

MODEL STUDY DESIGN

FOR THE DELIMITATION OF HERITAGE SECTORS IN PROTECTED AREAS AND THE IDENTIFICATION OF CONTRIBUTING PROPERTIES

Background and available data

In the context of Quebec's participation in the Canadian Register of Historic Places (CRHP), the Heritage Branch of the *Ministère de la Culture et des Communications du Québec* (MCCQ) has been tasked with developing Statements of Significance and Statements of Value for heritage sites designated under the terms of the *Cultural Property Act*. These Statements of Significance will serve as tools, both for communicating with the public and in the management of sites by the MCCQ and Quebec municipalities concerned. At the same time, there exist protected areas so vast and complex (i.e., historic and natural districts, heritage areas, historic sites) that the simple formulation of a Statement of Significance cannot do them justice. In addition, the documentation of properties within protected areas is very often insufficient. In light of this, the MCCQ commissioned researchers from the Institut national de recherche scientifique (INRS) and the Université du Québec à Montréal (UQAM) to develop a methodology for analyzing large protected areas and for identifying properties contributing to the heritage value of the area.

The research team focused on three heritage sites in Montreal – two small ones and a third that covers a very large area and includes almost 350 buildings – as well as the Historic and natural district of Mount Royal, a multi-use protected area of approximately 750 hectares. Entitled *Pilot project for the identification and documentation of contributing properties in heritage sectors*, the study presents a methodology for identifying contributing properties related to the protected area's defining heritage values (e.g., historic, architectural, urban-planning, landscape, archeological, symbolic, etc.) and for identifying the specific characteristics of the sectors that the protected area encompasses. The study also proposes a hierarchy of contributing properties with identification of those that should be defined by a Statement of Significance and those that should be defined by a Statement of Value.

The developed and tested approach involves a number of steps and is adapted to the specific context of each protected area. With respect to the heritage sites located in the City of Montreal, the exercise allows contributing properties to be identified in relation with the heritage values of the protected area and proposes a distinct treatment for some of them (Statements of Significance and Statements of Value). In the case of the Historic and natural district of Mount Royal, the study also develops a methodology for segmenting the territory into sectors according to specific criteria. The sectors that make a significant contribution to the heritage value of the district (as found in the district's Statement of Significance) include contributing properties that can be defined by Statements of Significance or by Statements of Value; sectors that contribute in a less significant way to the values of the district (defined by Statements of Value) include contributing properties, some of which can be the object of Statements of Significance if they have distinguishing features at the national level or at the level of the protected area.

It is in light of this pilot project that the following study design has been developed. It serves as a model that can be used by heritage property managers who are confronted with issues such as these in the province of Quebec or in other provinces or territories.

Funding for this study was provided by the Government of Canada within the framework of the Government of Quebec's participation in the Historic Places Initiative.

MODEL STUDY DESIGN FOR THE DELIMITATION OF HERITAGE SECTORS IN PROTECTED AREAS AND THE IDENTIFICATION OF CONTRIBUTING PROPERTIES

Background

To be adapted as needed and the territory being examined.

Study objectives

- Define and document, where necessary, sectors within the protected area that include contributing properties.
- Identify the contributing properties located in the protected area under investigation.
- Identify the contributing properties that could be eligible for the Québec Cultural Heritage Fund (QCGF).

Under the present mandate, the consultant will refer to the principles set out in the *Pilot project for the identification and documentation of contributing properties in heritage sectors* while taking into consideration the characteristics of each protected territory.

MANDATE

The report on the protected area should include:

A) Introduction

- A page with credits for participants in this study, the *Canada's Historic Places* logo and acknowledgement of the participation in the Historic Places Initiative.
- A foreword that describes the mandate.
- A summary of the methodology (e.g., identification of sectors and sub-sectors, contributing properties, etc.).
- The research approach.

B) The components of the protected area and its heritage values

- A section that briefly describes the history of the places and the reasons that justify their protected status.
- A section that briefly introduces the protected area with an emphasis on its spatial features and morphology.
- A section that presents the heritage values of the protected area (e.g., historic, architectural, urban-planning, landscape, archeological, symbolic, etc.) and the appropriate statement of significance (see Appendix 1).
- Presentation of the properties within the protected area according to resource type: building, site, complex, park, etc.
- Identification of the officially recognized historic places within the area (historic monument, recognized and classified; built heritage site; recognized and classified

heritage site; site planning and architectural integration program and special planning program.

C) The sectors

- A section that analyzes the protected area and the relevance of dividing it into sectors. In the case of large, complex areas, sub-sectors may also need to be identified.
- The identification of sectors, using criteria to establish their boundaries, as outlined in the *Pilot project for the identification and documentation of contributing properties in heritage sectors* (See Appendix 2).
- A map showing the sectors within the protected area and, where appropriate, the principal landmarks of the protected area (See Appendix 3).
- A table presenting the qualitative contribution of the different sectors identified in relation to the heritage value of the protected area as described in the *Pilot project for the identification and documentation of contributing properties in heritage sectors* (See Appendix 4).
- Statements of Significance and Statements of Value for the sectors (see Appendix 1 and 5). Representative photos of the different character-defining elements of the sector should accompany the text, in addition to a general map.

D) Contributing properties

- A definition of the concept of “contributing property” and a description of its scope and limits.
- A list of contributing properties (with addresses, if required) within the sectors or protected area. The list will identify the properties that require a Statement of Significance or a Statement of Value. This decision should be guided by the guidelines in the *Pilot project for the identification and documentation of contributing properties in heritage sectors* and a justification should accompany the contributing properties proposed for Statements of Significance and Statements of Value.
- A table that presents the quantitative data associated with the sectors or protected area, including the number of properties, the number of contributing properties, and the number of contributing properties to be defined by Statements of Significance or by Statements of Value (See Appendix 6).

E) Grants for the restoration of heritage buildings

- The list of contributing properties that could qualify under the FPCQ. The methodological rationale that justifies these choices will be clearly expressed and should be based on the ranking methods described in the *Pilot project for the identification and documentation of contributing properties in heritage sectors*.

References

- HERITAGE BRANCH. *Cadre de rédaction d'un énoncé de valeur et de l'historique* [Writing guidelines for a heritage character statement and historical background]. Ministère de la Culture et des Communications, Quebec, 2006.
- HERITAGE BRANCH. *Cadre de rédaction d'un énoncé d'importance et de l'historique* [Writing guidelines for a statement of significance and historical background]. Ministère de la Culture et des Communications, Quebec, 2006.
- POITRAS, Claire, MONGRAIN, Guy and Joanne BURGESS. *Pilot project for the identification and documentation of contributing properties in heritage sectors. Summary*

report submitted to Parks Canada and the Ministère de la Culture et des Communications du Québec. Montréal, INRS-Urbanisation, Culture et Société/UQAM, 2006. p. 118.

- CANADIAN REGISTER OF HISTORIC PLACES (CRHP).
http://www.historicplaces.ca/rep-reg/rep-reg_e.aspx
- RÉPERTOIRE DU PATRIMOINE CULTUREL DU QUÉBEC (RPCQ) [QUEBEC REGISTER OF CULTURAL HERITAGE]
<http://www.patrimoine-culturel.gouv.qc.ca/RPCQ/recherche.do?methode=accéder>
- Additional sources according to the territory being studied.

Work plan

(To be adapted according to the territory being studied)

Project launch meeting	
Site visit	
Pre-inventory of buildings (if not available)	
Documentary research	
Writing	
Approval of the first draft	
Revision and editing of the final draft	

Project timeline

Resource allocation by activity (in days)

Deliverables

- Pre-inventory (if necessary)
- Report

The first draft of the report will be submitted in electronic format (on CD, in Word 97 or later version for PC).

The final version of the report will be submitted in three printed copies. An electronic version will also be supplied (on CD, in Word 97 or later version for PC).

Special care shall be paid to the quality of the writing, since the report will be made public. The use of computer tools (e.g., spell checkers or editing software) is strongly recommended.

Specific clause

The contractor undertakes to rework the first draft based on comments by the review committee.

Appendix 1

Statement of Significance and Statement of Value

Statement of Significance

A Statement of Significance is written text that defines the values of a historic place. It is based, with some exceptions, on the reasons that were put forth to justify its official designation as a property with protected status. For the purposes of the Canadian Register of Historic Places (CRHP), the Statement of Significance includes a Description of Historic Place, a Heritage Value Section and a Character-Defining Elements Section for the protected property.

The Statement of Significance concerns historic places with a designated status, whether such status was conferred by the Government of Canada, the Government of Quebec, the *Ministère de la Culture et des Communications* or by a municipality. The Statement of Significance can therefore describe resources such as a historic monument or a historical district. In all cases, a limit is imposed on the number of characters in the Statement of Significance, which must not exceed 4,000 characters for each of the sections (Description of Historic Place, Heritage Value, and Character-Defining Elements). In Quebec, a historical background is added with the same restriction on the number of characters.

Statement of Value

A Statement of Value is a text that defines the heritage value of a contributing property found in a larger historic place, such as an urban district. Since the property has no individual recognition, the Statement of Value serves to distinguish the contributing property within the context of a larger whole. The value of the contributing property is subordinate to the historic place with heritage status. The heritage value of the property identified by a Statement of Value is therefore defined in relation to its “contribution” to the heritage value of the place with recognized status.

The Statement of Value includes the same sections as a Statement of Significance: Description of Historic Place, Heritage Value section, Character-Defining Elements section, and Historical Background.

Appendix 2

Delimitation Criteria

Main urban functions
Residential, industrial, institutional, recreational area, etc.
Historical criteria
Original boundaries of area of settlement or of developed area of former settlement
Concentration of buildings and historic sites
Defined areas marked by distinct historical events
Urbanization process
Safeguarding of original purpose
Visual criteria
Distinctive character of the architecture, scale, style, type, construction, materials
Distinctive character of the landscape
Views toward and from the sector (visual perspectives and uninterrupted views)
Physical criteria
Railroads and highways
Roads, public services and rights-of-way (urban network, shape of blocks, etc.)
Rivers, shorelines, ravines, woods and other natural elements
Wide open spaces
Boundaries of an area of settlement
Walls, embankments, fences
Topography
Important buildings
Administrative and property boundaries; regulatory framework
Administrative boundaries (district, municipality, etc.)
Property boundaries
Zoning regulations (setback, building height, etc.)

Appendix 3

Map of sectors within the Historic and natural district of Mount Royal

List of sectors within the Historic and natural district of Mount Royal
1. Jeanne-Mance Park/Esplanade Park
2. Saint-Urbain Street
3. Hôtel-Dieu
4. Milton Park
5. Square Mile (discontinuous)
6. McGill University
7. Royal Victoria Hospital
8. Three reservoirs of Mont-Royal (various geographic locations)
9. Shriners Hospital
10. Blocks of Côte-des-Neiges Street
11. Former estate of the Sulpicians/Marianopolis
12. Slopes of Westmount Summit
13. East of Côte-des-Neiges Street
14. Côte-des-Neiges Street military barracks
15. Summit Park
16. Forest Hill/Ridgewood/Rockhill
17. Saint Joseph's Oratory
18. Cedar Crescent
19. Notre-Dame College
20. Former village of Côte-des-Neiges
21. Université de Montréal
22. Édouard-Montpetit Boulevard and Louis-Colin Avenue
23. Jean-de-Brébeuf College/HEC/Department of Urban Development
24. Mont Royal Boulevard
25. Jewish cemeteries
26. Mont-Royal Cemetery
27. Notre-Dame-des-Neiges Cemetery
28. Mont-Royal Park
29. Original roadbed of Côte-des-Neiges Street

Appendix 4

Heritage values by sector, Historic and natural district of Mount Royal

	Hist.	Lands.	Archi.	Symbo.	Archeo.	
1. Jeanne-Mance Park/Esplanade Park	2.5	3	1.5	0	0	7.0
2. Saint-Urbain Street	1	0.5	0.5	0	0	2.0
3. Hôtel-Dieu	3	1.5	2.5	1	0	8.0
4. Milton Park	0.5	1	0.5	0	0	2.0
5. Square Mile (discontinuous)	3	3	3	2	0.5	8.0
6. Campus of McGill University	3	3	3	2	0	11.0
7. Royal Victoria Hospital	3	2.5	2.5	0	0	7.5
8. Reservoirs of Mont-Royal	1	2	1	0	0	4.0
9. Shriners Hospital	0.5	1	1	0	0	2.5
10. Blocks of Côte-des-Neiges Street	1	1.5	2	0	0	4.5
11. Former estate of the Sulpicians/Marianopolis	1.5	1.5	1.5	0.5	0	5.0
12. Slopes of Westmount Hill	1	2	1.5	0	0	4.5
13. Sector to the east of Côte-des-Neiges Street	0.5	1.5	1	0	0	3.0
14. Côte-des-Neiges Street military barracks	0.5	0	0.5	0	0	1
15. Summit Park	0.5	3	0	0	0	3.5
16. Forest-Hill/Ridgewood/Rockhill	0	1.5	0	0	0	1.5
17. Saint Joseph's Oratory	3	2.5	3	2	0	10.5
18. Cedar Crescent	0.5	0.5	0.5	0	0	1.5
19. Notre-Dame College	2	1	1	0	0	4.0
20. Former village of Côte-des-Neiges	2	0.5	1	0	0	3.5
21. Université de Montréal	3	2	2.5	2	0	9.5
22. Édouard-Montpetit Boulevard and Louis-Colin Avenue	0	0.5	0.5	0	0	1
23. Jean-de-Brébeuf/HEC/Department of Urban Development	2	2	1.5	1	0	6.5
24. Mont-Royal Boulevard	0	1	1	0	0	2
25. Jewish cemeteries	2	2	0.5	0.5	0	5
26. Mont-Royal Cemetery	3	3	3	3	1	13
27. Notre-Dame-des-Neiges Cemetery	3	3	3	3	0	13
28. Mont-Royal Park	3	3	1.5	3	2	12.5
29. Original roadbed of Côte-des-Neiges Street	3	2	0	0	0	5
TOTALS	49	51.5	41	20	3	-

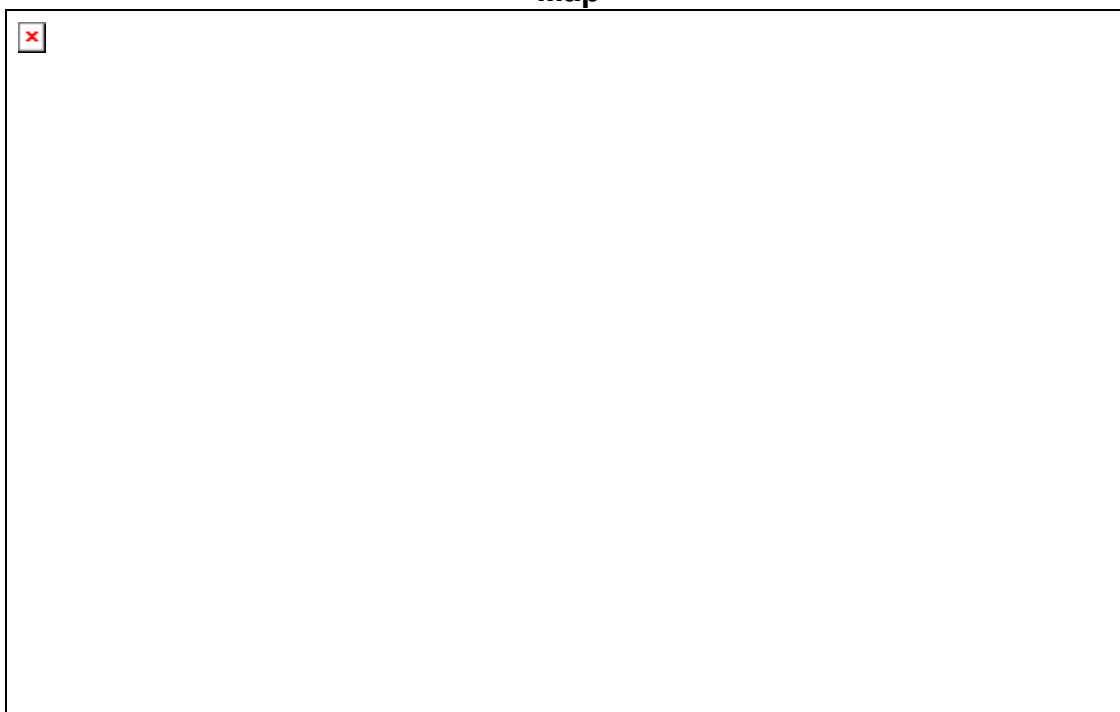
Appendix 5

Statement of Significance of the Saint-Urbain Street sector, Historic and natural district of Mount Royal

Delimitation criteria

<ul style="list-style-type: none">• Main urban functions <ul style="list-style-type: none">- Residential
<ul style="list-style-type: none">• Administrative and property boundaries; regulatory framework <ul style="list-style-type: none">- Boundaries of the Historic and natural district of Mount Royal- Large institutional property of Hôtel-Dieu (CHUM)
<ul style="list-style-type: none">• Physical criteria <ul style="list-style-type: none">- Saint-Urbain Street- Walls of the Université de Montréal Hospital (CHUM)- Uniform scale of buildings
<ul style="list-style-type: none">• Visual criteria <ul style="list-style-type: none">- Distinguishing characteristics of the residential sector of Esplanade Street, in particular the short setback of the buildings; minimal degree of ornamentation; and use of an exterior brick finish.- Views in the direction of Mont-Royal, limited to the section of Saint-Urbain Street that is located to the north of Saint-Cuthbert Street because of the presence of the Université de Montréal Hospital (CHUM).

Map



DESCRIPTION

The Saint-Urbain sector is a densely populated residential area that developed, for the most part, between 1880 and 1910. It encompasses close to fifty residential buildings that form fairly homogeneous architectural groupings; most are two- or three-storey buildings made of brick or cut stone. A part of the sector enjoys an uninterrupted view of Mont-Royal. The Saint-Urbain sector, which is primarily made up of properties located on the east side of the street, goes from Duluth Avenue and the areas around Des Pins Avenue and follows the Université de Montréal Hospital complex. The sector is located at the extreme east side of the Historic and natural district of Mount Royal, within the municipal district of the Plateau-Mont-Royal of the City of Montreal.

HERITAGE VALUE

The heritage value of the Saint-Urbain Street sector resides on its urban landscape which contributes to the historical interest of the Historic and natural district of Mount Royal. Particularly striking is the nature of its urban fabric compared to the working class neighborhoods that run along the eastern slope of Mont-Royal. This section of Saint-Urbain Street is primarily made up of two- or three-storey residential buildings built between the end of the 1880s and 1910. The architectural design can be divided into two types: single family row

houses and rooming houses. Towards the north, older two-storey, single-family, row houses give way to more recent triplexes around Bragg Street (former boundary between the neighborhoods of Saint-Jean-Baptiste and Saint-Laurent). These houses reflect the history of these central working class neighborhoods, with their high occupancy rates. First occupied by Anglophone families, they began to receive Jewish immigrants in the mid-1910s. Up until the 1950s, the sector was at the heart of the Montreal Jewish quarter. By virtue of its strong link to the history of immigration to Montreal, the social fabric of the Saint-Urbain Street sector illustrates a social dynamic that is specific to the eastern boundary of the Historic and natural district of Mount Royal.

PROPERTIES

Number	Contributing properties	%	Statement of Significance	Statement of Value
48	41	85.4 %	0	0

CONTRIBUTING PROPERTIES

No.	Address	Year of construction	Statement
1	3984-3986-3988-3990, Saint-Urbain Street	1900	-
2	3980-3982, Saint-Urbain	1900	-
3	3974-3976-3978, Saint-Urbain Street	1900	-
4	3968-3970-3972, Saint-Urbain Street	1900	-
5	4003-4005-4007, Saint-Urbain Street	1900	-
6	3997-3999-4001, Saint-Urbain Street	1900	-
7	3991-3993-3995, Saint-Urbain Street	1900	-
8	3985-3987-3989, Saint-Urbain Street	1900	-
9	3979-3981-3983 Saint-Urbain Street	1900	-
10	3973-3975-3977 Saint-Urbain Street	1900	-
11	3967-3969-3971 Sait-Urbain Street	1900	-
12	3961-3963-3965 Saint-Urbain Street	1900	-
13	3955-3957-3959 Saint-Urbain Street	1900	-
14	3949-3951-3953 Saint-Urbain Street	1900	-
15	3943-3945-3947 Saint-Urbain Street	1900	-
16	3937-3939-3941 Saint-Urbain Street	1900	-
17	3931-3933 Saint-Urbain Street	1900	-
18	79-81-83 Bagg Street	1900	-
19	3921-3923-3925 Saint-Urbain Street	1910	-
20	3915-3917-3919 Saint-Urbain Street	1910	-
21	3909-3911-3913 Saint-Urbain Street	1910	-
22	3905 Saint-Urbain Street	1890	-
23	3903 Saint-Urbain Street	1890	-
24	3901 Saint-Urbain Street	1890	-
25	3897 Saint-Urbain Street	1890	-
26	3893-3895 Saint-Urbain Street	1890	-
27	3887-3889 Saint-Urbain Street	1890	-
28	3859 Saint-Urbain Street	1890	-
29	72-74-76-78-80-82 Saint-Cuthbert Street	1890	-
30	3843-3847-3849-3857 Saint-Urbain Street	1890	-
31	3839-3841 Saint-Urbain Street	1890	-
32	3835-3837 Saint-Urbain Street	1890	-
33	3831-3833 Saint-Urbain Street	1890	-
34	3827 Saint-Urbain Street Street	1890	-
35	3823-3825 Saint-Urbain Street	1890	-
36	3813 Saint-Urbain Street	1885	-
37	3801-3803-3805 Saint-Urbain Street	1923	-
38	3717-3719 Saint-Urbain Street	1880	-
39	87-89-91-93-95-97-99 Guilbault Street West	1900	-

No.	Address	Year of construction	Statement
40	3850 Sewell Street	1890	-
41	3852-3858 Sewell Street	1890	-

CONTRIBUTING PROPERTIES OF REFERENCE



3) 3974-3978, Saint-Urbain



10) 3973-3977, Saint-Urbain



19) 3921-3925, Saint-Urbain



25) 3897, Saint-Urbain



27) 3887-3889, Saint-Urbain



29) 72-82, Saint-Cuthbert



37) 3801-3805, Saint-Urbain

BIBLIOGRAPHY

BEAUPRÉ, Pierre and Josette MICHAUD. *Site du patrimoine du Mont-Royal. Principes et critères de restauration, d'insertion et d'intervention, Rapport de recherche*. Montreal, Housing and Urban Development Service/Ministère des affaires culturelles, 1989, p. 34-36.

HANNA, David and Sherry OLSON. « Paysage social de Montréal, 1901 », *Atlas historique du Canada*, volume 3, Montreal, Presses de l'Université de Montréal, 1990, plate 30.

Appendix 6

Contributing properties and Statements by sector, Historic and natural district of Mount Royal

Sectors	Tot.	Stat.	No. Proper.	CP	%	SS	SV
1. Jeanne-Mance Park/Esplanade Park	7.5	I	73	51	73	1	4
2. Saint-Urbain Street	2.0	V	48	41	85	0	0
3. Hôtel-Dieu	7.5	I	10	7	70	1	2
4. Milton Park	2.0	V	30	24	80	0	0
5. Square Mile (discontinuous)	8.0	I	237	170	72	8	45
6. McGill University	11.0	I	42	23	55	3	7
7. Royal Victoria Hospital	7.5	I	4	4	100	1	2
8. Mont-Royal reservoirs	5.0	V	3	3	100	0	0
9. Shriners Hospital	3.5	V	1	1	100	0	0
10. Blocks of Côte-des-Neiges Street	5.0	V	49	44	90	1	0
11. Former estate of the Sulpicians/Marianopolis	5.0	V	52	31	60	1	0
12. Slopes of Westmount Summit	4.5	V	96	70	73	1	0
13. East of Côte-des-Neiges Street	3.0	V	103	55	53	0	0
14. Côte-des-Neiges Street military barracks	2	V	1	1	100	0	0
15. Summit Park	3.5	V	2	2	100	0	0
16. Forest Hill/Ridgewood/Rockhill	2	V	58	0	0	0	0
17. Saint Joseph's Oratory	10.5	I	19	15	79	1	3
18. Cedar Crescent	1.5	V	17	5	29	0	0
19. Notre-Dame College	4.5	V	9	5	56	0	0
20. Former village of Côte-des-Neiges	4	V	45	31	69	0	0
21. Université de Montréal	8.5	I	26	6	27	1	5
22. Édouard-Montpetit Boulevard and Louis-Colin Avenue	1	V	80	28	35	0	0
23. Jean-de-Brébeuf/HEC/Department of Urban Development	6.5	V	3	1	33	1	0
24. Mont-Royal Boulevard	2	V	22	17	77	0	0
25. Jewish cemeteries	5	V	3*	3	100	0	0
26. Mont-Royal Cemetery	13	I	3*	3	100	0	1
27. Notre-Dame-des-Neiges Cemetery	13	I	8*	8	100	1	4
28. Mont-Royal Park	12.5	I	9	9	100	0	5
29. Original roadbed of Côte-des-Neiges Street	5	V	1	1	100	0	0
TOTALS			1,054	659	62%	21	78