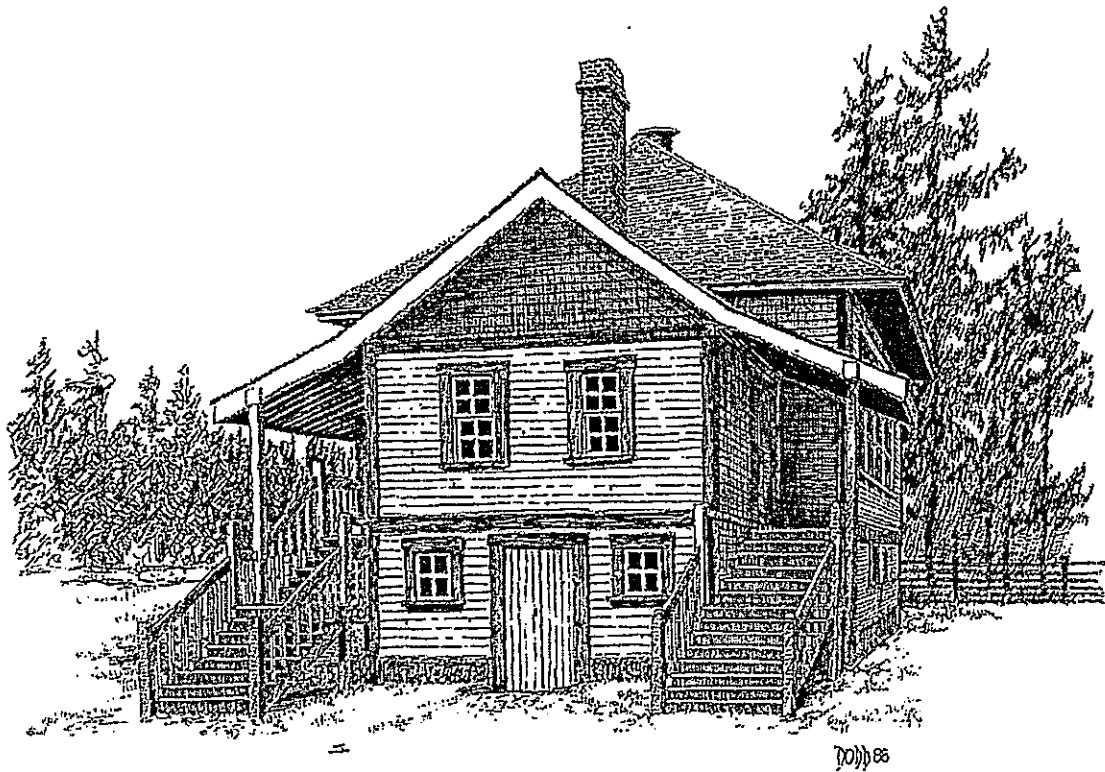


City of Colwood



Heritage Inventory



City of Colwood

Heritage Inventory

1988

Project Specialists

Phyllis Griffiths and Christine Barnett

Illustrations by James Dodd

Financially assisted by the Ministry of Municipal Affairs,
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Mrs. Daisy Bligh	Mrs. Caroline Porteous
Mayor Harry Chow	Mr. B.D. Quinney
Mrs. Lois Gardner	Mrs. Ina Rhode
Mr. Mike Gibson	Mr. Clem Ridley
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PART 1.

INTRODUCTION

In the Summer and Fall of 1988, the City of Colwood undertook an inventory of historic resources. Incorporated in 1985, Colwood was in need of such an inventory in order to allow management of heritage resources in the most efficient manner. With funding from the the City and a grant from the Province of British Columbia through the Heritage Trust, two project specialists were hired. Their tasks were to produce an inventory of area resources, compile a written and photographic catalogue of these resources, prepare a project report for Council, and to prepare the draft of a book of selected resources for public distribution.

The two project specialists, Phyllis Griffiths and Christine Barnett, were chosen for their knowledge and experience in the area of Heritage Resource Management. Ms. Griffiths holds a B.A. in Anthropology from the University of Lethbridge, Lethbridge, Alberta. She has done previous work in the field for Alberta Culture Historic Sites Service and for the District of Metchosin in its 1987 Heritage Inventory Project. Ms. Griffiths has also been involved with the Goldstream Region Museum Society (director 1986 - 1987), the Western Communities Heritage Fair Committee (1987), the City of Colwood Heritage Advisory Committee and the Regional Heritage Co-ordinating Committee. Ms. Barnett holds a B.A. in Anthropology from the University of Otago, Dunedin, New Zealand. She has worked in the areas of pre-historic, historic and industrial archaeology in New Zealand and Canada. Ms. Barnett is taking courses in the Diploma Program in Cultural Conservation at the University of Victoria. She is also a director at the Goldstream Region Museum, a member of the CRD Heritage Advisory Committee, and was a member of the Western Communities Heritage Fair Committee for 1988.

PART 2.

PROJECT AREA

2.1 Physical Characteristics

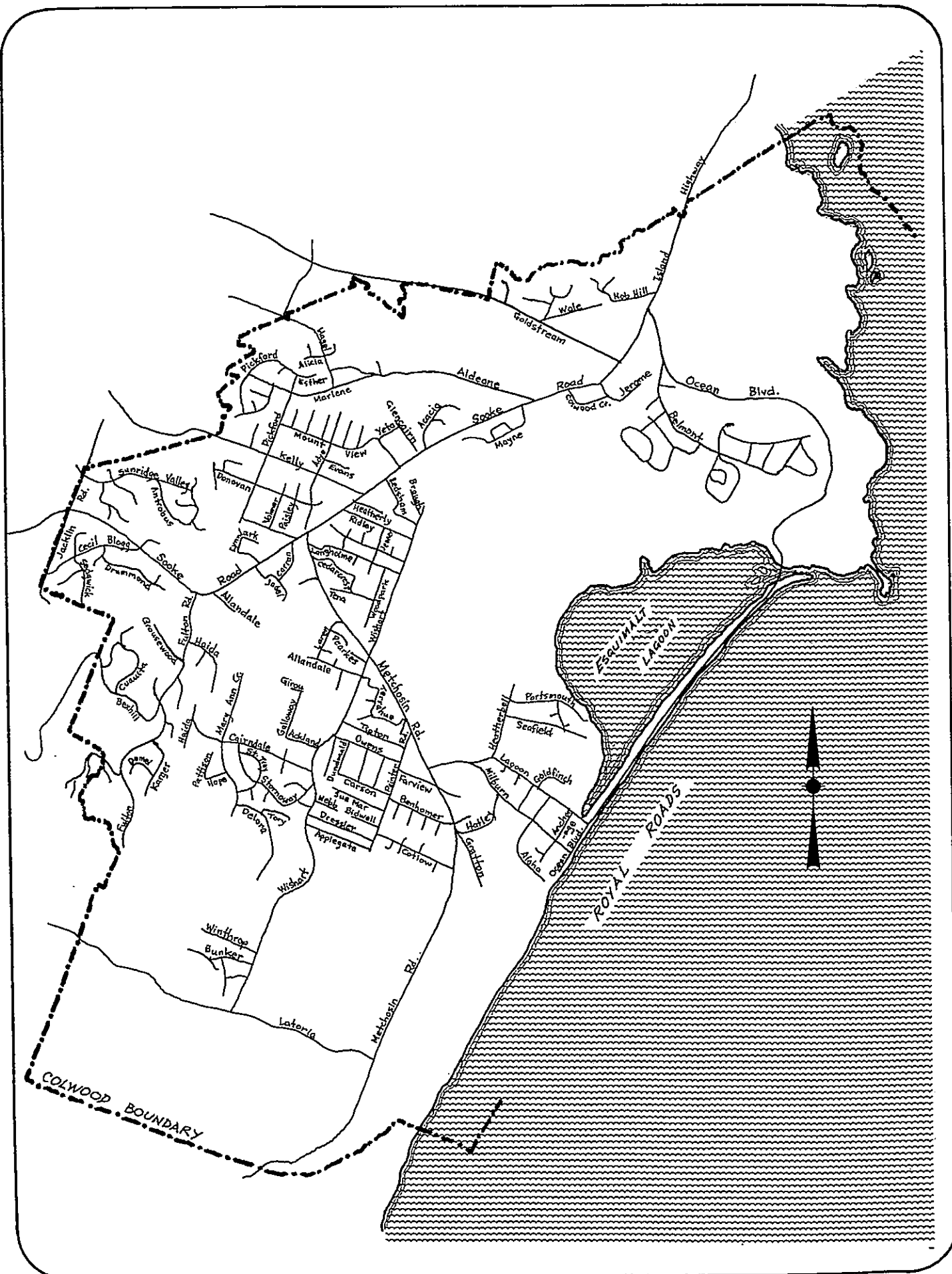
Colwood is located on the southwest coast of Vancouver Island, 10 kilometres (six miles) southwest of Victoria. Flanked by Langford to the northwest and Metchosin to the southwest, Colwood is a suburban community within the Capital Region.

The City of Colwood is largely comprised of an undulating lowland area, 70-100 metres (200-300 feet) above sea level, with the rugged Triangle Mountain rising on its western boundary.

The Pleistocene glaciation which occurred 10,000 to 15,000 years ago played a significant part in the formation of the present landscape, and in its utilization by man. The glacial advances and retreats deposited two layers of glacial till. Consequently the area is a mix of arable soils and rocky outcrops. The lowland area created by the glaciers is now an important source of sand and gravel used in the building and highway construction industries.

The forest cover of the lowland area was extensively cleared by the mid-1900's as a result of logging, farming and burning due to European settlement.

The climate is predominantly mild throughout the year. Moisture-laden airflows from the Pacific Ocean and the Strait of Juan de Fuca result in clouds, showers and cooler temperatures in the winter months while winds from the north east bring clearer skies and drier air in the summer months.



2.2 Historical Development

TIMELINE

10,000 - 15,000 Years ago	Pleistocene glaciation.
1,700 Years ago	Straits Salish Indian settlement site at Esquimalt Lagoon.
1,000 Years ago	Straits Salish Indian settlement at Witty's Lagoon.
1493	Spain's traditional rights to the Pacific Coast were established in a Papal Bull.
1513	The Southern Ocean was first sighted by Europeans from the Isthmus of Panama.
1579	Drake, in the "Golden Hind," landed on the California Coast and laid claim to the previously undiscovered territory of Nova Albion (North America) for the British Crown. He then sailed northward in search of the Northwest Passage and a short route back to England. He may have been as far north as Vancouver Island, according to his nephew's account.
1592	The 'mythical' voyage of Juan de Fuca, otherwise known as Apostolos Valerianos, on the Northwest Coast, and discovery of the Strait of Juan de Fuca.
1745	Russian fur traders began trading for sea otter pelts along the Coast of Alaska and moved southward.

- 1774 Juan Perez sent north to establish Spanish influence on the Northwest Coast. Perez traded with the Haida Indians of the Queen Charlotte Islands and the Nootka Indians of Vancouver Island. Buttons, nails, iron and tin were traded for the valuable skins of the sea otter. Juan Perez, however, did not land on the shore and claim the territory for Spain.
- 1775 Lieut. Juan Francisco de la Bodega y Quadra sailed north to Alaska and claimed the northwest for Spain.
- 1778-1794 Spanish naval surveyors played a very active role in the exploration and charting of the Northwest Coast.
- 1778 Britain followed Spain in search of lucrative trade with the native people. With the aid of French maps Capt. James Cook sailed into northwest waters to establish Britain's presence and to search for the northwest passage. Cook anchored in Nootka Sound and Cook Inlet.
- 1784 Cook's Journals were published. This prompted explorers and fortune seekers to flock to the Pacific Northwest. Competition between Russian, French and English traders intensified. The Spanish claim to the area was ignored.
- 1787 Capt. Barkley discovered the inland waterway which was reported two hundred years before by Juan de Fuca. The strait was then officially named for the pilot.
- 1788 Capt. John Meares established a base at Nootka Sound and brought Chinese labourers to help build the "Northwest America" - the first boat to be launched on the Northwest Coast.



- 1789 Spain seized the British base at Nootka in an attempt to establish sovereignty over the Northwest Coast.
- Quadra was commissioned by Spain to chart the waters of the Northwest Coast.
- 1790 The "Nootka Incident" was settled by Treaty between Spain and Britain.
- 1790-1792 Spanish ships were engaged in exploring the inside channels and surveying the south and east coasts of the Island of Quadra and Vancouver.
- 1790 Quadra's assistant, Manuel Quimper, charted the Strait of Juan de Fuca, claiming the area for Spain when he landed at Albert Head. He also named various points on Vancouver Island. One such name was Dura de Valdes y Bazan (now Royal Roads). He also explored Esquimalt Harbour (Puerto de Cordova).
- 1792 Captain George Vancouver was appointed to head an exploration and diplomatic mission in the Pacific Northwest waters. The expedition anchored in Nootka Sound. This mission not only charted the coastline in its three year term, it established that there was no Northwest Passage, and provided an excellent opportunity for Britain to display its naval strength.
- 1792 The Nootka Convention was signed whereby all Spanish territories north of Puget Sound were handed over to Britain.
- 1793 The Pacific Coast was reached by Northwest Company fur-traders travelling overland.
- 1795 Spain and Britain agreed to work together to prevent another country gaining a foothold in the Pacific Northwest.

- Early 1800's There were few explorations in the Pacific Northwest. There was activity by Russians and Americans in the fur trade but no move was made to establish territorial rights.
- 1805 Trading posts were established by the Northwest Company in the Northern Interior (New Caledonia).
- 1812 Declaration of war between Britain and the United States of America.
- 1814 Treaty of Ghent. Peace declared between Britain and the United States.
- 1821 Hudson's Bay Company merged with the Northwest Company.
- 1824 The Pacific Headquarters of the Hudson's Bay Company was established at Fort Vancouver (Washington State).
- 1834 Hudson's Bay Company vessel "Beaver" began trading with coastal villages. Although there was no formal colonization policy at this time, company farms (under the management of the Puget Sound Agricultural Company, a Hudson's Bay Company subsidiary) supplied food to Fort Vancouver and the Russian traders.
- 1837 Hudson's Bay Company began to see the need for colonization plans for the coast. It was decided that new headquarters needed to be established north of the Strait of Juan de Fuca.
- Capt. McNeill examined the south coast of Vancouver Island and considered Camosack (Victoria) Harbour best for agricultural settlement.

- 1838 On March 13th, the Hudson's Bay Company was given the Crown Grant for 'exclusive' trade with natives in countries to the west of the Rocky Mountains for 21 years.
- 1840's HMS Herald (Royal Navy barque) charted the bays and inlets from Sooke to Esquimalt Harbour under Capt. Henry Kellet.
- 1842 Chief Factor James Douglas was sent to examine Vancouver Island more thoroughly for a suitable site for a fort/trading post. The harbour site of Camosack was chosen. The British Navy had also shown an interest in the southern coast line, particularly Esquimalt Harbour which was more defensible than Camosack.
- 1843 Fort Victoria established at Camosack Harbour. It became the Hudson's Bay Company Pacific Headquarters and base for the Puget Sound Agricultural Company. The local Indian population was relocated.
- 1846 The Oregon Treaty was signed. The boundary of the northern United States became the 49th parallel. Naval activity in the area declined.
- 1847 Roderick Finlayson, clerk for the Hudson's Bay Company, established a company sawmill on Rowe Stream, to be called Millstream. The mill was in operation six months of the year until 1854. A road was built from the Gorge to the sawmill.
- 1849 Vancouver Island was declared a Crown Colony. Hudson's Bay Company was given a Royal Grant for a ten year period. There was a legal obligation to establish a colony on the Island. The Company's policy was to recreate the landed gentry social structure of rural England, with a 'squire/bailiff' and his labourers on company farms (Puget Sound Agricultural Company).

1849 Capt. Grant became Vancouver Island's first official settler, setting up a homestead at Sooke.

Colonial Government initiated a system of pre-empting land. Land could be purchased from the government at \$1 (US) an acre initial fee. This was shortly change to 1 pound sterling per acre. This payment had to be made before a settler could occupy the land.

1850 First governor, Richard Blanshard, was appointed.

Douglas negotiated the first treaty with the local Indians, purchasing large areas of land from the Teechamitsa, Whyomilth and Kosampson peoples.

1850's The native peoples' lifestyle was disrupted by the colonial policy of the British. Many left their traditional territories to settle around Fort Victoria in order to trade with the people of the fort.

1851 Douglas was made second Governor of Vancouver Island, while still retaining Hudson's Bay Company position.

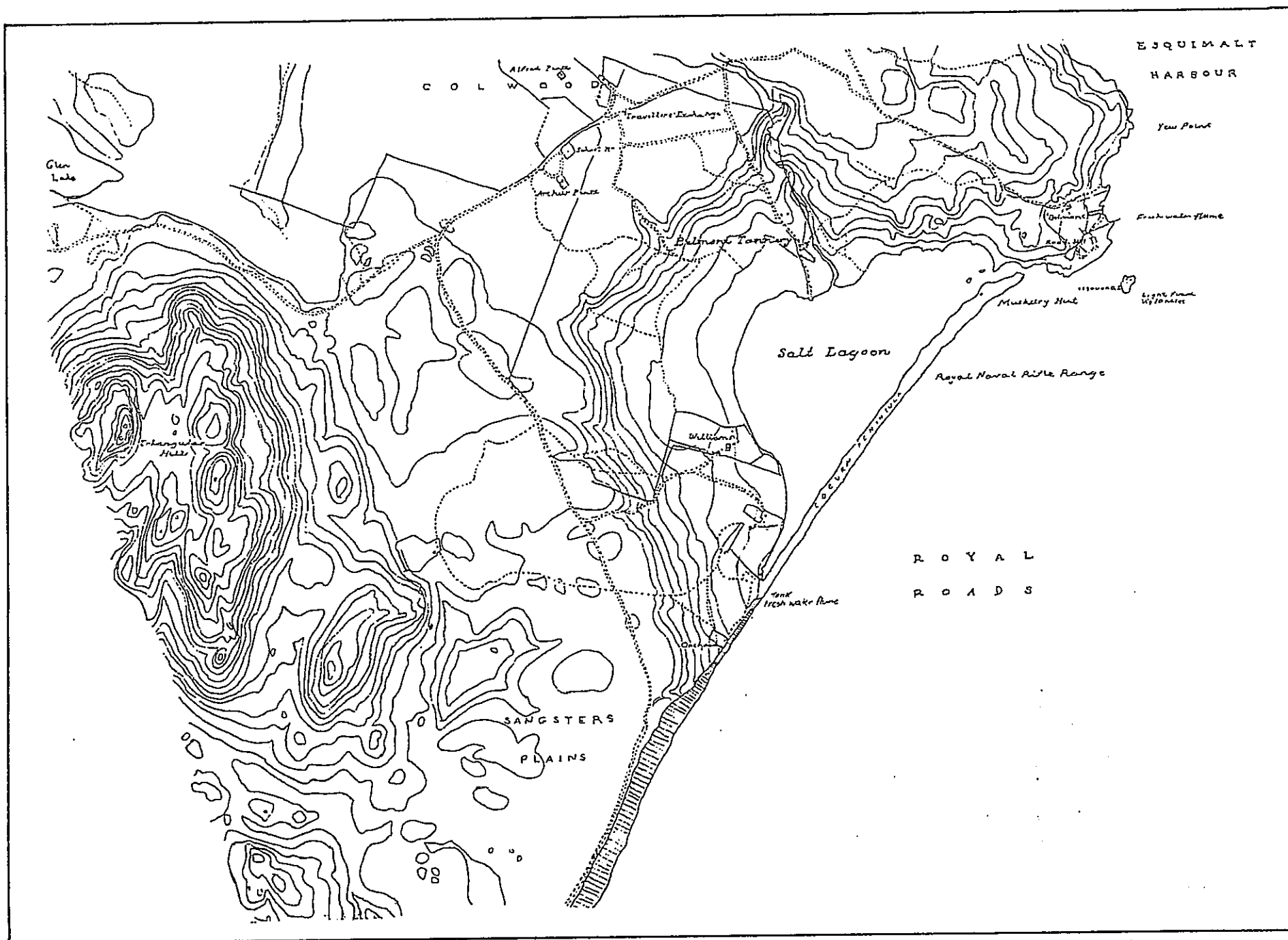
Puget Sound Agricultural Company appointed Capt. Edward E. Langford 'bailiff' of the 242 hectare (600 acre) Esquimalt Farm lying between Esquimalt Harbour and Langford Lake. This farmhouse he called Colwood after his home in Sussex, England. The first stone dairy on the Island was built on this farm as was a lime kiln, homestead and barn. Kanakas (Hawaiian Islanders) were employed as shepherds for the herd of southdown sheep.

Mrs. Langford gave birth to the first white male child born in the colony.

Capt. Langford's sister opened a School for Young Ladies at 'Colwood' Farm.

- 1852 The road was started from Victoria to Metchosin. It was authorized by Gov. Douglas to open up the western coastal lands and to connect existing farms to Fort Victoria.
- 1853 Chief Justice David Cameron, brother-in-law of Governor Douglas and ex-employee of Hudson's Bay Company, built a house at what is now the site of Fort Rodd Hill National Historic Park, calling the property "Belmont."
- 1854 Millstream sawmill was shut down due to an unusually heavy run-off. Millwright William Richard Parson then opened the Hotel (on the site of the present Six Mile) at Parson's Bridge to cater to navy men.
- Langford was appointed Justice of the Peace for the Esquimalt District.
- Douglas established the Kosampson Village group reserve at Esquimalt Harbour.
- 1855 - 1860 Increasing permanent settlement by English and Scottish immigrants independent of the Hudson's Bay Company. Their livelihood centred around farming, stock raising and orchard growing.
- 1858 Victoria became the outfitting centre for the Fraser gold rush. The population increased from 300 to 25,000.
- 1859 The First Parliament Buildings were constructed in Victoria.
- 1860 The Fisgard Lighthouse was constructed. This 14 metre (47 feet) high lighthouse was connected with the mainland in 1950.
- 1861 "Gentleman Farmer" Capt. Langford returned to England.
- First forestry inventory recorded extensive stands of mature Douglas Fir in Langford and Colwood area.

- 1863 A sawmill was opened above the Indian burial site on Esquimalt Lagoon, on what is now Royal Roads Military College land. The sawmill was owned by John Gilmore.
- 1864 In July, gold was discovered by Lieut. Peter J. Leech on the Sooke River. The Leechtown 'rush' was short lived, only one year long.
- 1865 Rapid increase in logging activity, especially 'high-grading.' The logged over area was sought by settlers.
- Permanent naval base of the Royal Navy's Pacific Squadron transferred to Esquimalt from Valparaiso, Chile.
- 1868 Victoria now the capital of the Crown Colony of British Columbia.
- 1870's Thomas Parker took the mail from Victoria to Colwood, Metchosin, Albert Head and Rocky Point. The Hotel at Parson's Bridge was one of the first business customers on the run.
- 1871 The Arbitration Boundary settlement gave the San Juan Islands to the Americans.
- British Columbia entered the Dominion of Canada.
- Switzer's tannery was located near Belmont. Later, the land on which the tannery had been became part of the Dunsmuir's Hatley Park Estate.
- 1874 Original Colwood School was built on Sooke Road on land donated by Arthur Peatt (senior), a local farmer. The building was later transferred across the road and became the home of the Ross family.
- 1879 Possible date of the building of the first Colwood Hotel. Andrew J. Bechtel was the proprietor.



Esquimalt District Surveyed and contoured by Lieutenant J. T. Lang in 1887 (Source: Fort Rodd Hill National Historic Park)

- 1880's Capt. Josiah Gosse, on retirement from B.C. Coast Service of C.P.R. as master of the "Otter," became lightkeeper of the Fisgard Lighthouse.
- Royal Navy began a rifle range on Coburg Peninsula, Esquimalt Lagoon.
- 1886 Prime Minister Sir John McDonald drove a ceremonial spike in the railroad at Shawnigan Lake and soon after the Esquimalt and Nanaimo Railway arrived in Colwood.
- 1887 Military maps indicate the presence of a water storage tank and flume across the non-tidal portion of the beach at the south end of the Esquimalt Lagoon. The tank was gravity-filled from one of the springs in this area. Water from this tank was then transported by "Daisy," a flat bottomed stern-wheeler, to Esquimalt Harbour to provide fresh water for Royal Navy vessels.
- 1890's Saint Matthew's Presbyterian Church moved from Craigflower to Colwood and was re-built on land donated by Alfred Peatt (senior). There was only a small congregation and that gradually dwindled, until the church was no longer used.
- Steeple and flat course horse racing tracks were located on the Wale property near Colwood Corners. This track was located on land which was formerly part of the Hudson's Bay Company Colwood Farm. This land was later incorporated into the Royal Colwood Golf Course.
- 1892 William John Wale leased the old 242 hectare (600 acre) Colwood Farm for the sum of \$400 per year.
- 1895 Fort Rodd Hill installation was armed. The Fort guarded the entrance to the Royal Navy yards at Esquimalt.

- 1895 The original Colwood Hotel was burned down and a two storey frame square shaped building was built by the proprietor, Mr. Campbell. He later enlarged the building and sold it to Mrs. Miller, who later became the owner of the Goldstream Inn.
- 1897 - 1901 Copper mining activity was in progress at Skirt Mountain in Langford.
- 1898 A General Store was opened by Mr. H. Goodall on Sooke Road. The expanded business was later moved to the corner of Ledsham Road and Sooke Road. It contained a Post Office and later a one-pump gas station.
- 1899 - 1910 William Wale, of Colwood Farm, was appointed the first Justice of the Peace for the Province of British Columbia.
- 1900 The Oak Dell Hotel, a two storey frame building, was located in the vicinity of the 2100 block of Sooke Road. The proprietor was a Mr. DeMeres. The Hotel contained a Post Office, and adjoining the Hotel was the Oak Dell Park.
- Mr. Roland Stewart's house on the Hatley Park Estate burned down.
- 1902 Honourable James Dunsmuir, member of the B.C. Legislature, coal baron, builder and owner of the Esquimalt and Nanaimo Railway, purchased the Hatley Park Estate at Esquimalt Lagoon.
- 1903 Post Office relocated from Millstream Road to Langford Station (later relocated to Goldstream Avenue).
- 1907 Colwood and Metchosin Tourist and Development Association formed to encourage the settlement and use of the area as well as to lobby for services for the area.
- 1908 Hatley Castle was built from a design by Samuel McClure.

- 1910 The Colwood Women's Institute was formed.
- 1911 Construction began on the Canadian Northern Pacific Railway from Victoria to Cowichan Lake.
- 1912 The third Colwood School opened, beside the site of the second school. The second school became a residence.
- 1911 - 1913 A new church was constructed on land donated by Alfred Peatt (senior) across the road from the Old St. Matthew Site. Saint John the Baptist, an Anglican Church, was built with the aid of fund-raising by the Women's Institute of Colwood and the support of Mrs. Laura Dunsmuir.
- 1914 Colwood Golf and Country Club was formed. The land purchased by Joseph Sayward and James Dunsmuir was formerly part of the Hudson's Bay Company's Colwood Farm.
- 1914 - 1918 First World War.
- 1916 The Belmont Exchange of the B.C. Telephone Company was located on Sooke Road opposite the present Colwood School.
- The Canadian Northern Pacific Railway opened in the area.
- 1920 James Dunsmuir died.
- A gravel pit (later Construction Aggregates) was opened up by owner F.W. Jones of Golden.
- The Canadian Northern Pacific Railways became part of the Canadian National Railway.

- 1922 Installation of a complete 'auto-furnishing branch' with gas and 'free air' at Goodall's General Store.
- 1924 Colwood Race Track opened. The track was open for two weeks in the Spring.
- 1925 The first totalizator was introduced to a Canadian race track at Colwood.
- Alfred Peatt (senior), with the approval of the Rev. Leslie Clay, Minister in Victoria, prepared to give the church cemetery to the Community for a public burial ground. A Cemetery Committee was elected at a Colwood Women's Institute Meeting. St. Matthew's was sold for \$40. and removed from the site.
- 1931 King George V granted the use of the prefix "Royal" to the Colwood Golf Course.
- 1936 Old Colwood Hotel razed and replaced by a modern Tudor design, built by George T. Quincey.
- 1937 Mrs. Laura Dunsmuir died.
- 1939 Colwood Volunteer Fire Department originated from a 1939 Air Raid Protection Unit which included fire fighting in their duties.
- 1940 - 1941 Federal Government converted Hatley Castle and grounds into a naval training establishment.
- 1941 The Fire Command Post for the Coastal defense system was located on Triangular Hill (now Triangle Mountain).

2.3

Modern Colwood

Modern Colwood is a community of many facets. Colwood merges at its boundaries with the urban setting of Langford's business district while blending with the rural nature of Metchosin. The abundant natural beauty lends itself as a visual bridge between its urban and rural settings. Visitors often remark that they are unable to find the City for the trees.

The early settlers were widely spread throughout the community. Many of their fine buildings form the hearts of modern subdivisions, with heritage resources to be found in every neighbourhood. There is far more "heritage" than Royal Roads and Fort Rodd Hill.

The City of Colwood has an Official Community Plan to guide its future development. Heritage is an important element in community planning. Colwood should preserve the legacies of the past, and utilize them as a base upon which to build for the future.

PART 3.

THE PROJECT

3.1 Inventory Procedures and Criteria

The Heritage Inventory of the City of Colwood was carried out in a systematic fashion. Project goals included the production of a project report, and the creation of the main draft of a book showcasing major heritage sites.

The project work was begun with a search for background material pertaining to Colwood and the surrounding area. The archives of the Goldstream Region Museum provided a basis for this study, with material also being obtained from the Vancouver Island Regional Library, the Victoria Public Library, the Library of the University of Victoria, and the B.C. Provincial Archives. The heritage files of the Capital Regional District were also reviewed.

Publicity for the inventory was begun at the onset of the project. Letters were published in the Goldstream Gazette, Times-Colonist, and Westside Hometown Magazine. The City of Colwood Newsletter promoted the project to every household in the City. Public input, as a result, was good, and provided a list of contacts for interviews later on. A display of maps and newspaper articles was set up at the Goldstream Region Museum for the Western Communities Heritage Fair and was well received.

In the course of the field work stage of the project, nearly every street was explored. An initial list was compiled of known sites containing old buildings, heritage trees and archaeological remains. A preliminary drive-by added a large number of 'suspicious' buildings to the list. All of these sites were investigated and documented as thoroughly as possible.

Once the preliminary site work was done, photographs and site information were placed on site forms, which are stored in three ring binders in the Planning Department. Interviews with long time residents added information on the history of these sites, as well as identifying and dating those sites of questionable age. It is acknowledged that some buildings may have been missed in the course of this inventory and that the historical data can be further expanded upon on all of the sites recorded.

With the field inventory nearing completion, a system of classification was required. The criteria base used had been already established by the City of Colwood Heritage Advisory Committee. This system, modified from that of the Federal Heritage Building Review Office (FeHBRO), is a four tier system for buildings and sites in general. Further refinements were done to identify specific criteria for buildings, landscapes and archaeological sites using material from the Heritage Tree Project, Provincial Archaeological site guidelines, and the Heritage Resource Classification Guidelines from the New Zealand Historic Places Trust. An overall site system encompassing all of these elements was also compiled. This multiple criteria system was deemed necessary because of the three distinctive components of physical heritage resources within Colwood.

3.1.1 Evaluation Criteria - Introduction

Heritage sites are not always single, isolated entities, but often are a combination of resources. These resources may fall within three categories:

BUILDINGS;
LANDSCAPES; and
ARCHAEOLOGICAL SITES.

These resources are evaluated on both their individual merit and inter-relationship with other resources on the site.

Broadly defined, the term "resource" refers to anything that is the result of human occupation. In the case of heritage trees of the native varieties that are not a result of human planting, their mere existence today is a direct result of the human decision not to remove the trees.

The term "resource" will be used in defining classification criteria unless a specific criterion applies to a specific resource. That resource will then be identified.

As previously stated, a heritage site contains several interrelated resource elements. The combination of significant resources within the boundaries of any given legal area, and their cumulative evaluations, combine to give each site a rating. This rating will fall within one of four categories, ranging from the exceptionally important A's to virtually unimportant D's. Resources on any given site may be of various qualities, and their individual ratings may differ from the overall site rating. Thus, an A site may combine an A building, A class landscape and a C class archaeological site. A B class building, a B class landscape and a B class archaeological site, in combination with each other, may also result in the site bearing an overall classification of A.

3.1.2

Building Classification System

A Buildings:

Characteristics of an A Building are as follows:

- The building represents an important theme or era in local development, or a major change or turning point in community history;
- The building is associated with a person or event of regional to international importance;
- The building is a unique or excellent example of its style/type in this area;
- Modifications, additions, or renovations of the structure have kept with the original design, intent, format, or purpose of the structure;
- The building has a firm, integral relationship with the surrounding landscape; and
- The building is a landmark in the community.

B Buildings:

These buildings do not meet with the A criteria due to the following reasons:

- Modifications have taken place which are not in character with the original design/usage/purpose of the building, and these modifications are easily observable;
- The building may be a good example of architecture, but is not of major historic merit; and
- The building has substantial historic merit, but is of only good to poor architecture.

C Buildings:

These buildings do not meet with the criteria as outlined in A and B Sites due to the following reasons:

- Renovations/modifications have created a 're-muddled' appearance to the building;
- Was a good example of architectural style but is of little merit as it now stands; and
- The building has little historic merit.

D Buildings:

The building is 50 years of age or older. However:

- It has little historic merit;
- The building is in poor to very poor condition with little or no possibility of restoration. It is in a state of terminal decay.
- It is a poor example as to style or type; and
- Modification has made the original building structure almost indiscernible.

Z Buildings:

These buildings do not currently fall within the A to D criteria, but will at a later date. These resources have been included due to the fact that the physical appearance of the building denotes a greater age to the building than it actually has. By the inclusion in the inventory, these 'sleeper' sites are noted for consideration in subsequent inventories.

3.1.3 Landscape Classification System

A Landscapes:

The landscape contains plants that are in good health and fulfill the criteria of the Heritage Tree Society:

- The landscape is well maintained;
- The landscape establishes or reinforces the present community character of the area with which it is associated;
- The landscape has an integral relationship with a heritage building/archaeological site creating a 'picturesque' environment; and
- The landscape is a landmark in the community.

B Landscapes:

The overall condition of the landscape is such that it cannot be classed as an A landscape because:

- The landscape needs better maintenance; and
- Modifications have taken place which are not in character with the original design.

C Landscapes:

The condition is such that it does not meet the criteria outlined an A and B:

- It is a good/fair example of landscape horticulture but not of historic merit.

D Landscape:

Landscape does not qualify for A, B. or C criteria:

- It has little or no known merit; and
- It is a poor example of landscape horticulture.

(For Heritage Tree List see Appendix 4)

3.1.4 Archaeological Sites Classification System

A Sites:

The site contains evidence which may enhance the understanding of the local culture, culture history, or other aspects of local or regional prehistory.

The site, or site locality, has traditional, social or religious importance to a particular group or community.

There is evidence that the site has an association with the life or activities of a person, group or event of regional or international importance.

The site is a unique or excellent example of its style/type in the local area in terms of preservation and integrity.

The landscape which encompasses the site contributes to its character and quality.

The site has the potential for public use in interpretative, educational, or recreational capacity.

B Sites:

These are sites that do not meet with A List criteria, but should be protected as they may be significant. There is enough documentation from preliminary surveys to warrant further investigation to determine their full potential value.

Investigations should consider such areas as:

- internal stratification and depth;
- chronologically sensitive cultural items;
- materials for absolute dating;
- association with ancient landforms;
- quality and variety of tool types;
- distinct intrasite activity areas;
- tool types indicative of specific socioeconomic or religious activity;
- cultural features such as burials, dwellings, hearths, etc.;
- diagnostic faunal and floral remains;
- exotic cultural items and materials;
- uniqueness or representative of the site; and
- condition of the site.

The site may contain evidence which may be used for experimentation aimed at improving archaeological methods and techniques:

- monitoring impacts from artificial or natural agents;
- site preservation or conservation experiments;
- date recovery experiments;
- sampling experiments; and
- intrasite spatial experiments.

The site may contain evidence which can make important contributions to paleoenvironmental studies.

- topographical, geomorphological context;
- depositional character; and
- diagnostic faunal, floral data.

The site may contain evidence which could contribute to other scientific disciplines such as hydrology, geomorphology, meteorology, zoology, biology, forensic medicine, environmental hazards research, or to industry including forestry and commercial fisheries.

C Sites:

Sites whose special protection is neither warranted nor feasible. These resources do not meet with criteria as outline in A and B list sites because:

- The site has little or no archaeological value; and
- The site is in poor to very poor condition and has reached a degree of deterioration that has severely destroyed its integrity.

D Sites:

Possible sites reported but:

- Totally destroyed;
- Natural features mistakenly interpreted as archaeological sites; and
- Oral traditions indicate the presence of a site but no evidence of the site can be located.

(For detailed list of Archaeological Sites see Appendix 5).

3.1.5 General Classification

A Sites:

A Sites are excellent or unique examples of a heritage resource, and are landmarks within the community. These resources serve to illustrate an important theme or era in local history, or illustrate a major change or turning point. A person or event of regional or international importance may also be associated with the resource.

A resources have suffered little in the way of modifications or renovations over time, and these have all kept with the original design, intent, format, or purpose of the resource. These resources exhibit a high quality of workmanship and the handling of materials.

A resources show an integrity of historical relationship between the building(s) or archaeological site(s).

Only A List sites are candidates for designation.

A/B Sites:

A/B sites are historically significant landmarks. Their location is important. However, the buildings are in need of restoration and thus do not merit full A listing in their present condition. Upon restoration, these sites would become full A List sites and be eligible for designation.

B Sites:

B sites are good examples of heritage resources and are generally considered to be landmarks within the community. These resources serve to illustrate the historical development of Colwood either historically or architecturally but not in as significant a manner as A list sites. A building may be a good example of architecture but it is not of major historic merit, or the resource may have substantial historical merit but the resource is of little architectural importance.

B sites have usually been modified in an easily observable fashion which is not totally in character with the original design/usage/purpose of the resource. These modifications, however, are of a high quality of workmanship or design, and have possibly served to upgrade the quality of the original structure.

As in A sites, the landscaping of a B List site serves to establish and reinforce the character of the area. Heritage trees and/or flora may be associated with these sites as well.

Restoration work can serve to have B List sites upgraded to A listings.

C Sites:

These sites are at least 50 years of age, and as such mark the development patterns in the area. The heritage value of the site is of 'average' quality and appearance but the renovation/modifications to the resource have created a 're-muddled' effect which is out of context to the original structure/site. The structure is a good example of an architectural style/type, but better examples exist in the area. The C site may also have little historic/archaeological or botanical merit.

D Sites:

These sites are at least 50 years of age, and as such merit recording in the inventory. These are very poor quality sites of no known historical merit other than their age itself. The resource is in poor or very poor condition and is structurally unstable. It is also a poor example of a style/type and excessive modifications have made the original resource almost, if not completely, indiscernible.

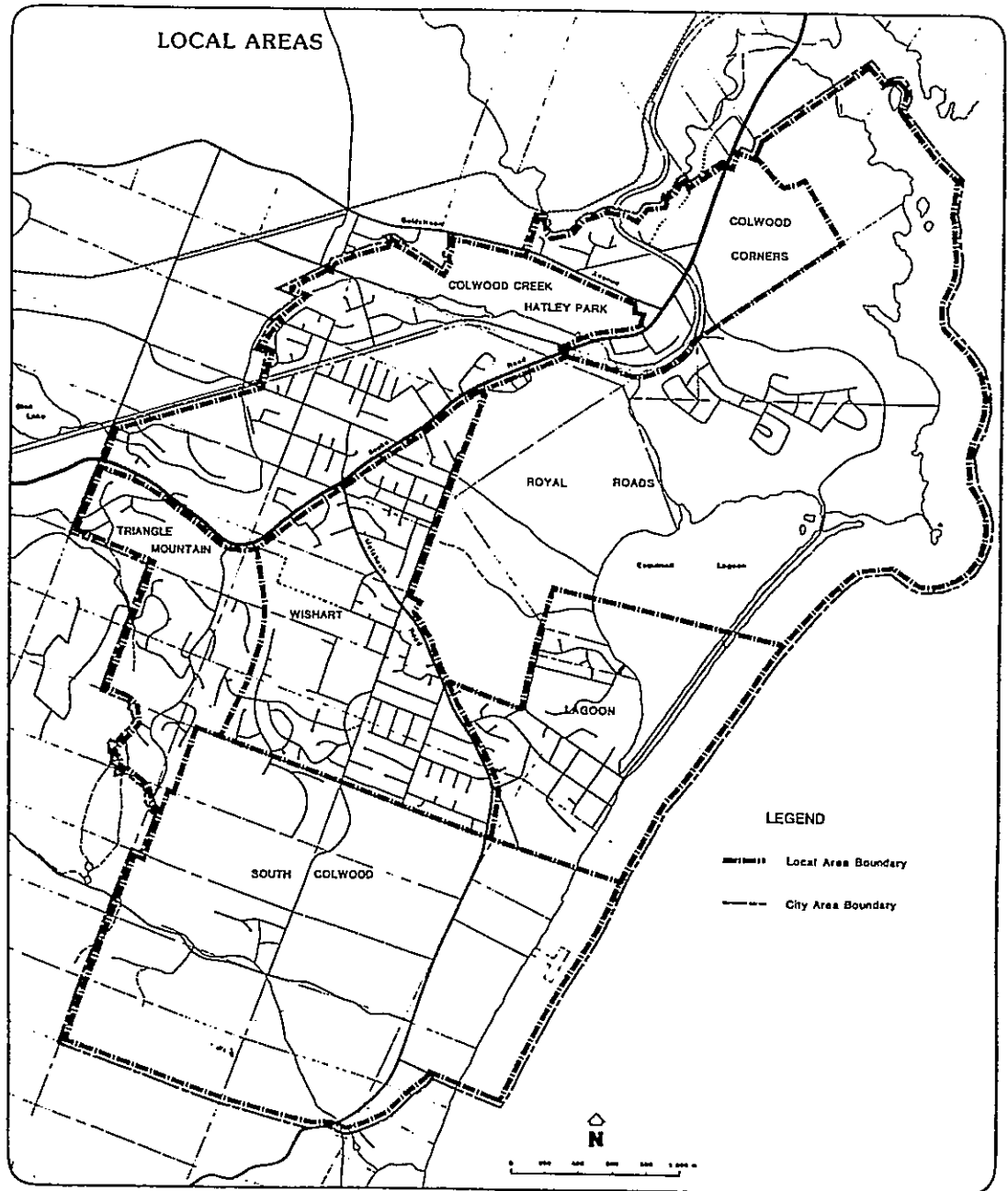
Z Sites:

The sites in this category do not fall within the A to D List criteria, but will at a later date. These sites have been included into the Inventory as the physical appearance seems to denote a greater age than it actually has. These 'sleeper' sites are noted for consideration in subsequent inventories.

3.2

The A and B Class Sites by Local Area:

This section lists and describes the A and B sites in Colwood. They are listed in accordance with the Local Areas described in the Official Community Plan: Colwood Corners; Colwood Creek - Hatley Park; Royal Roads; Triangle Mountain; Wishart; Lagoon; and South Colwood.



Initially, however, the historical significance of some of Colwood's roads and highways is described.

Colwood's Early Roads:

Island Highway

(Colwood Corners Local Area)

In 1847 a road was built from the Gorge area to Rowe Stream (Millstream) to the sawmill established by Roderick Finlayson at the upper end of Esquimalt Harbour. This road/track was gradually extended to provide access to the Esquimalt/Colwood Farm and to meet forestry needs as more timber was milled.

Sooke Road/Metchosin Road

(Colwood Creek - Hatley Park, Wishart, Lagoon, South Colwood Local Areas)

This road, an extension of the 1847 road to Colwood, was authorized by Governor Douglas in 1852 in order to open up the western coastal lands and to connect existing farms in this area to Fort Victoria. Metchosin Road was the road referred to by Douglas when he wrote:

"The road to Soke is progressing favourably by means of Indian labourers under two white overseers, the labourers being paid at the rate of eight dollars a month."

Colwood Junction/Goldstream Avenue

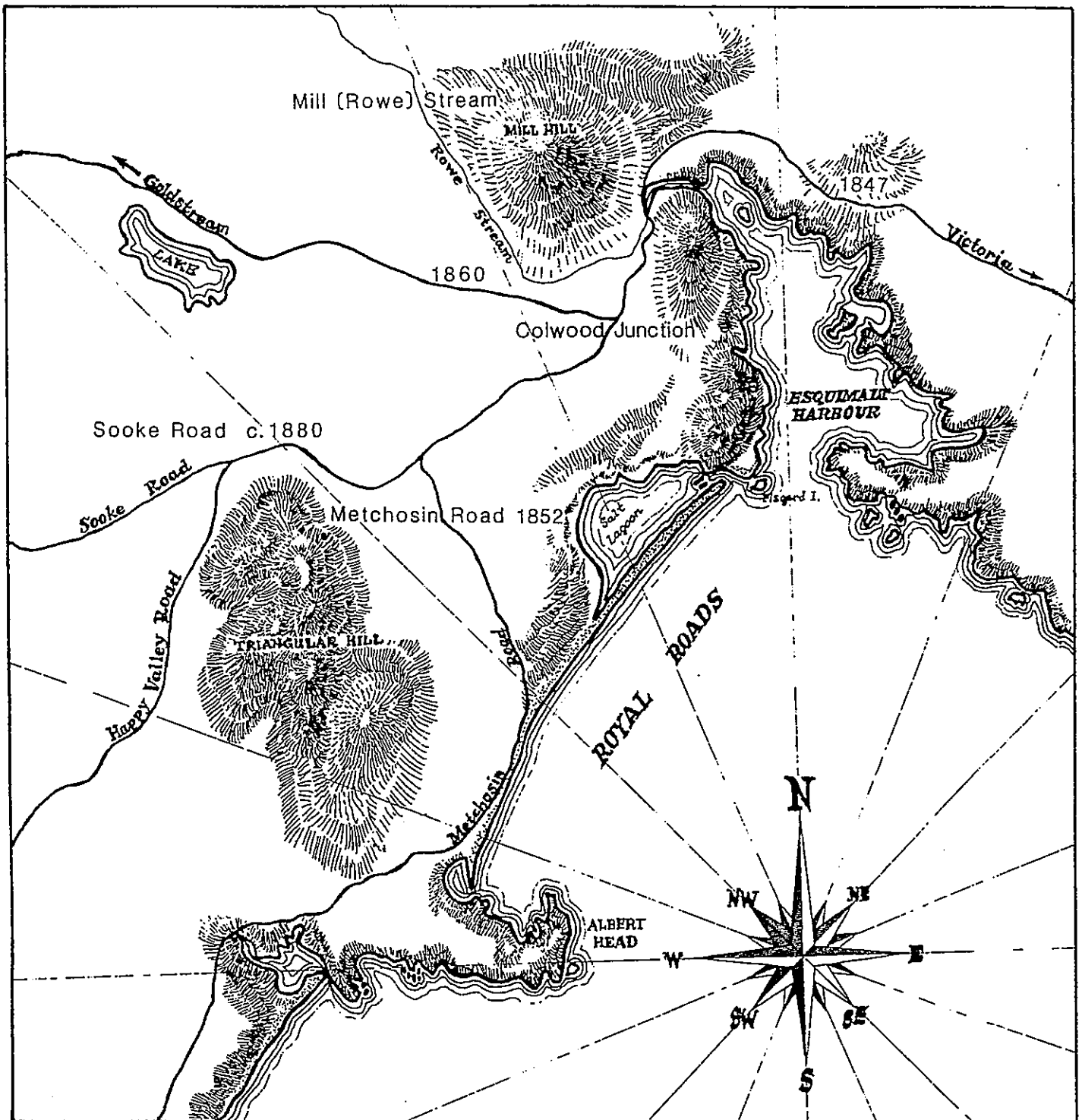
(Colwood Corners, Colwood Creek - Hatley Park Local Areas)

The Junction marks the meeting of the Island Highway, Sooke Road and Goldstream Avenue. While Sooke Road/Metchosin Road in 1852 followed the western coastline, Goldstream Avenue (1860) was part of the Island Highway that led by the Esquimalt (Colwood) Farm to the east coast settlements and timber lands to the north.

Sooke Road from Metchosin Junction

(Wishart, Triangle Mountain Local Areas)

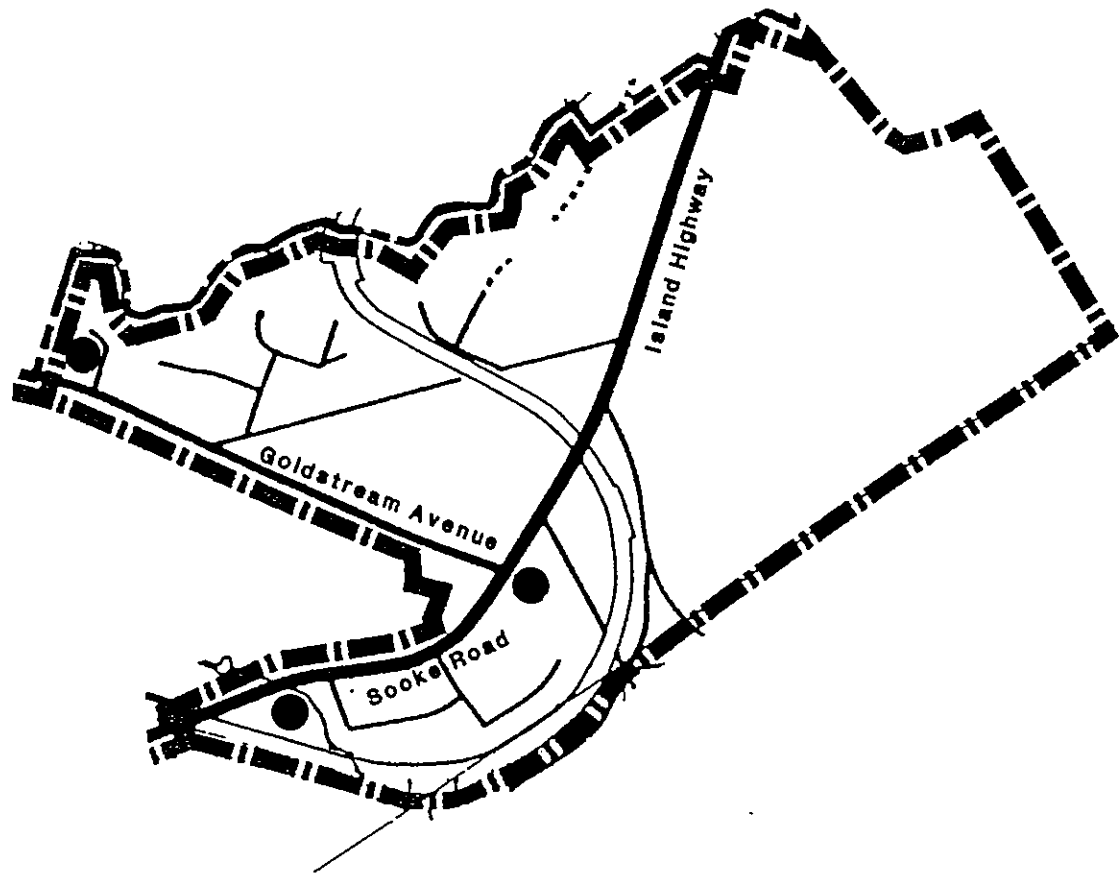
Sooke Road extended along a shorter inland route to Sooke by the 1880's. It provided an alternate route to the scattered farmsteads, logging camps and sawmills of the more western communities.



Early Roads of Colwood District

LOCAL AREA:

COLWOOD CORNERS

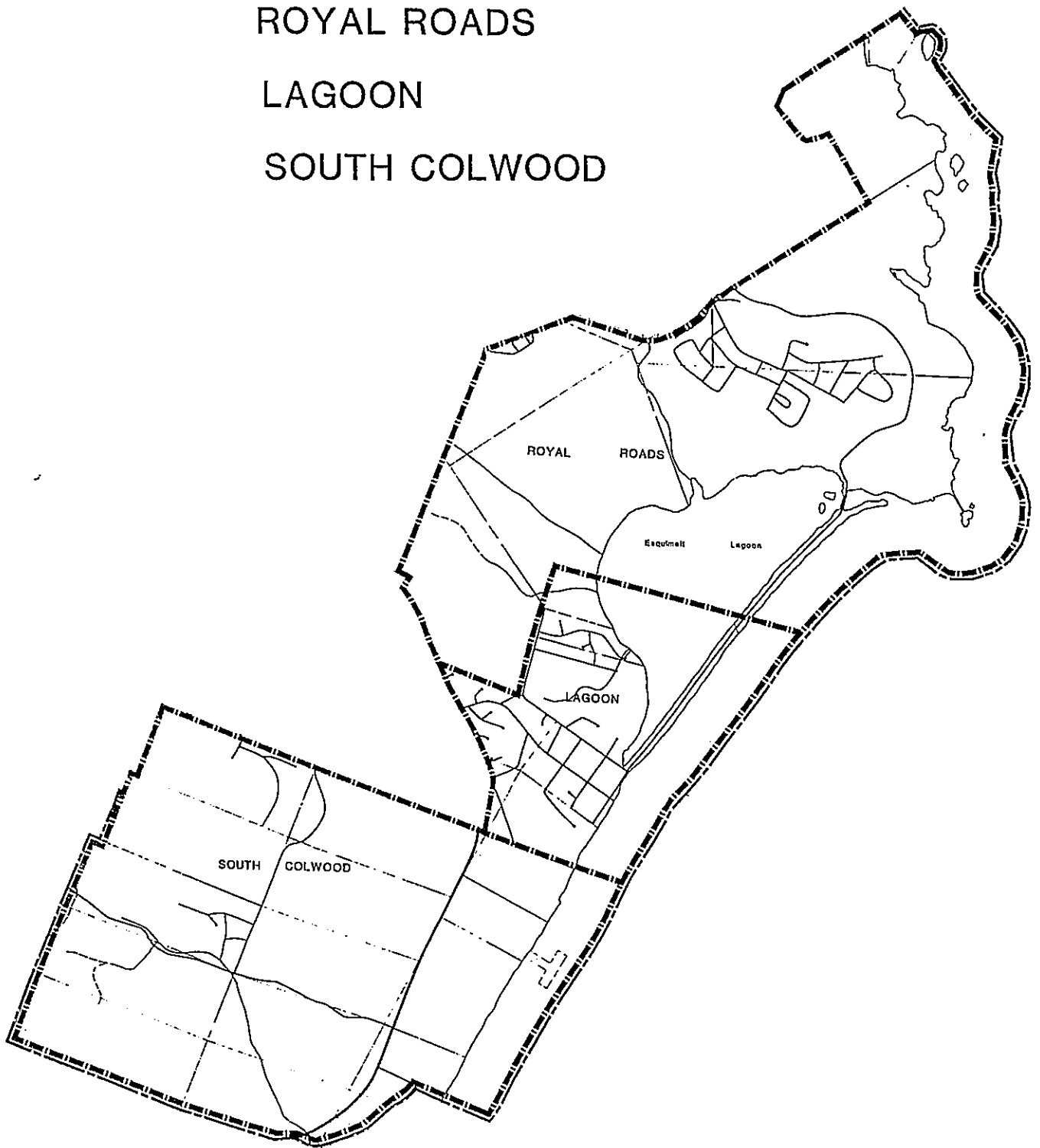


LOCAL AREAS:

ROYAL ROADS

LAGOON

SOUTH COLWOOD



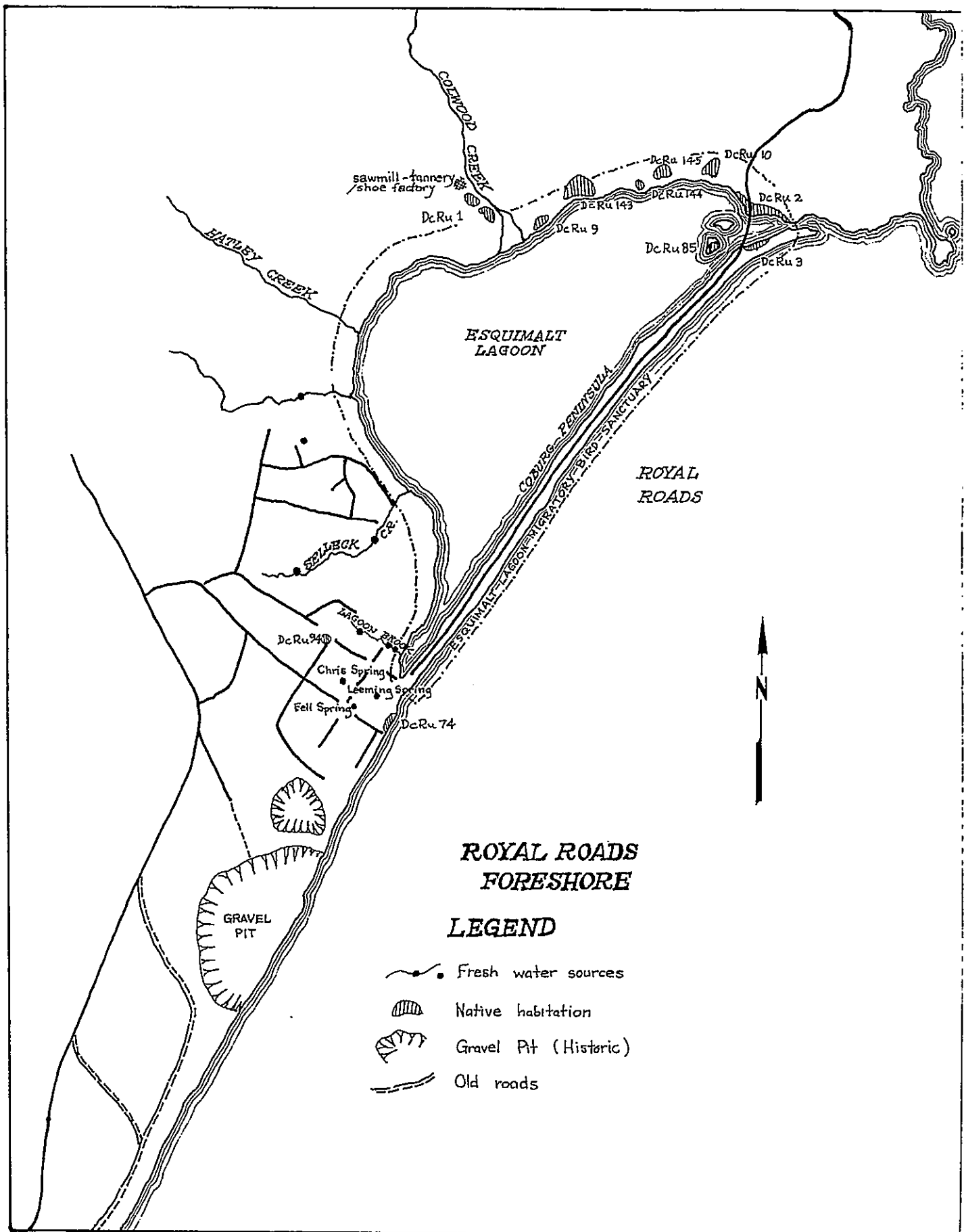
Royal Roads Foreshore
Ocean Boulevard

(Royal Roads, Lagoon, South Colwood)

The Royal Roads Foreshore stretches from the entrance of Esquimalt Harbour at Rodd Hill to Albert Head.

An area rich in natural history, the foreshore encompasses a salt-water lagoon, a marine spit, and glacial fan gravel beds. Esquimalt Lagoon, with the protective arm of Coburg Peninsula, provides a sheltered location and a readily available food source for a number of water-birds. It has been officially recognized as a migratory bird sanctuary since 1931. To the southwest are fan gravel deposits, exploited by the construction industry for over 100 years. These deposits of sand and gravel were laid down by the Pleistocene glaciation of 10,000 to 15,000 years ago.

The traditional territory of the Straits Salish peoples, the shoreline has several archaeological midden and rock burial sites. In the more recent past, the natural fresh water springs along the foreshore have provided water for the navy as well for a local commercial enterprise. The beach houses that once covered the Coburg Peninsula were removed with the advent of World War II to open a rifle range for Canadian troops. The only building that remains of this pre-war period was once the popular Dug-out Pub.



Royal Roads Foreshore - Esquimalt Harbour to Albert Head

3.3 Heritage Resources on Federal Properties

Many of the most well-known heritage resources in the City of Colwood are on federally owned lands. While it is acknowledged that such lands are not subject to City of Colwood control, the prominence of these resources dictate that they be included in the inventory as they form an important part of the historical fabric of the community.

Fort Rodd Hill National Historic Park/
Fisgard Lighthouse

(Royal Roads)

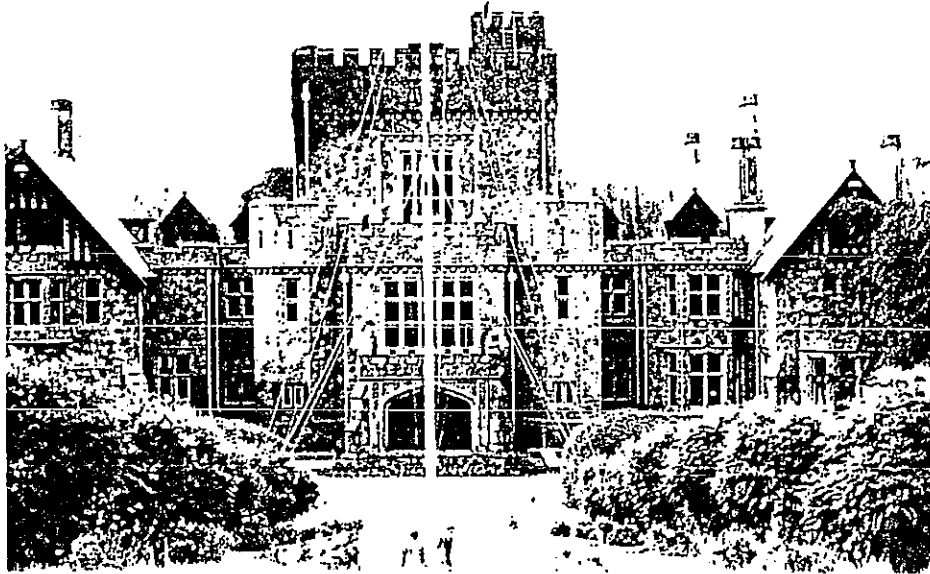
With its connection to military conflicts from the Crimean War through to World War II, this Historic Park links Colwood's past with that of world political history. The military defences draw tourists to the community thereby indirectly supporting the local economy. Although the most visible, the military installations are not the only heritage resource components of the site. Within the boundaries of the park a few old fruit trees are all that is left to mark the passing of Judge David Cameron's property of "Belmont." Even older evidence of human habitation can be found in the middens and rock burial cairns in the Peninsula.



Royal Roads Military College - Hatley Park

(Royal Roads)

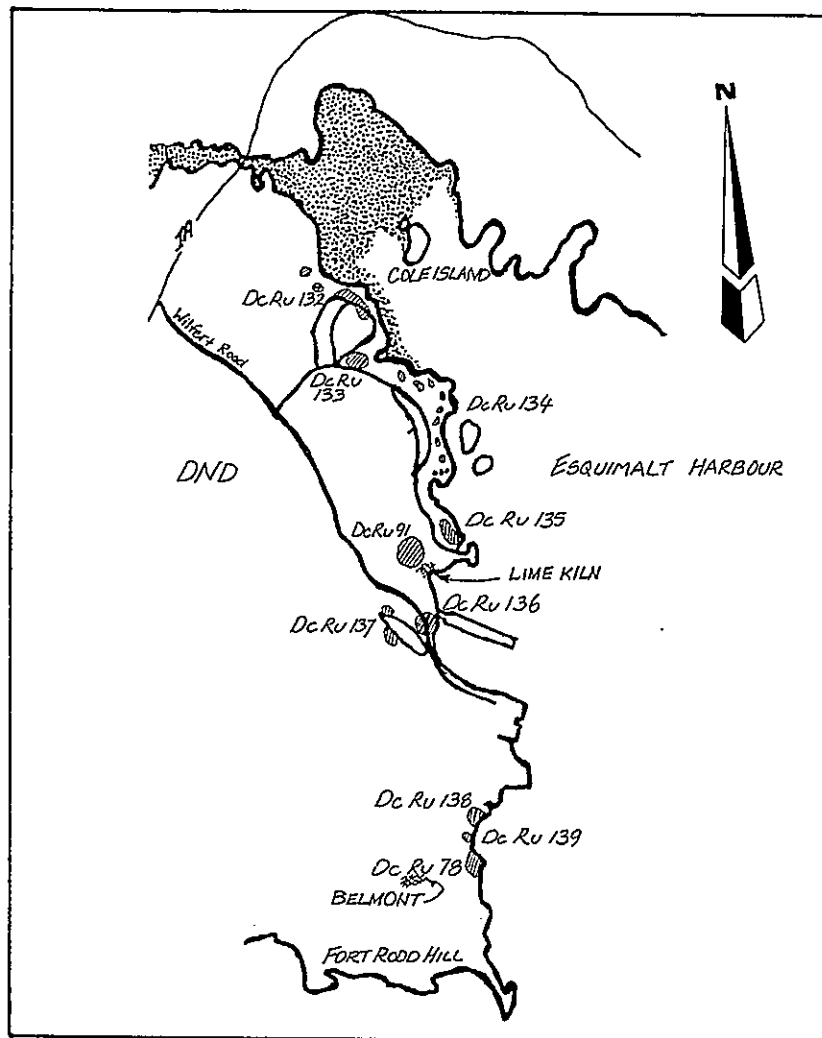
The image of the castle tower of James Dunsmuir's former residence has become the crest of the City of Colwood. Its magnificence is unequalled in the region, attracting many tourists as well as locals to its grounds. As the site of the Royal Roads Military College, the facility has considerable economic value for the City of Colwood. Although the primary heritage focus of the site has been upon James Dunsmuir and his Castle, the grounds also encompass the sites of several early industries such as Switzer's Boot and Shoe Factory and Mr. Stewart's home industry which supplied fresh water to the Royal Navy.



Department of National Defence

(Royal Roads)

Although the public is allowed regulated access to both Fort Rodd Hill and Royal Roads, the Department of National Defence restricts public access to the heritage resources that lie upon their Colwood Depot lands. Once the site of several local industries, few traces remain of the lime kiln or sawmill which once operated on this land. The coastline is rich with archaeological sites, mostly middens. The restricted access has left many of these sites virtually undisturbed.

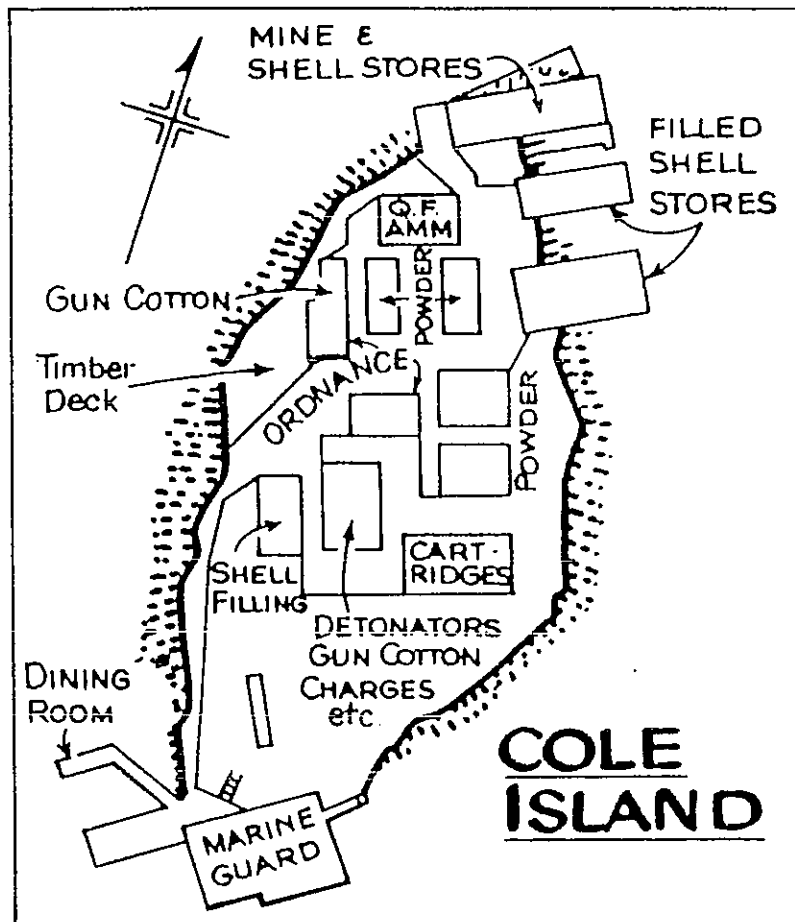


Department of National Defence Archaeological Sites

3.4 Heritage Resources on Provincial Properties

Cole Island (Royal Roads)

Cole Island has considerable heritage value as part of the Pacific Northwest historic coastal defence system. It is a sad reality that the very geographic nature that influenced the location of the site makes its protection and utilization as a tourist location difficult. No government or private group as yet wishes to take on the challenges associated with this resource.



Cole Island - Redrawn from a Works Department survey map dated 1913

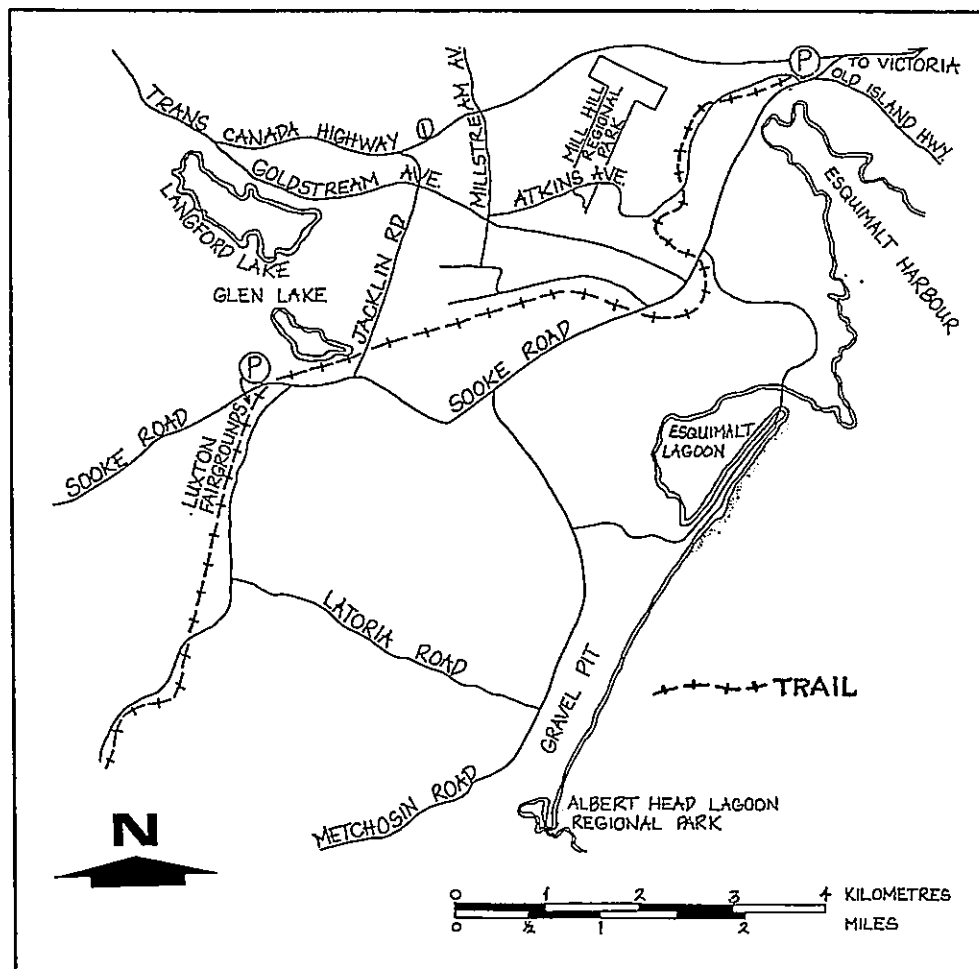
3.5 Heritage Resources on Capital Regional District Land

Galloping Goose Trail

(Colwood Corners/Colwood Creek - Hatley Park)

In 1988, the Galloping Goose Park Corridor was established in the Capital Regional District. It extends for 46.5km (28.8 miles) from View Royal to Leechtown, 4.5km through Colwood.

Originally the corridor was part of the Canadian Northern Pacific Railway Line, a western extension of the Canadian Northern Railway. Construction began on the line from Victoria to Lake Cowichan in 1911. It reached Lake Cowichan in 1924. It eventually reached as far as Kissinger in 1928.



CRD Land - Galloping Goose Trail

When the Federal Government took over control of the line in 1920, it was used mainly for the transporting of logs and freight for the logging industry.

From the 1930's the use of the line declined and in 1979 the service stopped completely.

The decision to create a park corridor along this line was influenced by the 'rails to trails' conversions taking place in the United States. When the Capital Regional District Parks Branch developed the CNR right-of-way as a park corridor, it not only increased the recreational opportunities of this part of Southern Vancouver Island but utilized and helped keep alive an interesting part of our past.

PART 4.

RECOMMENDATIONS FOR HERITAGE RESOURCE MANAGEMENT

It is Council's policy, as expressed in the Community Plan, that structures of historical significance and heritage trees should be identified in the course of the preparation of Local Area Plans and also, that all possible attempts be made to ensure their preservation. The City may wish to consider incorporating this Heritage Inventory as an Appendix to the Community Plan. The Heritage Inventory would then be tied more directly to the goals of Colwood Council as expressed in its Community Plan. Policies and guidelines could be prepared, to be used by the City in reviewing development proposals which affect heritage resources.

The opportunity exists under the Municipal Act to enact bylaws to protect provincial and municipal heritage sites. Section 945 of the Act states that an Official Community Plan may designate areas for the protection of provincial or municipal heritage sites, under the Heritage Conservation Act. Section 976 of the Act provides that where land is designated as a development permit area for heritage purposes, that "land, or a building, or structure on a provincial or municipal heritage site, shall not be altered..." unless the owner first obtains a development permit or is exempted under Section 945(4.1).

It would also be desirable to investigate the use of restrictive covenants by property owners to protect heritage resources on their properties.

4.1 Heritage Trees and Landscapes

The physical environment of the City of Colwood is marked by rich, natural beauty and by places landscaped with natural and exotic vegetation that rival those to be found in the neighbouring 'Garden City' of Victoria. A common remark of those living outside of the area known as the Western Communities is that Colwood is hard to find because it is hidden in the trees. Not being able to find the city for the trees is part of Colwood's distinctive identity.

In order to retain this flavour, it is important that the City of Colwood adopt a policy to promote the preservation of heritage vegetation and the continued re-planting of trees in order to ensure that Colwood will retain its place as the 'City of Trees.'

4.1.1 Management of Heritage Landscape Resources

Public awareness is by far the easiest form of promoting heritage landscape conservation. By proclaiming Colwood as the 'City of Trees,' Council would make a strong statement as to the value of heritage landscape conservation. This identity not only has local impact, but one that also has spin-offs in areas such as tourism in the way that the title of 'City of Gardens' has had for Victoria.

A heritage tree/landscape must be identified as such in order for it to be protected. It is not only unreasonable but also infeasible to protect every tree. Thus those particular resources identified by the Heritage Tree Foundation have been protected upon city lands, and should continue to be so. Being that the Foundation has but one local representative and that the Foundation identifies only a few trees in Colwood, it is felt that the City requires its own set of guidelines for the identification of heritage flora within its boundaries.

These guidelines have been adapted from those of the Heritage Tree Project of the Heritage Tree Foundation:

1. The flora resource is outstanding in age, size and species.
2. The resource is quite rare in this area. The plant is unique physically, e.g., the peculiar second trunk formation of the fir on Benhomer Drive.
3. The resource has an historic significance in the area.
4. The resource is part of a heritage group of trees which have been given names:

Coronation Oaks; and
Japanese Garden at Royal Roads.
5. The resource is a landmark of the area, e.g., the fir at the corner of Lagoon and Metchosin Roads.

4.1.2 Heritage Landscape Resource Registry

A registry of Heritage Trees/Landscapes will be kept at City Hall. All trees in the Heritage Tree Project register are to be automatically included. Property owners may request the inclusion of other trees upon their property. All resources in the registry fall under policy guidelines.

It is recommended that all owners of property wherein a Heritage Landscape Resource is located receive a certificate of registry similar to that given out by the Heritage Tree Project. A copy of the Heritage Landscape Resource (Heritage Tree) Policy will also be sent to these individuals as well.

(For Heritage Tree List see Appendix 4)

4.1.3 Proposed Heritage Landscape Resource (Heritage Tree) Policy

The City of Colwood's Policy No. W-800.6 concerning trees on Municipal boulevards protects heritage trees. In order to preserve the Heritage Landscape Resources (Heritage Trees) of the City in general, it is recommended that the following guidelines be incorporated and extended to all Registered Heritage Landscape Resources.

1. That if any registered heritage tree is diseased or damaged, and is treatable, that such action as is necessary be carried out to save the tree and maintain the safety of persons or property.
2. That if any registered heritage tree is diseased or damaged and is untreatable, or is a danger either by spread of contamination or disease, or is in immediate danger of causing damage to person or property, it should be removed.
3. All removals of heritage trees or parts of heritage trees must be approved by the authority having jurisdiction.
4. The City of Colwood may make funds available to aid property owners in the maintenance/preservation of heritage trees. Requests for assistance are to be directed to the Municipal Engineer and approved by Council.

4.2 Protection of Heritage Resources

It is a primary aim of this project to encourage and educate the public as to the value of our heritage. With this in mind, it is important to make clear the distinction between "designated" and "recognized" sites.

4.2.1 Recognition

The A and B sites identified by this inventory are recognized by Colwood as having heritage value for the community. This does not place any special legal restrictions on the owner. The emphasis is placed on promoting public awareness as to the historical and social value of the resource. It is this public awareness that will 'protect' the sites.

Public Awareness Campaign:

Emphasis	To be placed upon the heritage aspects of Colwood as a broad and dynamic basis for future growth.
Promote	Positive emphasis on Heritage issues. The retention of heritage landscapes and further planting of heritage varieties.
Present	Certificates of merit for owners of A and B sites to encourage the maintenance and upgrading of these sites. Bronze Plaques for designated sites.
Produce	Strategy paper on restoration projects for area heritage resources - especially the Pioneer Cemetery.

- Produce Tourist guide - Driving Tour of the heritage sites of Colwood.
- Heritage Markers to mark historic sites within City boundaries for all sites included in the driving tour. These markers to contain a brief statement of the historic nature of each site.
- Portable display for use in shopping centres during Heritage Week and for the Heritage Fair displays on Colwood Heritage Resources.
- Audio-visual material for use in educational and promotion purposes on the history of Colwood and area.
- Local History book for public distribution - possibly with a local publisher and/or the Goldstream Region Museum.
- Declare Sooke and Metchosin Roads Provincial Heritage trails.
- Support Activities of the Goldstream Region Museum Society, especially in their efforts as a regional archival repository.
- Utilize Hallmark Society Awards night to spotlight Colwood Heritage Resources.

4.2.2 Designation

This is a formal procedure involving considerable responsibilities on the part of the owner of the designated site and the government body that awards the designation.

Sites that merit designation can be any sites of A list calibre. These sites ideally should be owned by, or under the care of the City of Colwood. In the case of a privately owned site, designation may be sought either by the owner or the Council, and granted only after thorough investigation and negotiation.

4.2.3 Recommended Designations

The following sites are recommended for designation:

1. Pioneer Cemetery

The Pioneer Cemetery on Glencairn Lane is the oldest cemetery in Colwood and the site of the area's first church. This little cemetery is the final resting place for many of the pioneers and their families. It is also the home of Colwood's only "Coronation Oak," an English Oak planted in commemoration of the coronation of King George VI.

The Pioneer Cemetery land lies in trust with the Colwood Women's Institute. Although vibrant in the first half of the century, the Institute is no longer able to maintain this property and is currently being assisted by the City. Designation of this site would ensure the maintenance of this historic site for future generations.

2. The Church of St. John the Baptist

The Church of St. John the Baptist, on Glencairn Lane, is an important link between the pioneers and the residents of today. As the oldest standing church in Colwood, its construction in 1912 marked a second stage in the development of Colwood. The community had grown considerably, the graveyard around the church attesting to the number of new families settling in the area. Its proximity to the Pioneer Cemetery and the fact that both sites were donated by the same man are of significant historic value. Having this site in conjunction with the Pioneer Cemetery makes a unique combination of resources not found elsewhere in the region.

With the consecration of the Church of the Advent, little St. John's has now an uncertain future. The current trend on lower Vancouver Island is to remove an old church when a new one is built, and many such carpenter gothic structures are being lost.

3. Triangle Mountain Fire Command Post

The Triangle Mountain Fire Command Post has an exceptional view of the Strait of Juan de Fuca, from Beacon Hill, across Esquimalt Harbour, Royal Roads and Albert Head to William Head. The rise of the Malahat and the Highlands are easily seen from here. This site is truly the very top of the City.

Historically this site is of importance, due to the role it played in coastal defences during the Second World War. It was linked to both Fort Rodd Hill and the several gun emplacement sites that lay upon DND lands in the District of Metchosin.

If utilized as a Heritage Park the site and its environs have many favourable features: it is compact; little change need be made to the immediate site; and there is relatively easy and short access from a public road. The second generation trees provide parkland support to the site as well as aiding in erosion control. This site has excellent potential for the development of an interpretive park, and demands heritage protection.

4. Royal Roads Foreshore

This area is a delicate ecosystem which contains a wealth of natural and human history. The bird sanctuary is home to local and migrant water fowl. The shoreline teems with sealife. Middens along the shoreline mark the places of native habitation. The Coburg Peninsula has been a rifle range, the site of the 'Dug-Out' pub and numerous beach houses. It has also served as a nautical parking lot for sail, steam and modern ships of commerce and war.

As a foreshore park, this historic area will be protected from the danger of over development. It is already used a great deal as a local recreational area, and as with the Triangle Mountain Fire Command Post, has great potential for historical interpretation.

4.3

Future Updating of the Inventory

In order to utilize this Heritage Inventory on a long term basis, it is imperative that it be revised and updated on a regular basis. As time passes, resources will be lost while others will have passed enough years of existence to merit inclusion. As resources deteriorate, are revitalized, or have 'unknown' histories documented, reclassifications are warranted.

The Inventory provides a strong basis for future updating without the need to undertake another major physical research project. A revision of this inventory should be carried out at intervals of every five to ten years, although the addition of material may be done at any time. The notations of building and review of A through C list sites should be done yearly.

APPENDICES

APPENDIX 1.

HERITAGE SITES BY STREET ADDRESS

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
2843 Acacia Drive	B-001	Colwood Creek
3335 Acemink Road	C-001	Wishart
3303 Anchorage Avenue	C-002	Lagoon
3320 Anchorage Avenue	Z-001	
3353 Anchorage Avenue	B-002	
192 Belmont Road	C-003	Royal Roads
324 Belmont Road	C-004	
316 Benhomer Drive	Tree	Wishart
3113 Carran Road	B-003	Wishart
596 Donovan Avenue	B-004	Colwood Creek
3465 Fulton Road	A-001	Triangle Mountain
3260 Galloway Road	C-005	Wishart Road
420 Gamble Place	Tree	Colwood Corners
426 Gamble Place	Tree	
530 Glencairn Lane	A-002	Colwood Creek
537 Glencairn Lane (Church)	A-003	
537 Glencairn Lane (School)	C-006	
155 Goldfinch Road	A-004	Lagoon
338 Goldstream Avenue	D-001	Colwood Corners
364 Goldstream Avenue	C-007	
468 Goldstream Avenue	B-005	
474 Goldstream Avenue	C-008	
629 Goldstream Avenue	A/B-001	Colwood Creek

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
3416 Gratton Road	C-053	Lagoon
615 Hallsor Drive	B-006	Wishart
3221 Heatherbell Road	A-005	Lagoon
588 Heatherly Road	C-009	Wishart
Island Highway	A-006	Colwood Corners
1764 Island Highway	C-010	
1844 Island Highway	C-011	
1840 Island Highway	C-012	
1889 Island Highway	B-007	
620 Kelly Road	C-013	Colwood Creek
641 Kelly Road	D-002	
645 Kelly Road	D-003	
664 Kelly Road	D-017	
671 Kelly Road	C-014	
600 Kildew Road	C-015	
604 Kildew Road	C-016	
626 Kildew Road	C-017	
635 Kildew Road	D-004	
597 Langholme Drive	B-008	Wishart
584 Ledsham Road	C-018	
585 Ledsham Road	C-019	
591 Ledsham Road	D-005	
592 Ledsham Road	B-009	
2935 Merle Drive	C-020	Colwood Creek
Metchosin Road	A-007	Wishart, Lagoon, South Colwood

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
3109 Metchosin Road	C-021	Wishart
3123 Metchosin Road	C-022	
3124 Metchosin Road	D-006	
3128 Metchosin Road	D-007	
3140 Metchosin Road	C-023	
3148 Metchosin Road	C-024	
3149 Metchosin Road	C-025	
3178 Metchosin Road	C-026	
3183 Metchosin Road	C-027	
3320 Metchosin Road	C-028	
3321 Metchosin Road	ZC-002	Lagoon
3340 Metchosin Road	C-029	Wishart
3408 Metchosin Road	D-018	
CNR Lagoon and Metchosin Road Tree		
3532 Metchosin Road	C-030	South Colwood
255 Milburn Drive	C-031	Lagoon
275 Milburn Drive	D-007	
575 Mt. View Avenue	Demo	Colwood Creek
520 Mt. View Avenue	C-032	
525 Mt. View Avenue	C-033	
536 Mt. View Avenue	B-010	
633 Mt. View Avenue	C-034	
659 Mt. View Avenue	C-035	
2684 Nob Hill Road	D-008	Colwood Corners
2695 Nob Hill Road	C-036	
2695b Nob Hill Road	D-010	
3320 Ocean Boulevard	C-037	

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
3304 Painter Road	C-038	Wishart
522 Pearkes Road	C-039	
3009 Pickford Road	C-040	
595 Ridley Drive	C-041	
Plan 7004 Lot A Seafield Road Tree		Lagoon
205 Seafield Road	C-042	
Right side of Seafield Road	D-011	
Sooke Road	A-008	Colwood Corners, Colwood Creek, Royal Roads, Wishart Triangle Mountain
1945 Sooke Road	B-011	Colwood Corners
2050 Sooke Road	C-043	Colwood Creek
2113 Sooke Road	ZC-003	Wishart
2116 Sooke Road	C-044	Colwood Creek
2122 Sooke Road	B-012	
2128 Sooke Road	B-013	
2139 Sooke Road	A/B-002	Wishart
2147 Sooke Road	Trees	
2214 Sooke Road	C-045	Colwood Creek
2218 Sooke Road	B-014	
2219 Sooke Road (Community Hall)	A/B-003	Wishart
2219 Sooke Road (Children's Hall)	C-046	
2303 Sooke Road	D-019	
2403 Sooke Road	B-015	Triangle Mtn.
2465 Sooke Road	C-054	

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
586 Tena Place	C-047	Wishart
466 Terrahue Road	C-048	
484 Terrahue Road	D-012	
404 Tipton Avenue	C-049	
469A Tipton Avenue	Z-004	
394 Wale Road	C-050	Colwood Corners
2730 Wale Road	D-013	
2708 Wale Road	C-051	
3346 Wickheim Road	Z-005	Lagoon
3341 Wishart Road	B-016	Wishart
3354 Wishart Road	A-009	
3358 Wishart Road	A-010	
3476 Wishart Road	D-014	South Colwood
3486 Wishart Road	D-015	
3510 Wishart Road	D-016	
2922 Yeta Terrace	C-052	Colwood Creek
Royal Roads Foreshore	A-011	Royal Roads, Lagoon, South Colwood

APPENDIX 2.

HERITAGE SITES BY LOCAL AREAS

Colwood Creek-Hatley Park Local Area

Acacia Drive	2843	B-001
Donovan Avenue	956	B-004
Glencairn Lane	530	A-002
	537	A-003 Church
	537	C-006 School
Goldstream Avenue	338	D-001
	364	C-007
	468	B-005
	474	C-008
Kelly Road	600	C-013
	641	D-002
	645	D-003
	664	D-017
Kildew Road	620	C-015
	604	C-016
	626	C-017
	635	D-004
Merle Drive	2935	C-020
Mount View Avenue	575	Demo
	520	C-032
	525	C-033
	536	B-010
	633	C-034
	659	C-035
Pickford Road	3009	C-040
Sooke Road	1945	B-011
Yeta Terrace	2922	C-052

Colwood Corners Local Area

Gamble Drive	420	Tree
	466	Tree
Goldstream Avenue	338	D-001
	364	C-007
	468	B-005
	474	C-008
Island Highway	Highway	A-006
Nob Hill Road	2684	D-008
	2695	C-036
	2695b	D-010
Sooke Road	Road	A-008
Wale Road		C-050
		D-013
		C-051

Lagoon Local Area

Anchorage Avenue	3303	C-002
	3320	Z-001
	3353	B-002
Goldfinch Road	155	A-004
Gratton Road	3416	C-053
Heatherbell Road	3221	A-005
Metchosin Road	Road	A-007
	3321	ZC-002
Milburn Drive	255	C-031
	275	D-007
Ocean Boulevard	3320	C-037
Seafield Road	Lot A	Tree
	205	C-042
	Gazebo	D-011
Wickheim Road	3346	Z-005
Royal Roads Foreshore		A-011

Royal Roads Local Area

Belmont Road	192	C-003
	324	C-004
Sooke Road	Road	A-008
Royal Roads Foreshore		A-011

South Colwood Local Area

Metchosin Road	Road	A-007
	3532	C-030
Wishart Road	3476	D-014
	3486	D-015
	3510	D-016
Royal Roads Foreshore		A-011

Triangle Mountain Local Area

Fulton Road	3465	A-001
Sooke Road	2403	B-015
	2465	C-054

Wishart Local Area

Acemink Road	3335	C-001
Benhomer Drive	316	tree
Carran Road	3113	B-003
Galloway Road	3260	C-005
Hallsor Drive	615	B-006
Heatherly Road	588	C-009
Langholme Drive	597	B-008
Ledsham Road	584	C-018
	585	C-019
	591	D-005
	592	B-009

Wishart (Cont'd)

Metchosin Road	Road	A-007	
	3109	C-021	
	3123	C-022	
	3124	D-006	
	3128	D-007	
	3140	C-023	
	3148	C-024	
	3149	C-025	
	3178	C-026	
	3183	C-027	
	3320	C-028	
	3340	C-029	
	3408	D-018	
Painter Road	3304	C-038	
Pearkes Road	522	C-039	
Pickford Road	3009	C-040	
Ridley Drive	595	C-041	
Sooke Road	2113	ZC-003	
	2139	A/B-002	
	2147	Trees	
	2219	A/B-003	Community
			Hall
	2219	C-046	Children's
			Hall
Tena Place	586	C-047	
Terrahue Road	466	C-047	
	484	D-012	
Tipton Avenue	404	C-049	
	469A	Z-004	
Wishart Road	3341	B-016	
	3354	A-009	
	3358	A-010	

APPENDIX 3.

A AND B HERITAGE SITE LIST

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
Fulton Road	A-001	Triangle Mountain
537 Glencairn Lane	A-002	Colwood Creek
530 Glencairn Lane	A-003	
155 Goldfinch Road	A-004	Lagoon
3221 Heatherbell Road	A-005	
Island Highway	A-006	Colwood Corners
Metchosin Road	A-007	Wishart, Lagoon, South Colwood
Sooke Road	A-008	Colwood Creek, Wishart, Triangle Mountain
3354 Wishart Road	A-009	Wishart
3358 Wishart Road	A-010	
Royal Roads Foreshore	A-011	Royal Roads, Lagoon, South Colwood
629 Goldstream Avenue	A/B-001	Colwood Creek
2139 Sooke Road	A/B-002	Wishart
2219 Sooke Road	A/B-003	

<u>Street Address</u>	<u>Classification</u>	<u>Local Area</u>
2843 Acacia Drive	B-001	Colwood Creek
3353 Anchorage Avenue	B-002	Lagoon
3113 Carran Road	B-003	Wishart
596 Donovan Road	B-004	Colwood Creek
468 Goldstream Avenue	B-005	Colwood Corners
615 Hallsor Drive	B-006	Wishart
1889 Island Highway	B-007	Colwood Corners
597 Langholme Drive	B-008	Wishart
592 Ledsham Road	B-009	
536 Mt. View Avenue	B-010	Colwood Creek
1945 Sooke Road	B-011	Colwood Corners
2122 Sooke Road	B-012	Colwood Creek
2128 Sooke Road	B-013	
2218 Sooke Road	B-014	
2403 Sooke Road	B-015	Triangle Mountain
3341 Wishart Road	B-016	Wishart

APPENDIX 4.

HERITAGE TREE LIST

Source: Heritage Tree project (1985), Victoria
Horticultural Society.

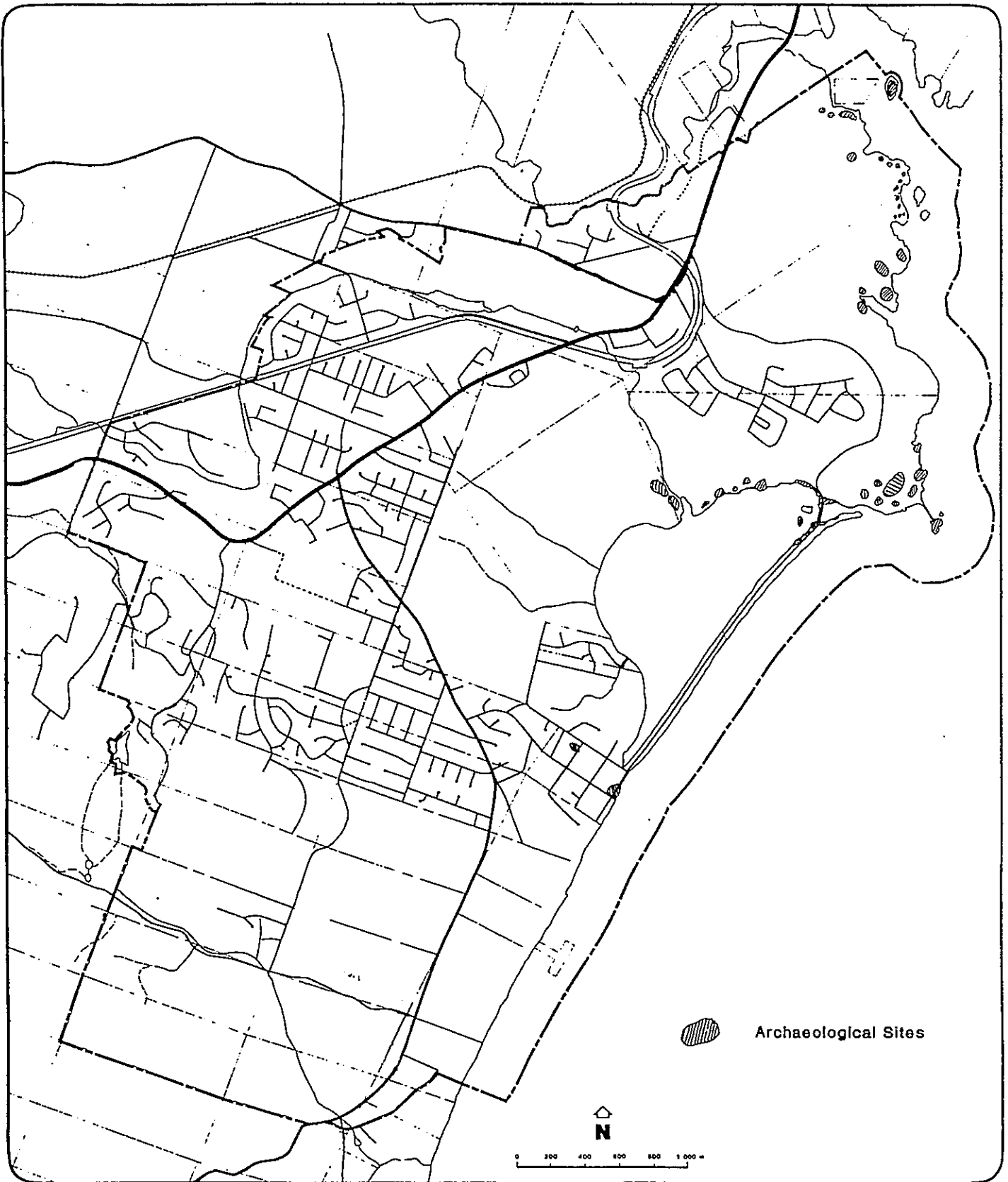
<u>Common Name</u>	<u>Location</u>
	Area #81 Royal Roads Military Academy:
Variegated box Elder	Far end of Castle
Norway Maple	Roadway at back of the Castle
Sycamore Maple	Back of Castle
Katsura Tree	Lake edge Lower Garden
Black Walnut	Along walled garden by stream
Sweet Gum	North end of Castle
Tulip Tree	Along road to Boathouse
Norway Spruce	Lower Garden
Sitka Spruce	Lower Garden
English Pyramidal Oak	Lower Japanese Garden
Northern Red Oak	Royal Roads
Cascara Buckthorn	Lower Garden
Western Hemlock	In Lower Garden and woods
Giant Sequoia	Wooded side of driveway
Golden Variegated Red Cedar	Royal Roads
	Area #165 Royal Colwood Golf and Country Club:
Flowering Ash	17th Fairway
Norway Spruce	18th Fairway, row of 12 on the left side
Scarlet Oak	Beside Maintenance sheds
Douglas Fir	Fence line opp. 494 Goldstream Ave.
Douglas Fir	Left of 7th Hole
Douglas Fir	7th Tee
Garry Oak	300 yards from 5th Tee on left
Pin Oak	Left of entrance driveway
English Oak	Along 17th fairway beside Highway
Northern Red Oak	Left of driveway to Club House
American Basswood	17th fairway on right of English Oak

<u>Common Name</u>	<u>Location</u>
	Area #204 Pendray Estate:
Bigleaf Maple	Beside the cedar in the Upper Garden
Norway Maple	In rows along the driveway
Blue Atlas Cedars (2)	Old Pendray Estate
Purple Beech	Old Pendray Estate
White Poplar	Old Pendray Estate
Flowering Cherry	On far side of lawn
Douglas Fir	On lawn near driveway
Weeping Willow	Along far fence line
Western Red Cedar	Top end of garden beyond lawn
Linden Tree	Near old Sunken Garden
	Group 77 Coronation Oaks:
English Oak	Pioneer Cemetery
	Individual Sites:
Caucasian Fir	Seafield Road row of 12 trees
Bigleaf Maple	Ocean Blvd. north end of Lagoon Bridge, (Fort Rodd Hill Property)
Arbutus	205 Seafield Road
Copper Beech (2)	Sooke Road next to Colwood Elementary School
Douglas Fir	316 Benhomer Drive on edge of Road in front garden
Douglas Fir	Ocean Blvd. at the corner of access road to DND property
Douglas Fir	420 (Lot 10) Gamble Place
Douglas Fir	426 (Lot 13) Gamble Place, in front of building
Douglas Fir	Corner of Lagoon Road and Metchosin Road

APPENDIX 5
ARCHAEOLOGICAL SITE LIST

Dc Ru 1	Shell Midden	Royal Roads, DND
Dc Ru 2	Shell Midden	Royal Roads, DND, Fort Rodd Hill Park
Dc Ru 3	Shell Midden	Coburg Peninsula
Dc Ru 9	Shell Midden	Royal Roads, DND
Dc Ru 10	Shell Midden	Royal Roads, DND
Dc Ru 45	Shell Midden	Cole Island, Provincial
Dc Ru 65	Shell Midden	Fort Rodd Hill Park
Dc Ru 67	Shell Midden	Esquimalt Lagoon, DND
Dc Ru 74	Shell Midden	Esquimalt Lagoon
Dc Ru 78	Shell Midden	Fort Rodd Hill Park
Dc Ru 84	Burial/Shell Midden	Fort Rodd Hill Park
Dc Ru 85	Shell Midden	Esquimalt Lagoon
Dc Ru 91	Cairn burial, Shell Midden Stone Circles	Esquimalt Harbour, DND
Dc Ru 94	Shell Midden	Esquimalt Lagoon
Dc Ru 132	Shell Midden	Esquimalt Harbour, DND
Dc Ru 133	Shell Midden	Esquimalt Harbour, DND
Dc Ru 134	Shell Midden	Esquimalt Harbour, DND
Dc Ru 135	Shell Midden	Esquimalt Harbour, DND
Dc Ru 136	Shell Midden	Esquimalt Harbour, DND
Dc Ru 137	Shell Midden	Esquimalt Harbour, DND
Dc Ru 138	Shell Midden	Esquimalt Harbour, DND
Dc Ru 139	Shell Midden	Esquimalt Harbour, DND

Dc Ru 143	Shell Midden	Royal Roads, DND
Dc Ru 144	Shell Midden	Royal Roads, DND
Dc Ru 145	Shell Midden	Royal Roads, DND
Du Ru 149	Burial, Rock Cleft	Fort Rodd Hill Park
Du Ru 150	Burial, Rock Cleft	Fort Rodd Hill Park
Du Ru 152	Fisgard Lighthouse	Fort Rodd Hill Park
Du Ru 151	Canadian Coastal Fort	Fort Rodd Hill Park
Du Ru 156	Shell Midden, Historic Activity	Fort Rodd Hill Park



Archaeological Sites

APPENDIX 6.

NUMERICAL SITE EVALUATION SYSTEM
(Evaluation form Criteria)

Criteria:

A. Architecture:

1. Style:
Notable, rare, unique, or early example of a particular architectural style, type, or convention:

Grades:

- A Perfect or extremely early example if many survive; excellent example if few survive;
- B Excellent or very early example if many survive;
good example if few survive;
- C Good example if many survive; and
- D Of no particular interest.

2. Age:
Comparatively old in the context of its region:

Grades:

- A Built pre 1900;
- B Built 1900-1930;
- C Built 1931-1945; or
- D Built after 1945.

3. Design:
A particularly attractive or unique building because of the excellence, artistic merit, or uniqueness of its design, composition, craftsmanship, or details:

Grades:

- A Excellent;
- B Very Good;
- C Good; or
- D Fair/Poor.

N.B. Heritage Trees and Archaeological Sites can be considered under this "architectural" evaluation; substituting the term heritage tree or archaeological site for "building."

B

History:

1. Person/Event:

Associated with the life or activities of a person or an event that has made a significant contribution to the community:

Grades:

- A Person/Event of primary importance intimately connected with resource;
- B Person/Event of primary importance loosely connected with resource or person/event of secondary importance intimately connected with resource;
- C Person/Event of secondary importance loosely connected with resource; and
- D Resource has no connection with Person/Event importance.

2. Context:

Associated with, and effectively illustrative of, broad patterns of cultural, social, political, military, economic, or industrial history (as seen in report):

Grade:

- A Patterns of primary importance intimately connected with the resource;
- B Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected with resource;
- C Patterns of secondary importance loosely connected with the resource; and
- D Resource has no connection with important patterns.

C. Environment:

1. Continuity:

Architecture contributes to the continuity or character of the street, neighbourhood, or area:

Grades:

- A Of particular importance in establishing dominant character of the area;
- B Of importance in establishing or maintaining the dominant character of the area;
- C Compatible with dominant character of the area; and
- D Incompatible with the dominant character of the area.

2. Setting:

Views, setting and/or landscaping contribute to the continuity or character of the street, neighbourhood, or area:

Grades:

- A Of particular importance in establishing the dominant character of the area;
- B Of importance in establishing or maintaining the dominant character of the area;
- C Compatible with dominant character of the area; and
- D Incompatible with the dominant character of the area.

3. Landmark:

A particularly important visual landmark, building and/or site:

Grades:

- A Resource which may be taken as a symbol for the area;
- B A conspicuous and familiar resource in context of the area;
- C Not particularly conspicuous or familiar; and
- D Not conspicuous or familiar.

D. Usability:

2. Compatibility:

Present use is compatible with the current land use or zoning of the site, street, or area:

Grades:

- A Present use is compatible with current land use and zoning;
- B Present use is compatible with proposed land use and zoning;
- C Present use is not found elsewhere in area, but is compatible; and
- D Present use is not compatible with land use or zoning.

E. Integrity:

1. Site:

Occupies its original site:

Grades:

- A Has not been moved; may have been placed on new foundation in its original location;
- B Has been relocated or reoriented on the original property and near the original site;
- C Has been moved to a new site in area; and
- D Has been moved to a new site from out of area.

2. Alterations:

Has suffered little alteration, or alterations are in context, and retains most of its original materials and design features:

Grades:

- A ** Excellent / Very Good;
- B ** Very Good / Good;
- C ** Good / Fair; or
- D ** Poor.

3. Condition:
Resource is in good structural condition:

Grades:

- A ** Excellent / Very Good;
B ** Very Good / Good;
C ** Good / Fair; and
D ** Poor.

** RESOURCE / BUILDING EVALUATION FORM

Inventory Number
Street Address:

		A	B	C	D
A.	<u>Architecture:</u> (max. 25)				
1.	Style	15	8	4	0
2.	Age	15	8	4	0
3.	Design	5	2	1	0
B.	<u>History:</u> (max. 20)				
1.	Person/Event	15	8	4	0
2.	Context	15	8	4	0
C.	<u>Environment:</u> (max. 15)				
1.	Continuity	15	8	4	0
2.	Setting	15	8	4	0
3.	Landmark	15	8	4	0
D.	<u>Usability:</u> (max. 5)				
1.	Compatibility	5	2	1	0
E.	<u>Integrity:</u> (max. 25)				
1.	Site	5	2	1	0
2.	Alterations	15	8	4	0
3.	Condition	15	8	4	0

Total Score: /100

SCORE:	RATING:	REMARKS:
100-86	A List	(of major significance)
85-70	B List	(of importance)
69-40	C List	(of value as part of environment)
39- 0	D List	(of questionable merit)

Source: Adaption from H. Kalman's
The Evaluation of Historic Buildings, Parks Canada, 1980.

GLOSSARY

Glossary

American Colonial:

Colonial architecture is that which was transferred from the motherlands to overseas colonies. In early North American Colonies, English Georgian architecture of the 18th Century was a predominant style. This style was reused toward the end of the 19th Century and into the 20th Century, typically in bank buildings, churches, institutions and suburban homes.

Archaeology:

Is the study of the physical remnants of man's past.

Architecture:

Buildings, structures, framework; physical environment; fabric, constitution; make-up.

Archives:

Collection of records, annals, chronicles, historical documents or papers, memorabilia, documents, public papers, government papers, etc.

Arts and Crafts:

A movement in architecture during the second half of the 19th Century emphasizing the importance of craftsmanship, natural materials - rough masonry and brick, "natural" looking wood (sometimes stained brown). Mostly bungalow and 1 1/2 storey buildings in this area.

Ashlar:

Hewn or squared stone, also masonry of such stone; a thin, dressed rectangle of stone for facing walls, also called ashlar veneer.

Bargeboard:

A trim at the edge of a roof.

Battlement:

A parapet built with indentations for defense or decoration.

Bay:

One unit of a building that consists of a series of similar units, commonly defined by the number of window and door openings per floor or by the space between the columns or piers.

Bay window:

A glassed alcove projecting from a building.

Bellcast:

Roof with flared, overhanging eaves.

Boom Town:

A style of wooden architecture that was quickly erected and gave a look of size and grandeur. The style first became popular during the goldrush era. It was a common style in non-residential buildings. Most commonly used during the "boom" years before World War II.

Brackets:

Any overhanging member projecting from a wall or other body to support a weight (such as a cornice) acting outside a wall.

Bungalow:

A Bengali word for a single house with a verandah/porch. The B.C. Bungalow has a bellcast roofline. The roof is either hip or gable with the characteristic verandah or porch.

Castle:

Palace, manor house, hall, chateau, mansion, chalet.

Cemetery:

Graveyard, burial ground or place; churchyard, memorial park.

Context:

Relationship, meaning, substance, theme, subject, topic.

Clapboard:

A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures; also known as weatherboard.

Community:

1. Neighbourhood, borough, district, parish, hamlet, town, city, settlement, colony.
2. Society, public, general public, populace, inhabitancy, populations.
3. Situation, circumstances, environment, milieu.

Cottage:

The one and one-half storey Gabled cottage is one of the common house-forms built between 1900 and 1920. These small to medium size, rectangular homes featured roofs of a medium to high pitch that sometimes contained dormers.

Crenellation:

A battlement.

Dormer:

A vertically set window on a sloping roof; the roofed structure housing such a window. The dormer window is literally a "sleeper's window" - a window projecting from the roof.

Drip:

1. Headmold, hood mold, label, throating, weathermolding.
2. The outermost projecting molding around the top of a door or window, to discharge rainwater.

Dripstone course:

A continuous horizontal drip molding on a masonry wall.

Eaves:

The projecting overhang at the lower edge of a roof.

Eclecticism:

The selection of elements from diverse styles or architectural decorative designs to meet an individual personal preference. Not true to one style.

Foundation Wall:

That part of the foundation for a building which forms the permanent retaining wall of the structure below grade.

Frame:

The timberwork which encloses and supports structural components of a building.

Gable:

A triangular wall segment at the end of a double-pitched or gabled roof.

Half-timbering:

Wall construction in which the spaces between the members of the timber frame are filled with brick, stone or other material.

Heritage:

1. Portion, birthright, background, past, history, ancestry, dynasty, descent, filtration.
2. Inheritance, legacy, endowment.

Hipped roof:

A roof with four uniformly pitched sides.

Homestead:

1. A piece of land, limited to 160 acres, deemed adequate for the support of one family.
2. (Brit.) A group of buildings and the land forming the home of a family; a homestall.

Hood Molding:

A large molding over a window, originally designed to direct water away from the wall; also called a drip molding.

Integrity:

1. Unity, oneness, wholeness, entirety, completeness, totality.
2. Soundness, intactness, perfection, flawless, mint condition.

Jerkinhead:

1. Clipped gable, hipped gable, shreadhead.
2. The end of a roof when it is formed into a shape intermediate between a gable and a hip; the gable rises about halfway to the ridge, resulting in a truncated shape, the roof being inclined backward from this level.

Landmark:

1. Guidepost, distinctive feature, historic structure, lighthouse.
2. Any building, structure, or place which has a special character or special historical or aesthetic interest or value.

Landscape:

Scene, scenic view, vista, rural or country scene, countryside, garden, landforms natural or manmade.

Lean-to:

A simple structural addition that has a single-pitch roof.

Leaded Glass:

Small panes of glass held in place with lead strips; the glass may be clear or stained.

Lintel:

Horizontal beam across the top of a door or window that supports the weight of the structure above it.

Masonry:

Wall construction of materials such as stone, brick and adobe.

Midden:

A prehistoric garbage dump. On the West Coast they are primarily comprised of shell.

Porch:

A structure attached to a building to shelter an entrance or to serve as a semienclosed spaces; usually roofed and generally open-sided: it may be screened or glass enclosed, e.g., sun porch.

Porte Cochere:

A large covered entrance porch through which vehicles can drive.

Prehistoric:

1. Primeval, prehistorical, paleolithic, mesolithic, neolithic.
2. Ancient, archaic, antique, fossilized.
3. Primitive, autochthonous, aboriginal.

Preserve:

1. Keep safe, save, safeguard, protect, defend, care for, cherish.
2. Conserve, extend, perpetuate, Keep up, continue, maintain.

Quion:

Units of stone or brick used to accentuate the corners of a building.

Re-muddled:

A "failed" attempt to remodel or renovate, resulting in an out of context revision to an existing structure or site.

Restoration:

Return to the original design or state.

Resource:

1. Collective wealth, natural resource, natural wealth.
2. Asset, property, goods, holdings, estate, real property, fixtures, machinery.

Sash:

A frame in which the panes of a window are set.

Settlement:

1. Colonization; populating, peopling, founding, clearing, migration.
2. Colony, community, village, post, encampment.

Settler:

Colonist, pioneer, immigrant, emigre, outlander, homesteader, founder.

Shakes:

Wooden shingles that are split rather than sawn, rough rather than smooth.

Stucco:

Outdoor cement plaster usually having a rough textured finish.

Tudor:

Named after styles popular in England throughout the reigns of Elizabeth I and James I. In the late 1800's revival became popular in North America. In revivals the half-timbering is applied decoration rather than part of the structure. Rough cast stucco was often found between the "timbers".

Vernacular:

A mode of building, based on regional forms and materials.

Verandah:

A space alongside the house sheltered by a roof, supported by posts, pillars, columns or arches.

Villa:

Originally a large house in the country but near the city. Of Mediterranean origin.

Weatherboard:

Clapboard, wooden siding.

SOURCES

Sources

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