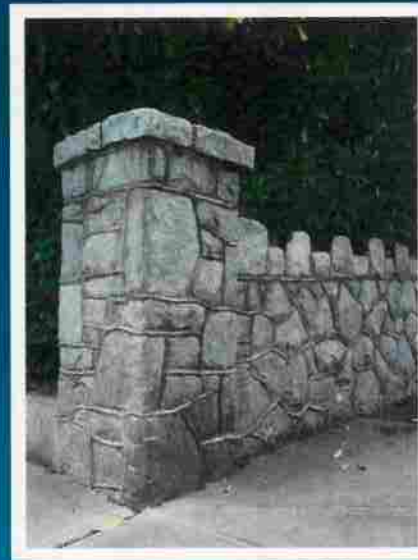
- Provides stability and certainty for the future
- Enhances the value of the area

Enables the City to  
control the appearance of  
new infill development



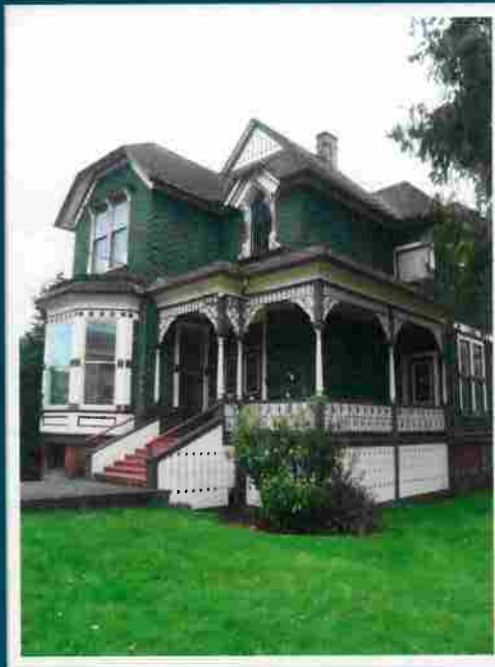
# Need to define Heritage Value

- Prepare a Statement of Significance
- What are the character defining elements? E.g. In the Rockland neighbourhood :Heritage homes, Rock Walls

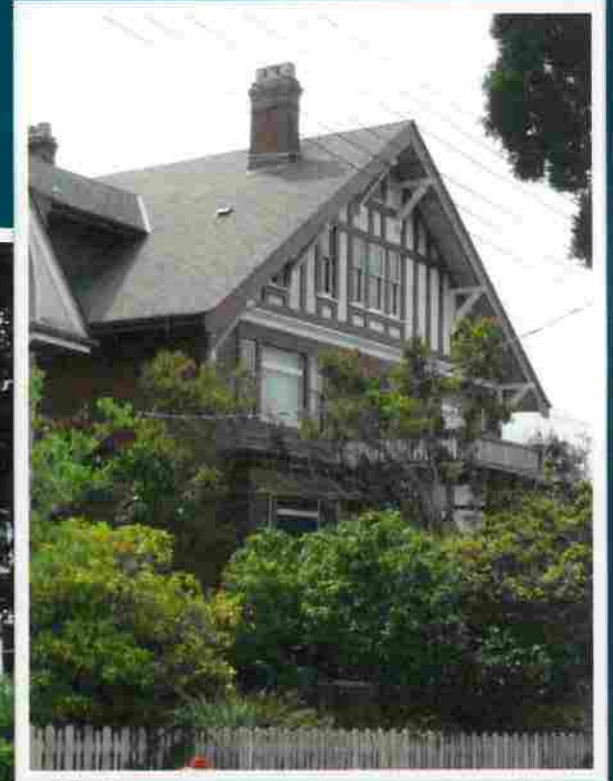
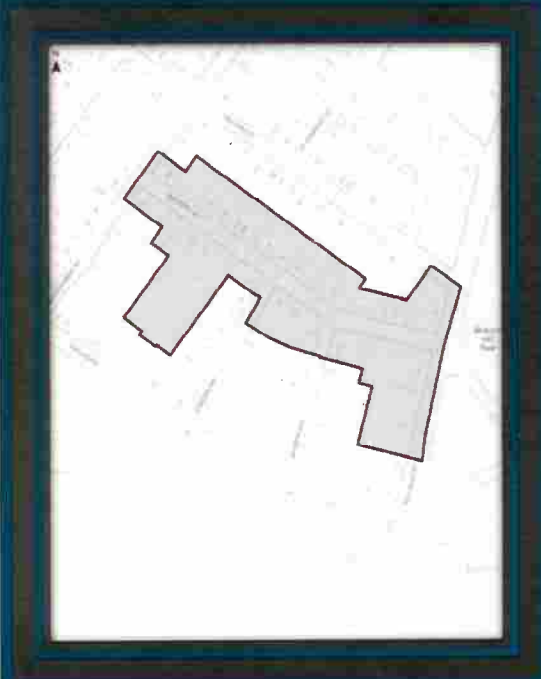


# What are some examples?

- Fort Street

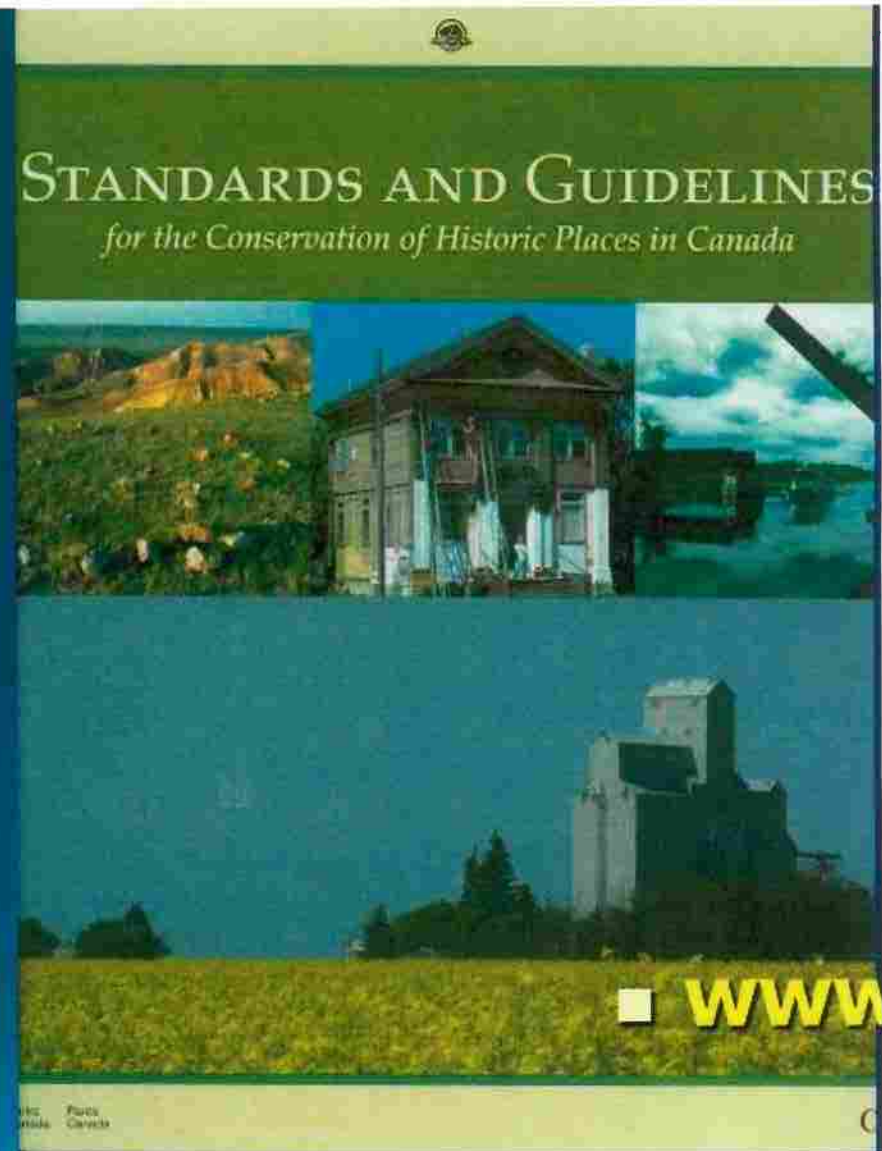


# Battery Street / James Bay

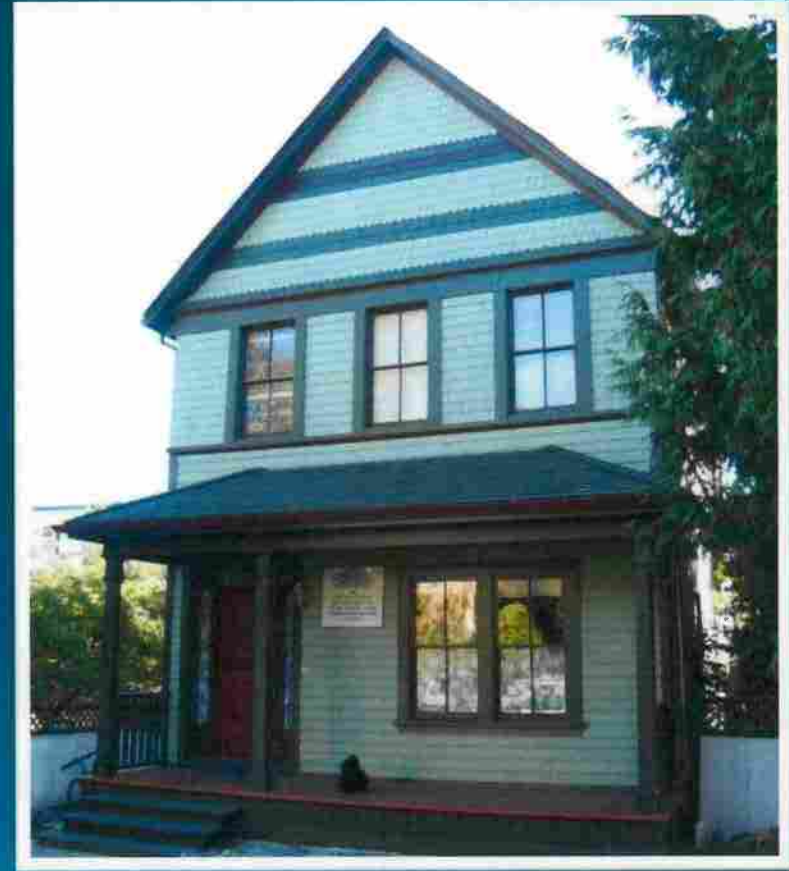


# How do you define what is appropriate?

Design Guidelines such as the Standards and Guidelines for the Conservation of Historic Places in Canada are used by Heritage Planners to evaluate proposed development



# Example of appropriate rehabilitation

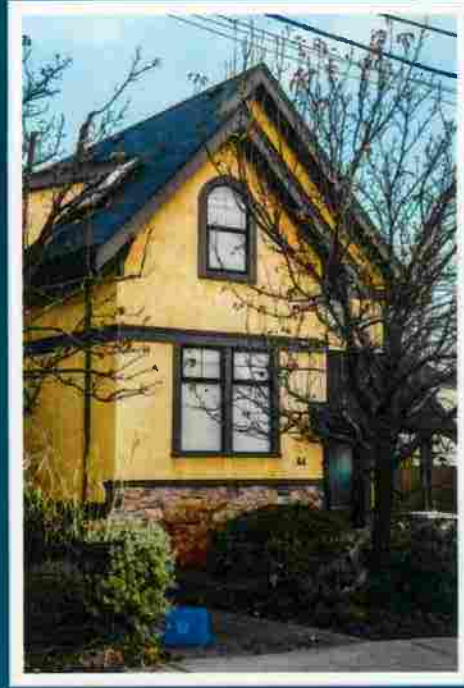
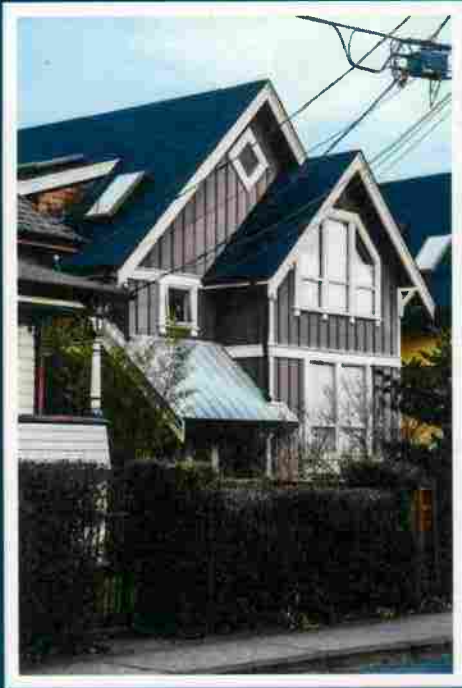


# New infill which respects context

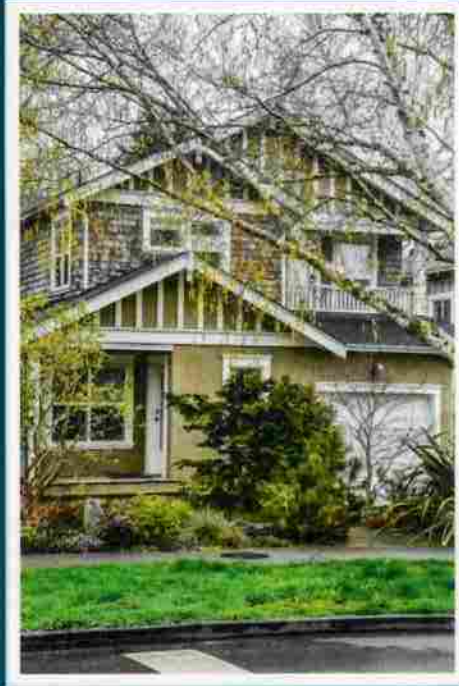
- Roof shape
- Window size and proportion
- Materials – brick
- Colours



# New infill which respects context



# New Infill which respects context



# Additions –how not to.

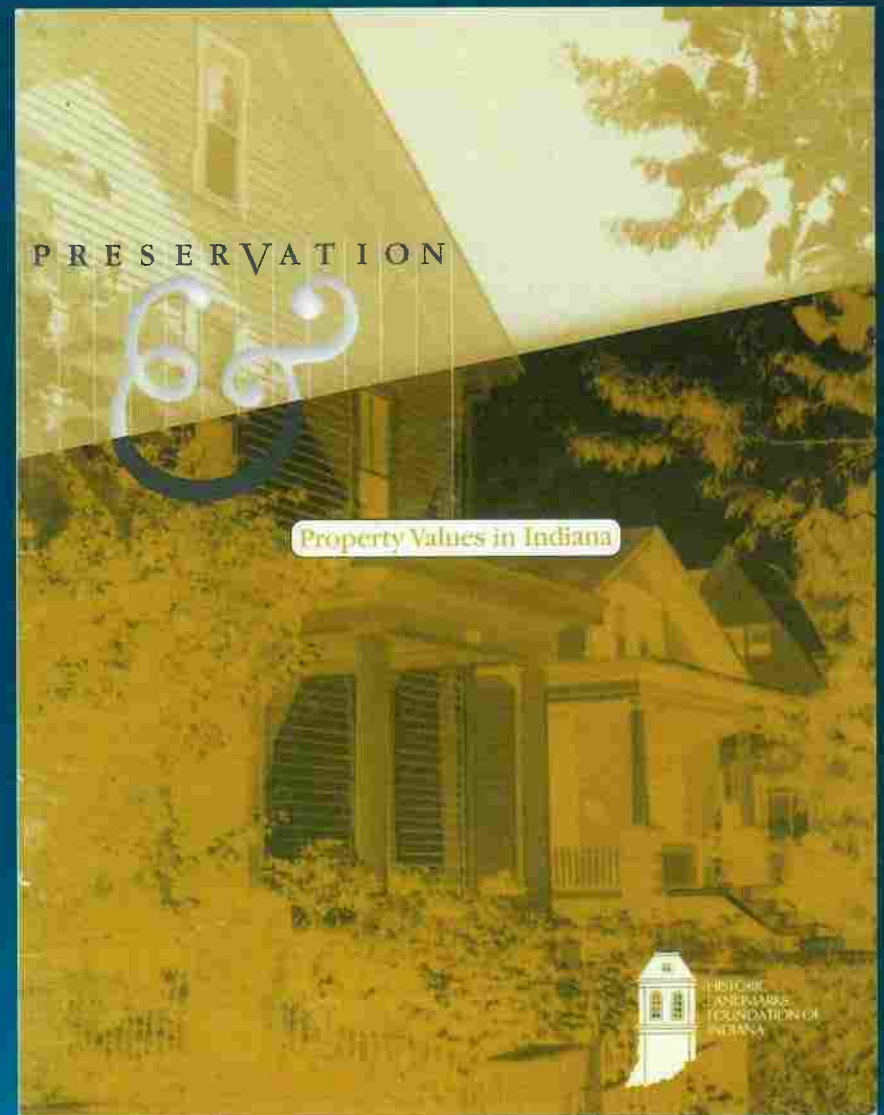


# Better fit



# Does an HCA affect property value?

- Economic Studies from the US and Canada have demonstrated that historic districts protect and enhance property values



# US Studies of the Impact of Historic Districts on Property Values

- New York City Independent Budget Office Study found:
  - *"All else equal, prices for houses in historic districts are higher than those of similar houses outside historic districts"*
  - *"Overall price appreciation from 1975 to 2002 was greater for houses inside historic districts"*
- Historic Landmarks Foundation of Indiana study found:
  - *"In Indianapolis the property values in the local historic district increased at a rate consistent with metropolitan Indianapolis overall market and exceeded the rate of both the adjacent and highly similar neighbourhood & the larger area of Indianapolis within which it sits"*

# Studies of HCAs in Canada

- A study of 32 heritage conservation districts in Ontario found:
  - *"It is not difficult or time consuming to make appropriate alterations to properties"*
  - *"Real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas"*
  - *"Strong real estate performance and resident satisfaction are more pronounced where district guidelines are enforced"*

# Managing change & alterations

- City Council has delegated authority to the Senior Heritage Planner to approve Heritage Alteration permits which meet the Standards & Guidelines which **expedites permit approvals**
- **Minor alterations & routine maintenance are exempted**
- **No time delay** as a building permit is usually required and the HAP approval only takes a few days concurrent with the building permit process.

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- **QUESTIONS?**