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City of **VICTORIA** British Columbia

April 30, 1990

Memo to: Chairman and Members, Heritage Advisory Committee

From: S. Barber, Planning Department

Re: 1527 Amelia Street - Proposed Addition to a Heritage Registry House. D. Vandy for D. Vandy and B. Holtzhauer. Zoned CA-3 Central Area General Commercial District. FOR COMMENT TO THE APPLICANT.

1.0 SUMMARY

The proposal is to add a new one storey addition at the rear of the existing Heritage Registry house. The addition will be added to the east side of the existing small one storey extension at the rear of the existing house. The proposed finishes of the new addition are wood siding painted to match the existing and wood windows with asphalt shingles. It is also proposed to install a new set of wood french doors on the south side of the existing rear addition and on the east side of the existing house. These french doors will provide access from the proposed restaurant to an exterior patio area. A handicapped access ramp is also proposed for the front yard. The front yard access ramp will be constructed with interlocking brick.

2.0 RECOMMENDATION

That the application for an addition to 1527 Amelia Street be APPROVED in accordance with:

1. Plans dated April 25, 1990.

3.0 BACKGROUND/ANALYSIS

3.1 THE PROPOSAL

The proposal is to add a new one storey addition of a depth of 14'9" to the rear/east elevation of the existing Heritage Registry house at 1527 Amelia Street. The purpose of the addition is to accommodate a kitchen and washrooms for a new proposed restaurant. It is also proposed to add two new sets of wood french patio doors on the south side and east elevation of the existing house to allow access to an external patio area.

The proposed materials are wood channel siding to match the existing and asphalt shingles. The windows proposed are wood frame. A site inspection of the existing property reveals the condition of the existing windows and door on the existing house to be in relatively poor condition. This raises the question as to the applicant's plans for repair or replacement of the above. The proposal also indicates a handicapped access ramp of interlocking brick in the front yard.

3.2 Existing Standards/Guidelines

The City's Guidelines for Rehabilitation and Restoration of Designated and Registry Heritage Buildings state:

"Contemporary design for alterations and additions to existing properties is suitable when such alterations do not destroy or alter the heritage components of a building, and when such alterations and additions are compatible in size, scale, finish and character with the building and its surroundings."

3.3 Discussion

The proposed addition is on the rear of the existing Heritage Registry house and, due to the narrow setbacks between adjacent houses on the street, will be completely invisible from the public right of way. The addition is also reasonably well handled in terms of scale and materials and character. It is therefore recommended this addition be approved.

Of greater concern is the condition of the existing windows and door on the front elevation. There is numerous broken panes of glass and the door and front porch is in poor condition. However, the plans provide no indication as to how these elements will be treated in the renovation.

MOVED

SECONDED

That the application for an addition to 1527 Amelia Street be approved in accordance with:

1. Plans dated April 25, 1990.
2. That the new windows will be exactly the same as the original ones and that the integral muntin bars be duplicated.
3. That the details of the two new sets of wood french patio doors be in accordance with the submitted drawings.
4. That the applicant verify with the Engineering Department as to whether or not a railing is required on the wheelchair ramp.

CARRIED

1200 Government Street (Former Bank of Montreal Building).
Proposed exterior alterations to a Heritage Designated Building. Citta Construction for Romac Developments. Heritage Designation Bylaw No. 8. Development Permit Application No. 1057. Zoned CA-3 Central Area General Commercial. FOR RECOMMENDATION TO COUNCIL AND TO THE HERITAGE BUILDING INCENTIVE PROGRAM SUBCOMMITTEE.

Mr. Barber outlined the background of this proposal. The Heritage Program Subcommittee reviewed the preliminary application on March 19, 1990 and gave preliminary approval but requested specific Heritage Advisory Committee approval on items #2, 3, 5, and 7 from the list of work itemized in a letter dated April 25, 1990 from Citta Construction. The Heritage Advisory Committee previously considered a proposal for exterior lighting at 1200 Government Street on March 13, 1990 and recommended the proposed fixture be rejected and the applicant explore alternate design possibilities. The Committee also recommended the proposed lighting scheme for 1200 Government Street be Tabled until a policy is set to determine what is appropriate.

Mr. Bill Patterson was present and advised that he felt he had attempted to come up with a suitable fixture that was not too obtrusive. However, Committee was not satisfied with the brackets or fixture. They also had a great deal of concern about the proposed cleaning of the building and felt strongly that it was not necessary to clean the building in order to carry out repairs and repointing.