

CITY OF VICTORIA
HERITAGE ADVISORY COMMITTEE
MEETING MINUTES
APRIL 12, 2012

Present: Ken Johnson, Chair
Judith Cook
Patrick Dunae
John Adams
Richard Collier
Patrick Frey

Absent: Barry Cosgrave

Staff: Steve Barber, Senior Heritage Planner
Helen Cain, Planner/Heritage Planner
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at 12:05 pm.

1. Approval of Agenda

Moved

Seconded

Carried

2. Announcements

- The Spring 2012 edition of *Preserve* was distributed.
- Steve Barber informed the committee that Rick Goodacre from Heritage BC will be in attendance for item 8 of the agenda, the Heritage BC Strategic Plan 2012-2015.

3. Minutes of March 13, 2012 Meeting

Moved

Seconded

That the minutes of the March 13, 2012 meeting be adopted as distributed

Carried

4. Business Arising from the Minutes - nil

5. 1020 Catherine Street

Heritage Alteration Permit Application #00140

Proposed replacement of the original wood front door of a Heritage Designated house
Within DPA #1 - Catherine Street North (Residential Neighbourhood)

Zoned: R-2 - Two Family Dwelling District

For recommendation to Council

Matt Ravlic (applicant's representative) was in attendance.

Steve Barber:

- Original front door was replaced without a Heritage Alteration Permit
- Original door is a character-defining element of the house
- Staff recommends that the applicant consider repair of the original door

Matt Ravlic (applicant's representative):

- Original fir door is rotten and the seal is broken
- Would like to replace it with a replica, using some elements of the original such as the mailbox slot and window
- Would also be willing to repair the original door and has discussed this with Vintage Woodworks
- Wants to use an electronic lock for increased security for the four tenants

Committee Comments:

- Recommend that the applicant find a skilled carpenter to repair the original door and decrease the cost
- If the door is replicated, as many elements as possible should be retained

Moved

Seconded

1. That Council decline the application for a Heritage Alteration Permit to replace the original front door
2. That Council approve a Heritage Alteration Permit to repair or replicate the original front door, re-using as much original material as possible

Carried (unanimous)

6. **614 Humboldt Street**

Heritage Alteration Permit Application #00142

Proposed exterior alterations to windows on a Heritage Designated building

Within DPA # 1 - Old Town and Chinatown (Heritage Conservation Area)

Zoned: CA-3C - Old Town District

For recommendation to Council

Karen and Mohan Jawl of Jawl Properties Ltd. were in attendance.

Steve Barber:

- Application is for the replacement of the existing wood window sash on 400 windows on floors two through eight, except for the windows in the turrets on the corners, with a new wood sash with double glazed thermal windows
- Proposed window alteration is not in compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- Submitted energy calculations do not consider life cycle costs which would include embodied energy of the existing materials and the avoided extra energy costs of the manufacture of new wood sash and glazing
- Retaining the existing wood sash and using laminated glass windows with a low-e coating or interior storm windows are recommended

Heritage Advisory Committee Report

Date: March 5, 2012 **From:** Steve Barber, Senior Heritage Planner

Subject: 1020 Catherine Street
Heritage Alteration Permit Application #00140
Proposed Exterior Alterations to a Heritage Designated House
Within Heritage Conservation Area #1 - Catherine Street North (Residential)
Zoned: R-2 - Two Family Dwelling
For recommendation to Council

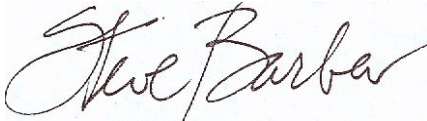
Executive Summary

This report is to provide information, analysis and recommendations to the Heritage Advisory Committee regarding a Heritage Alteration Permit Application for the replacement of the original wood front door of the house at 1020 Catherine Street.

Recommendation

That City Council decline Heritage Alteration Permit Application #00140 and request the applicant repair and reinstate the original front door.

Respectfully submitted,



Steve Barber
Senior Heritage Planner

SB/ljm

1. Purpose

The purpose of this report is to describe the details regarding a Heritage Alteration Permit Application to replace the original wood front door of the house at 1020 Catherine Street.

2. Background

As noted in the applicant's letter of February 20, 2012, the door has already been replaced due to safety concerns regarding an existing lock which was not functioning and deficiencies in the structure of the existing door.

3. Issue

The issue is the replacement of a character-defining element on a protected heritage building.

4. Analysis

A Statement of Significance for this building has not been prepared.

Excerpts from the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

4.3.5 - Windows, Doors and Storefronts

Recommended

8 Retaining sound and repairable windows, doors and storefronts, including their functional and decorative elements, such as hardware, signs and awnings.

10 Repairing parts of windows, doors, or storefronts, by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of windows, doors and storefronts. Repairs should match the existing work as closely as possible, both physically and visually.

12 Replacing in kind extensively deteriorated or missing parts of windows, doors and storefronts, where there are surviving prototypes.

Not Recommended

Removing or replacing windows, doors and storefronts that can be repaired. Peeling paint, broken glass, stuck sashes, loose hinges or high air infiltration are not, in themselves, indications that these assemblies are beyond repair.

Replacing an entire functional or decorative element, such as a shutter with a broken louver, or a door with a missing hinge, when only limited replacement of deteriorated or missing part is possible.

Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible.

Recommended

15 Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.

16 Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.

17 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.

Not Recommended

Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible.

Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.

Removing an irreparable window, door or storefront and not replacing it, or replacing it with a new one that does not convey the same appearance or serve the same function.

Stripping storefronts of character-defining materials or covering over those materials.

Creating a false historical appearance because the new window, door or storefront is incompatible, or based on insufficient physical and documentary evidence.

Discussion

The application is not in accordance with the above guidelines. Options for the possible repair of the original door should be explored.

4.a. Options

The Committee can recommend City Council approve or decline the application. Should the Committee decide to approve the application, it is recommended that a condition of approval be that the door be painted in a colour to complement the existing colour scheme of the house:

4.b. Conclusions

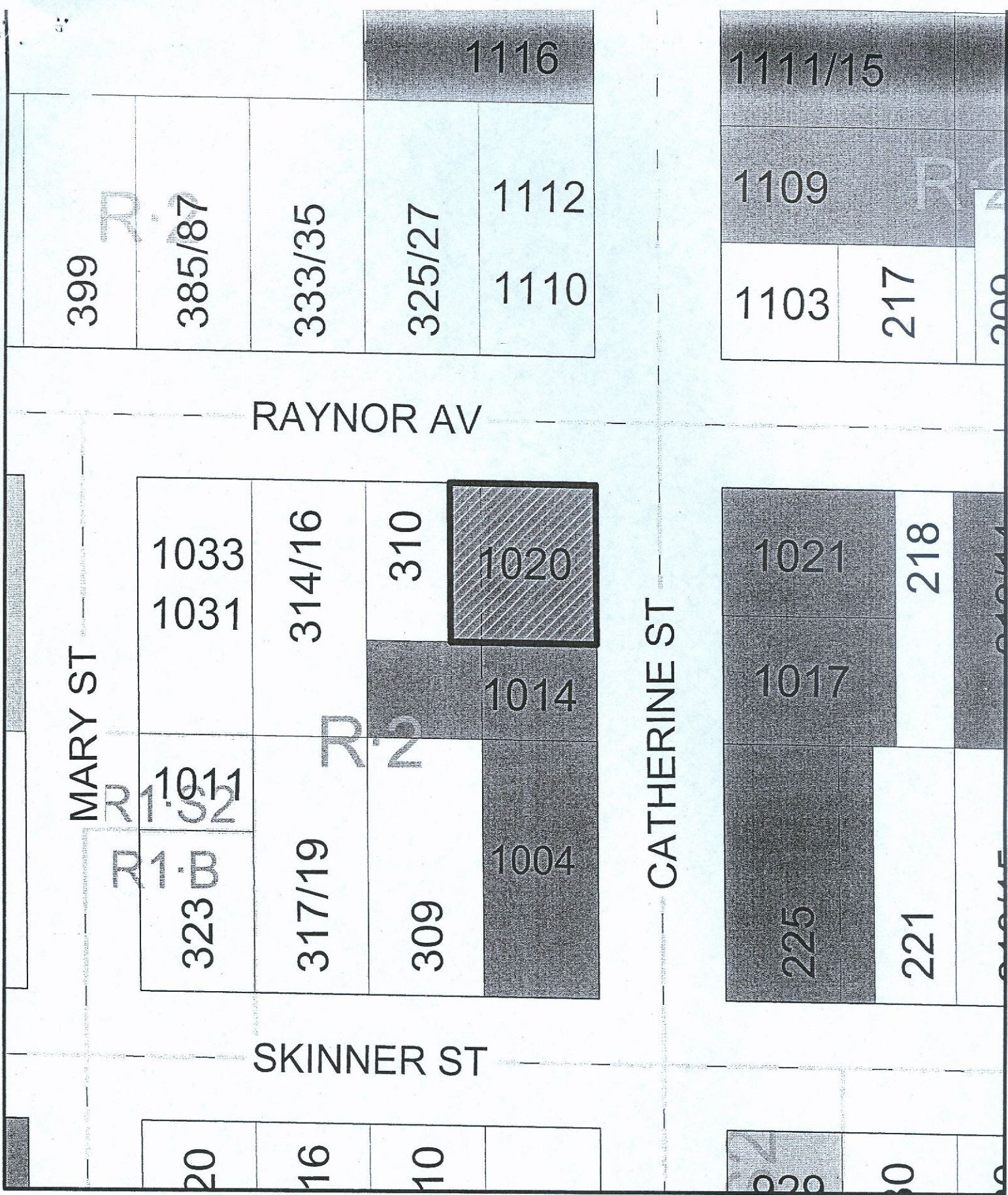
The proposed alteration to the heritage-protected building is not in compliance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. It is *recommended* the application be declined.

5. Recommendations

That City Council decline Heritage Alteration Permit Application #00140 and suggest the applicant consider the repair of the original door.

6. List of Attachments

- Map of subject property
- Applicant's letter dated February 24,2012
- Photos.



1020 Catherine Street

Heritage Alteration Permit #00140



Designated



Registered





Date: February 20, 2012

City of Victoria
Heritage Planning
1 Centennial Square
Victoria, BC V8W 1P6

Re: 1020 Catherine Street, Victoria BC V9A 3V4 - Heritage Alteration Permit

To Whom It May Concern:

The decision to change the existing front door of our home, 1020 Catherine Street, was made for several reasons. The home is a multi-family dwelling consisting of four rental units. Currently I live in one of the units in the home and rent the additional three units to both long and short-term tenants. Because of the rentals we often have new tenants moving in and out of the building, as well individuals continually viewing the suites when they are available to rent. Additionally we have had several police incidents at the neighboring home as well as our car broken into. This combination of circumstances in and around my personal living space led us to evaluate the safety mechanisms of the home, mainly the front entrance.

The previous front door had a key lock that was no longer working. We felt that for safety reasons this was not an adequate situation. When approaching the idea of changing the lock our carpenter informed us that the existing door was beginning to fault from the inside and we would be better off replacing it completely. Thus the decision was made to replace the door completely and switch to a coded entry rather than a key lock.

Thank you for taking the time to review this application and I look forward to hearing from you soon.

Sincerely,

Sarah Ravlic



1020



1020



