

The Prospect

Your Historic Neighbourhood Newsletter

York Place, Prospect Place, San Carlos Avenue, Broom Road, and part of Beach Drive and Oak Bay Avenue



WE ALL LOVE OUR NEIGHBOURHOOD—

its trees, stone walls, green spaces, streetscapes, country lanes, native vegetation, bedrock outcroppings, historic houses—and let's not forget its proximity to the ocean and the village. It's been here a long time—119 years—long enough to be called "historic."

ALL OVER THE WORLD, historic edifices are being replaced with "could-be-anywhere" buildings. Do we want this to happen in our neighbourhood which is of such cultural significance to Oak Bay?

We need to protect it, so we thought it would be a good idea to apply to Oak Bay to become a **Heritage Conservation Area** (HCA), or heritage district.

There are many HCAs in Canada (the City of Victoria has 9) and the USA. Now is the time to establish **THE FIRST HCA** in Oak Bay.

Becoming an HCA protects our neighbourhood from the threat of development that ignores what long-time residents have come to cherish and newcomers come to love—the trees, topography, and rural character of our streets. It's not just about preserving the houses but about preserving their setting.

10 BIG BENEFITS of establishing a local historic district

1) Historic districts are a vehicle for education. They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streetscapes, while welcoming growth and innovation that is

contextual or compatible in design. They are a living, active record of communities and their residents.

2) Protecting local historic neighbourhoods can enhance nearby businesses and tourism. Charming neighbourhoods with character attract tourists, who then patronize nearby shops and restaurants. Walking tours promote community engagement.

3) Historic districts help the environment by encouraging communities to retain and use existing resources, eliminating landfill waste that comes with demolition and new builds.

4) Insensitive or poorly planned development can make an area less attractive to investors and home-buyers, and thus undermine property values. In contrast, HCA classification encourages people to buy and rehabilitate properties because they know their investment is protected over time.

5) Recent analysis shows that HCA districts are less vulnerable to market volatility from interest rate fluctuations and economic downturns.

6) Properties within protected historic districts, or HCAs, appreciate at rates greater than the local market overall.

Do you recognize this house?

Happy Valentine's Day!
Love your
neighbourhood

(continued)

10 BIG BENEFITS of establishing a local historic district (continued)

- 7)** Heritage districts encourage sympathetic design, which equals a greater sense of cohesiveness and greater public appeal.
- 8)** Buildings and properties in HCAs tend to be well maintained.
- 9)** Local historic districts provide social and psychological benefits. They convey a sense of longevity, beauty and stability. People living, working, visiting or passing through these areas enjoy the attractive surroundings.
- 10)** Heritage Conservation Areas (HCAs) give communities a voice in their future. By participating in the process of establishing their neighbourhood as an HCA, residents can help direct their community's path. Making these decisions together gives everyone involved a sense of empowerment and confidence.

Source: National Trust for Historic Preservation; *10 Benefits of Establishing A Local Historic District*, Dec. 8, 2015, adapted.

Do you recognize this house?



1512 Beach Drive



Do you recognize this stained glass window?
Answer to be in next newsletter, coming soon.

Who wrote this newsletter?

This newsletter was a team effort, written and produced by neighbours who live on Prospect Place, Oak Bay Avenue, York Place and Beach Drive. The best part about this HCA grassroots initiative is getting to know your neighbours. Ours is an amazing community full of kind, thoughtful, friendly people.

**Questions? Want to get more involved?
Visit ProtectOakBayHeritage.ca or visit us on Facebook.**

Get on board!

Upcoming Events:

Feb. 13–19 is Heritage Week in B.C. There'll be a walking tour, Feb. 18, in our neighbourhood, conducted by Stuart Stark. Visit ProtectOakBayHeritage.ca for contact info.

Photos by Ian Robertson

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View from 1558 Beach Drive "Garden Mansions"

