

1109 Catherine St

Blay & Design
Bylaws (2)

NO. 07-074

A BYLAW OF THE CITY OF VICTORIA

To designate the interior of the building known as 1109 Catherine Street to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (1109 CATHERINE STREET) BYLAW (NO. 561)".
2. The interior stairwell, doors and existing woodwork in the interior of 1109 Catherine Street, legally described as Lot 169, Block X, Section 31, Esquimalt District, Plan 549, is designated to be protected heritage property.

READ A FIRST TIME the **13th** day of **September,** 2007.

READ A SECOND TIME the **13th** day of **September,** 2007.

Public hearing held on the **20th** day of **September,** 2007.

READ A THIRD TIME the **20th** day of **September,** 2007.

ADOPTED on the **20th** day of **September,** 2007.

"ROBERT G. WOODLAND
CORPORATE ADMINISTRATOR

"ALAN LOWE"
MAYOR

NO. 6959

1109 Catherine

A B Y - L A W

to designate a certain building
on Catherine Street as a
Heritage Structure.

WHEREAS it is provided by Section 714A of the "Municipal Act" that the Council may by by-law subject to the approval of the Lieutenant-Governor in Council designate any buildings, structures or lands in whole or in part as heritage buildings, structures or lands for the purpose of preserving evidences of the Municipality's history, culture and heritage for the education and enjoyment of present and future generations;

AND WHEREAS the Council, having regard to the need for preserving heritage buildings, structures or lands which collectively represent a cross section of all periods and styles in the City's historic and cultural evolution, the costs and benefits of the preservation, and the compatibility of preservation with other lawful uses of the buildings, structures or lands, has deemed it expedient to designate a building on 1109 Catherine Street as a heritage building;

AND WHEREAS those affected by this by-law have been given an opportunity to be heard by Council;

AND WHEREAS the Lieutenant-Governor in Council has approved of this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of Victoria enacts as follows:

1. This by-law may be cited as the "Heritage Designation By-law (No.9), 1976".
2. That building presently situate on the lands described as:
Lot 169,
Block "X",
Section 31,
Esquimalt District,
Plan 549

situate in the City of Victoria and Province of British Columbia is designated as a heritage building for the purpose and within the meaning assigned thereto in Section 714A of the "Municipal Act".

Passed by the Municipal Council the 13th
day of May A.D. 1976.

Approved by the Lieutenant-Governor in Council
the 22nd day of July A.D. 1976.

Reconsidered, adopted and finally passed by the
Municipal Council the 26th day of August
A.D. 1976.

"F.M. WALLER"

"M.D.W. YOUNG"

CITY CLERK

MAYOR (L.S.)

Memo



Date: June 6, 2007
To: Chairman and Members, Heritage Advisory Committee
From: Steve Barber, Senior Heritage Planner
Department: Planning and Development
Regarding: 1109 Catherine Street – Heritage Designated house. Heritage Designation Bylaw No. 9. Owner request for Heritage Designation of Interior Features. Zoned R-2 Two Family Dwelling District.

Executive Summary

This application is from the owner of an existing Heritage Designated house to extend the protection of the heritage designation to the interior stairwell, and all interior woodwork. The house is 1109 Catherine Street in the Vic West neighbourhood which was designated in 1976.

Recommendation

That, whereas the interior stairwell, doors and existing woodwork in the interior of 1109 Catherine Street are of heritage significance, City Council designate these features pursuant to Section 967(2)(c) of the Local Government Act.

Purpose

The purpose of this report is to provide information on the heritage significance of the stairwell and interior woodwork at 1109 Catherine Street to support the owner's request to extend the protection of the heritage designation to these features.

Background/Analysis

The house at 1109 Catherine Street is a two-storey vernacular Queen Anne-style dwelling in the Vic West neighbourhood.

Heritage Value

Built in 1890, "Rose Cottage" is valued as a beautifully restored, two-storey vernacular Queen Anne-style house in the Catherine Street heritage precinct in the Vic West neighbourhood. Constructed in 1890 for Captain William E. Holmes, it was significantly altered in 1905 possibly, by architect C. Elwood Watkins, through the addition of an upper balcony with round columns, and a heavily shingled arch and gable. From 1901 to 1942, the house was associated with Henry Siebenbaum, a prominent early Victoria businessman, who ran the Palace Saloon on Yates Street, and later constructed a two-storey brick and stone building at 1306 Government Street, which still exists.

For the past 20 years, the house has been owned by Margaret Narain and Susan Nickum, who won a Hallmark Society Award in 1988 for the quality of the restoration of the house. The restoration of both the exterior and the interior reflects the strength of the heritage conservation movement in Victoria in the latter part of the twentieth century. A central feature of the interior is an open wood stair with turned balusters and elaborate newel posts at the base and on the landing. All the original wood trim and baseboards are unpainted Douglas Fir and contribute to the creation of an intact turn-of-the century interior which has been

meticulously restored. The combination of a period interior and restored exterior represents an exceptional illustration of a Victorian cottage increasingly rare in Victoria's neighbourhoods. It contributes significantly to the historic character of the streetscape of the Catherine Street Heritage Conservation Area in the Vic West neighbourhood.

Character-Defining Elements

- All exterior features relating to the 1890 construction and 1905 alterations
- Interior features and finishes, including:
 - All unpainted doors, woodwork and trim
 - Stained glass windows

Official Community Plan/Neighbourhood Plans

The conservation of this building is consistent with Chapter 7 of the Official Community Plan titled "*Toward an Environmentally Sound Community*". *Topic (8) Heritage states the following objectives:*

- a) *To encourage the preservation and conservation of those sites, buildings and structures which are of architectural and historical significance.*
- c) *To maintain and develop regulatory controls which will assist in the conservation of natural and built heritage resources, including view corridors.*

Topic (8) Heritage also states the following policies:

- ii) *Maintain and develop regulatory control such as heritage designations, Development Permit Areas, Heritage Conservation Areas, temporary protection orders and other mechanisms, including view corridor designations, for the protection of significant heritage resources and areas.*

In addition, the policies in Section 2.8 of the Victoria West Neighbourhood Plan encourage the conservation of 'heritage architecture', and of regulation that manages any change to ensure that it reinforces a building's heritage architecture.

Zoning/Land Use

The conservation of this historic interior does not conflict with the R-2 Two Family Zoning for this property.

Condition/Economic Viability

The house is in excellent condition.

Need for Financial Support

None indicated.

Recommendation

That the interior of 1109 Catherine Street be protected by a Heritage Designation Bylaw in view of its strong heritage significance, including:

- Interior stairwell
- Existing doors and woodwork

List of Attachments

- a) Letter from owners dated February 27, 2007
- b) History from This Old House: Volume One Fernwood and Victoria West
- c) Map showing location
- d) Photographs
- e) Article from Times Colonist, June 14, 2003

1109 Catherine Street
Victoria, BC V9A 3V6
February 27, 2007

Mayor and Council Members
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Received
City of Victoria

FEB 28 2007

Planning & Development Department
Development Services Division

Re: Heritage Designation for specific Interior areas of 1109 Catherine Street

Dear Mayor and Council Members:

Our residence at 1109 Catherine Street was built in 1890 and is one of the many heritage-designated houses on Catherine Street in Victoria West. We have been its owners since 1978, and received a Hallmark Award for its exterior restoration in 1988. Pictures of the house and its history are located in the recently revised **This Old House: Victoria's Heritage Neighbourhoods, Volume One, Fernwood and Victoria West** publication, pages 105-106.

We wish to now have designated the original stairwell and much of the original woodwork, including casings, doors, wainscoting and sash windows. When we moved into the house, all this woodwork was covered with many layers of paint. Over the years, we have removed all this paint from the lovely dark fir and restored to its original state.

Furthermore, all the accretions of drywall, which had been installed over the original plaster and had partially occluded the casements, were removed along with the plaster and stripped down to the original lath. The lath was removed in order to insulate and install vapour barriers; the lath was then replaced and dry wall was installed. The sash windows were all restored to working order and put back into service. Wooden storms were custom made for each of them to maximize heat retention.

Needless to say, this labour has taken many years of patience and dedication. While not all the doors now present within the house are original to the house, they are primarily original Victorian doors, and all the hardware, including hinges, locks, door knobs, push plates, and striker plates are original to the era as well. These were collected over the years, cleaned, restored and put back into use.

The rationale for asking for the interior designation of the stairwell and selected woodwork is our way of hoping to forestall anyone from attempting to undo all this restoration by either painting all the woodwork and its hardware, or removing the casings and/or windows and replacing them. We recognize that designation does not guarantee that such desecration won't occur again, but we feel obligated to at least try!

Thank you very much for your consideration.

Sincerely,



Margaret Narain & Susan Nickum

1126

1120

1116

1112

1110

CATHERINE ST

1127

1121/23

1111/15

1109

1103

217

1134

209

207

RAYNOR AV

1020

1021

218

214

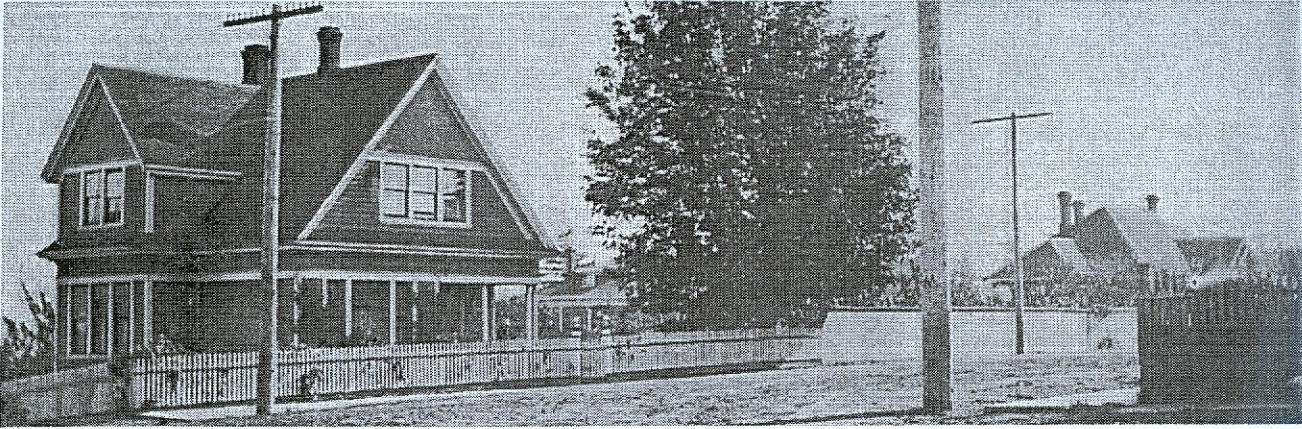
208



1109 Catherine Street

Proposed Heritage Designation #000045





1021 Catherine on left, 225 Skinner on right, 1017 Catherine as yet unbuilt. From NW corner of Catherine & Raynor
Fence around 1020 Catherine on far right. Pre 1913.
Hamilton Family photo, coll Kelso (Hamilton) Reed

Foresters, he was given an AOF burial. Annie died in 1936 at 68.

Richard Jellicoe Hamilton and his wife Louise Sophia (Madge) rented this house and paid the taxes from 1908. They were both born in England and homesteaded near Virden, MB. Louise was born in Devon in 1874 and emigrated with her family in 1884. In 1908 Richard and Louise moved to Victoria, where Richard's sister Lucy

1956. Ethel Madge, a music teacher, was born in 1876 and came to Victoria in 1930; she lived at the Metropolis Hotel on Yates St until her death in 1968. Fred didn't come to Victoria until after retirement in 1946; a boilermaker, he worked for the CPR. When he moved from 1021 into a nursing home about 1967, both houses were sold; 1021 was purchased by nephew Jack T. Barnes (225 Skinner, Vic West).



1021 Catherine St, south side & back porch, c.1913
Hamilton Family photo, coll Kelso (Hamilton) Reed

had married Harry T. Barnes in 1898; by 1901 the Barnes were living on Jessie St (now Raynor Av) in Victoria West. The Hamiltons lived here with son Eric and daughter Francis until 1914, when they moved into their new house next door (1017 Catherine). Richard sold real estate and ran the Causeway Boat House. About 1920 he moved to the USA, where he died in 1942. Louise and Francis lived in 1017 until 1926, then rented it out until 1930-31, when Francis went to the USA. Louise bought 1021 from Annie Butt and moved back here in 1932. She lived in 1017 again for five years during the 1940s, and rented 1021 out. Finally she moved back into 1021 in 1946, and lived here until her death in 1960 at 86.

Four of Louise's siblings moved out from Manitoba and three of them lived in the houses with her: Catherine, Isabel (1017 Catherine), and Frederick Madge. Catherine, born in 1868 in Devon, was a retired registered nurse when she came here in 1925; she died in

**1109 Catherine St *Rose Cottage* 1890; 1905
Capt. William E. & Julia Holmes; Henry & Grace E. Siebenbaum**

Architects, 1905: likely Thomas Hooper & C. Elwood Watkins

Rose Cottage is a vernacular Queen Anne in style, and the porch balustrade was originally Eastlake-style. This was previously thought to have been built c.1895 by Siebenbaum. However, it was altered in 1905 by the Siebenbaums, and it is thought the architect was C. Elwood Watkins of Hooper and Watkins, son-in-law of the Nisbets next door. Changes included the addition of the upper balcony with round columns, heavy shingled arch and gable, and large brackets supporting the bargeboards.

Capt. Holmes, an engineer and master mariner, built the house for \$1500 (VDC, 01.01.1891). There is some



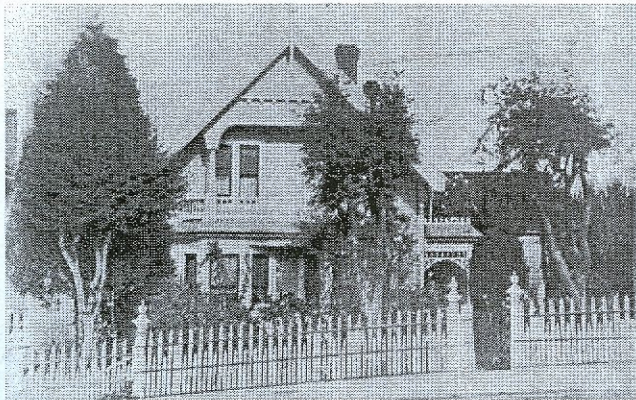
1109 Catherine St, 2001

VHF / Derek Trachsel



1109 Catherine, c.1902-05. Grace Siebenbaum & Chinese servant; single bay & lower roofline, flagpole on right. Coll Margaret Narain & Susan Nickum

confusion about the Holmes from various documentary sources, but Capt. Holmes was likely the captain of the tugboat *Hope* for Sayward Mill Co. According to his death certificate and obituaries, he was born in Sweden, came to Philadelphia when young, then out to Puget Sound and up to Victoria. His brother Charles, a mail clerk and printer with the *Daily Colonist*, lived with the Holmes in 1891-94. William was listed at *Rose Cottage*



1109 Catherine St, 1932. Coll Margaret Narain & Susan Nickum

for the 1898 voters list, but assessments give his address as Esquimalt from 1897. Photographic artist Gourlie William Blackie moved from his studio on Mary St and rented 1109 from 1897 until 1900. Holmes sold the house to Henry Siebenbaum that year and died in 1901 at 48.

Siebenbaum was born in Schleswig-Holstein in 1859. He came to Canada in 1893 from Port Townsend, WA. By 1895 he ran the Teutonia Saloon at 112 Yates St and lived at Delmonico's Hotel. By 1899 he owned the Palace Saloon at 56 (later 578) Yates, in the Adelphi Building at the corner of Government. In 1902 he built a two-storey brick and stone building next door at 1306 Government for \$3,000.

The 1901 Census listed Siebenbaum as head of the house, with a 27-year-old housekeeper named Clark George, and ten-year-old Thomas Holmes living with him, who may have been related to the Captain. About 1902-04, Henry married Grace Shea, who was born in Albany, NY about 1874 and came to Victoria about 1897.

Shortly after their marriage, they doubled the width of their main rooms and added an upper verandah on top of the double bay. Henry bought several items at the 1909 auction of items from Craigdarroch Castle, and the dining table and chairs are still in the family. Grace died in June 1913 at 39. According to family history, Henry's business was ruined in 1915, in the attacks on German businesses after the sinking of the *Lusitania*. A niece remembers visiting Henry in the 1930s and recalls "the house was dark with heavy draperies pulled. He mostly lived in the kitchen. I never saw his bedroom. He had the entire yard in dirt paths between flowers, plants and vegetables. He was a first in drying food. He put his in the oven on trays. Grandmother always told me "now, we're not going to eat anything at his house"." Henry was still living in the house when he died in 1942. He was a member of FOE, Aerie No.12, and of AOF.

In 1988 Margaret Narain and Susan Nickum won a Hallmark Society Award for the restoration of this house.

1115 Catherine St

1907; 1942

Philip R. & Catherine Nisbet

Architects: Thomas Hooper & C. Elwood Watkins; C. Elwood Watkins

Georgian houses usually have five ranks of windows and a centrally placed entry; this residence seems to be an example of a truncated Georgian sometimes called a three-quarters house. Certainly the panelled front door with its eight-light transom, the double-hung windows with six panes in the top sash and upper-storey frames contacting the cornice, the bellcast hipped roof, and the rectangular modillions, are all typical Georgian features. The single-pane lower sashes are anomalies. The Classical Revival entry porch was widened in the 1980s. The stucco exterior is original. Grandson Jim Brown duplexed the house in 1942.

The original residence on this property was built in 1896 for the Nisbets. After that was reportedly destroyed by fire, they hired Hooper and Watkins to design a new house, this time stuccoed in an attempt to avoid another



1111-15 Catherine St, 2001

VHF / Derek Trachsel

1109 Catherine - building

NEARLY TWO MILLIONS!

Building Operations for 1890 Eclipse all Previous Years in Extent and Quality.

Business Blocks of Brick and Stone now Filling the Commercial Thoroughfares.

Handsome Private Residences and More Humble Homes—Prospects for '91.

When THE COLONIST predicted one year ago, that the building operations for 1890 would total more than a million-and-a-half of dollars, many readers were inclined to be skeptical. Even those who are thoroughly devoted to Victoria and have full confidence in the city's future, thought that one million would be a good, high estimate, and if this was reached the most enthusiastic Victorian would be satisfied. The year has now drawn to a close, and the prophecy of THE COLONIST is found to be more than fulfilled. The history of the city contains no chapter that can be taken as a parallel with 1890 as regards the material progress of Victoria. Many and valuable additions have been made to the population, new industries have been established, and as a necessary consequence new houses have been created in almost every section, while the suburbs have developed from a few scattered homes into compact and comfortable little towns in themselves. Four hundred new houses have been built this year, and not one vacant residence is to be found in the city. Thirty business blocks have also risen, and greatly improve the appearance of the principal commercial streets. A few years ago a two-story brick store was considered quite good enough for Victoria; now three, four and five-story blocks of brick and stone are needed to meet the necessities of the day. As samples of the improved taste in business property may be mentioned the Turner Block, Lenz & Leiser's establishment, Henry Saunder's, and the other improvements which, during the year, have worked a transformation scene on Johnson street; the Allsop & Mason building and many others. In residences the same improvement in taste is observable, and it is doubtful if many streets in Canada contain a finer array of princely mansions than does Belcher street. The Gorge road is also becoming a favorite locality for the homes of the well-to-do, while Macaulay Point is expected to spring into popularity early in the opening year. James Bay is now almost entirely filled, Victoria West is a town in itself—with its own churches, lecture halls and even

CATHERINE STREET.	
Welch, Mr.—Frame cottage.....	1,200
Woods, R. B.—Two frame cottages, one on Jesolo street.....	3,500
Gray, A.—Two story frame residence.....	4,000
Russell, Mr.—One house and barn.....	1,000
McNaughton, Mrs.—Two story brick residence.....	2,400
Strachan, Mr.—Two frame cottages.....	1,750
Holmes, Capt.—Residence.....	1,900
Total.....	15,350
COURTENAY STREET.	
Bishop & Sherbourne.—Frame shop and office.....	800
CRAIGFLOWER ROAD.	
Colgadaripe, J.—Residence.....	4,000
Polnter, Mr.—Residence.....	1,000
McKendrick, Mr.—Residence.....	1,200
Harper, Mr.—Residence.....	1,800
Six cottages.....	2,900
Smith, W. S.—Residence.....	5,000
Carvin, Mr.—Residence.....	1,200
Total.....	17,100
COOK STREET.	
Irving, P. A.—Additions and improvements.....	4,000
Lovell, J. B.—Three frame residences, 1 1/2 stories.....	5,000
St. Barnabas Church.....	3,500
Turner, J.—Three frame residences, two stories.....	9,000
Dougall John.—Frame residence, two stories, corner Bellott.....	10,000
Total.....	31,500
CHATHAM STREET.	
Johnson, W.—Frame cottage.....	800
Smith, J. L.—Frame cottage.....	1,800
Sugents, S.—Frame residence, 1 1/2 stories.....	1,200
Total.....	3,800
CARR STREET.	
Bishop, G.—Frame cottage.....	2,000
Stevenson, W. G.—Frame cottage.....	2,250
Total.....	4,250
COLLISON STREET.	
Geisselman, the Misses.—Two frame cottages.....	2,000
Maldment, Miss.—Frame residence, 1 1/2 stories.....	950
Total.....	2,950
CHAMBERS STREET.	
Heron & Mann.—Frame residence, 1 1/2 stories.....	1,400
Moore, Jno.—Frame cottage.....	1,000
Total.....	2,400
CROFT STREET.	
Dempster, P.—Frame cottage.....	700
Felton, A. S.—Brick cottage.....	1,000
Jones, J. M.—Frame cottage.....	750
Total.....	2,450
CENTRE STREET.	
Two small cottages.....	800
Fleming, Mr.—Frame cottage.....	1,200
Total.....	2,000
CALEDONIA AVENUE.	
Hills, Rt. Rev. Bishop.—Two frame residences, two stories.....	6,500
CAMOSAN STREET.	
Dalley William.—Frame residence, two stories.....	5,000
DALLAS ROAD.	
Holland, Joshua.—Frame residence, two stories.....	4,500
Nicholson, Major.—Frame residence, two stories.....	6,500
Sinclair, T. F.—Additions, etc.....	400
Vidler, Mr.—Frame cottage.....	2,250
New outer wharf, (building).....	125,000
Total.....	138,650
DISCOVERY STREET.	
Lowen, J.—Frame cottage.....	500
Leigh & Co.—Sawmill on the Arm.....	2,500
Total.....	3,000
DAVID STREET.	
Williams, E.—Frame cottage.....	750
DOUGLAS STREET.	
Archdeacon of Columbia.—Brick block, two stories, near Fort.....	8,000

FIRST STREET.	
Ethridge, E.—Frame residence, two stories.....	2,400
Griffin, J.—Frame residence, 1 1/2 stories.....	1,200
Hogarth, James.—Two frame cottages.....	3,000
Jenkins, J.—Frame cottage.....	2,250
Total.....	8,850
GORGE ROAD.	
Snowden, N. P.—Additions and lodge.....	10,000
Hamlin, Mr.—Residence.....	5,000
Williams, C.—Frame cottage.....	500
Sargison, A. G.—Frame residence, two stories.....	3,500
Barnsley, J.—Frame residence, two stories.....	4,000
Total.....	23,000
GOVERNMENT STREET.	
Allsop & Mason.—Alterations and improvements to office, corner of Broughton street.....	4,000
Brown Jug Saloon.—Alterations and improvements.....	1,800
Canada Western Hotel.—Corner of Courtenay street. Excavations already completed to the value of (Total cost of hotel now under way to be \$250,000.).....	20,000

Saunders, Henry.—Brick block.....	
Maynard, C.—Frame cottage.....	
Nicholas, F.—Frame cottage.....	
Rockett, Mr.—Frame residence, two stories.....	
Ross, Wm.—Two frame two stories.....	
Total.....	
KINGSTON ST.	
Burroughs, Mrs.—Frame residence.....	
Caton, Miss.—Frame residence, two stories.....	
Elw rthy, F.—Frame residence, two stories.....	
Franklin, Mr.—Frame residence, two stories.....	
Raymur, Mrs.—Repairs.....	
Total.....	
KING'S R.	
Brocklehurst, J. G.—Frame residence, 1 1/2 stories.....	
Heritage, J. H.—Two frame cottages.....	
Holland, Joshua.—Three cottages, two stories.....	
Meldram, J.—Two frame two stories.....	



SOUTH JOHNSON STREET, LOOKING W

Gas Works.—New gasometer and well.....	25,000
Mallette, C. E.—Brick block, three stories.....	9,000
On King.—Wash-house.....	250
Somers, Jos.—Brick store.....	5,000
White House, additions.....	3,000
Total.....	43,000
GREEN STREET.	
Creech, W.—Frame cottage.....	1,200
Wallenstein, T. F.—Frame cottage.....	500
Total.....	1,700
HENRY STREET.	
Mann, Geo.—Two frame residences.....	3,000
Piere, T. W.—Frame cottage.....	900
Grant, Capt.—Residence.....	1,500
Total.....	5,400
HARRISON STREET.	
Trickey, Wm.—Frame residence, 1 1/2 stories.....	2,000
(HOUSTON STREET.)	
Boggs, B.—Residence, (now building).....	2,000

Meldram, J.—Three frame 1 1/2 stories.....	
McKee, Mr.—Frame cottage.....	
Total.....	
LANGLEY ST.	
Angel Hotel.—F. Carne, stories.....	
Law Courts.—Work done.....	
Total.....	
LABOUCHER	
Burns, Gavin H.—Frame two stories, L. But architect.....	
MISCELLA	
Dougall, Mr.—Residence.....	
Coburn, J. W.—Residence.....	
Victoria West School.....	
Victoria West Assembly.....	
Total.....	
Watkinson, Mr.—Residence.....	

Plan No. 3347

OCT 27 1908

190.....

APPLICATION

-TO-

CONNECT WITH SEWER

Catherine 1109 Street

By ~~Sutabam~~ Owner

J. + E. Pearson

CITY OF VICTORIA.

Application for a Permit to Construct House Sewers and Connections with the Public Sewers.

At the Building and premises located on the East side of
Catherini Street, between Jessie Rayner Street
~~Waterport~~ Street, being feet from Street,
on Lot, No. 169 Block, No. X
Estate or Registered Plan, No.
Plan submitted, Numbered (.....)
Owner Henry Subenbaum Address Catherini St.
Pipe layer Murray Address
Plumber Andrew Shrit Address Fort Street
Purpose of building Residence
How many Buildings one

Pursuant to the provision of Sewers By-Law of the City of Victoria, application is hereby made to the City Engineer of the said City for permission to construct sewers on the above mentioned premises in accordance with the accompanying plans and these particulars, and to connect the said sewers with the public sewer through lot 170 & 171 street. The undersigned hereby agreeing to cause the work to be done in accordance with the aforesaid By-Law, and the standard specification provided for in the said By-Law, the material to be furnished in accordance therewith, and such modifications as may be required by the City Engineer, and further, that all work herein contemplated will be executed in a workmanlike manner.

No modification of the plan and these particulars, or of the work described therein, will be made unless the same is previously allowed by the City Engineer, and all work pertaining to the proper plumbing and sewerage of the buildings and premises which is not covered by the plan and these particulars, but is found necessary during the progress of the work in order to carry into effect the true intent of the By-Law, and standard specification, shall be executed in accordance with the directions of the said City Engineer aforesaid.

NOTE—Earthenware Sewers are shown on the plan in red lines, and metal pipes in blue lines.

Date 26th day of Oct. 1908. Hooper & Waltham Owner.
Proprietor or owner.

Report and Recommendation of Inspector

I report that I have examined the plans submitted with the foregoing application and find the same to be in compliance with the requirements of Sewers By-Law. I therefore recommend that a permit be granted for the construction of the work.

W. J. Shedd
Inspector of Plumbing and Sewerage.
26 day of October 1908

1109 Catherine Street - Development Permit Application #2097.
Application of Margaret Narain. Proposed Greenhouse Addition to
a Heritage Designated House. Heritage Designation Bylaw #9.
Zoned R-2 Two Family Dwelling District.

Mr. Barber outlined the proposal which is to construct 3m x 3.4m conservatory/greenhouse on the south east corner of the Heritage Designated house at 1109 Catherine Street. The proposed materials include double glazed glass and wood V joint tongue and groove siding on the base which will be painted to match the existing colours of the house. A development permit was issued on October 14, 1993 for the enclosure of the existing stairs from the back porch adjacent to the proposed greenhouse location.

Margaret Narain was present. She advised that the drainage system will be a box gutter type.

Mary Doody Jones arrived at 12:15 p.m.

MOVED

SECONDED

That pursuant to Heritage Designation Bylaw #9, City Council authorize the issuance of Development Permit #2097 in accordance with:

1. Plans dated June 10, 1994.
2. Development meeting all bylaw requirements.
3. Final plans to be in accordance with plans identified above.

CARRIED

1109 Catherine Street -- Proposed Addition to a Heritage Designated House. Heritage Designation Bylaw No. 9. Development Permit Application No. 2060. Application of Margaret Narain. Zoned R-2 Two Family Dwelling District. For Recommendation to Council.

Margaret Narain was present. The proposal is for a 3.35m x 1.37m addition to enclose the existing stairs from the back porch on the east elevation of the Heritage Designated house at 1109 Catherine Street. The addition proposes to continue the existing materials of the house including patterned wood shingles, wood water table, horizontal wood siding, wood framed windows, cedar shingles on the roof, and ornamental cresting on the roof ridge. It is further proposed to replicate the existing wood door for the south elevation. The committee was satisfied that the new addition does not damage any of the essential historic features of the existing house.

MOVED

SECONDED

That pursuant to Heritage Designation Bylaw No. 9, City Council authorize the issuance of Development Permit No. 2060 in accordance with:

1. Plans dated September 8, 1993.
2. Development meeting all bylaw requirements.
3. Final plans to be in accordance with plans identified above.

CARRIED