



THE HALLMARK SOCIETY

Dedicated to Preserving Historic and Architectural Landmarks
30 BASTION SQUARE / P.O. BOX 1204 VICTORIA B.C. V8W 2T6 CANADA

1981 03 26

The Mayor and Council
City of Victoria
City Hall
Nº 1 Centennial Square
VICTORIA British Columbia

Gentlemen:

The Hallmark Society would like to strongly recommend that the Catherine Street group of houses be considered for inclusion in the H.A.R.P. Programme. There has been a spontaneous upgrading of the area through the efforts of the homeowners in that neighbourhood. This sort of activity should be encouraged.

We feel that the plans for the development of "Maplewood", also known as the Godfelt property, currently under consideration are not compatible with the concept of the area. There are other suggestions for commercial and residential development which would be in greater harmony with the idea of area preservation as well as being more suited to the needs and desires of the residents of the area. We urge that no decision be made before careful consideration is given to all aspects of alternative plans.

I remain,

Yours faithfully,

Michael F.H. Halleran
Corresponding Secretary



City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
(604) 385-5711

City of **VICTORIA** *British Columbia*

14th October, 1981.

Memorandum to Group 'B' Committee - Land Management &
Housing Development.

From : Alderman Robin Blencoe.
Subject : Lands on & near Catherine Street, including
the Godfeldt property.

Lady & Gentlemen :

During the recent public hearing on the re-zoning of this locality, the residents of the area expressed a desire to participate in the final deliberations when design proposals are submitted.

I am of the opinion that this area is so important from a heritage point of view that such deliberations ought indeed to be formalised in order to permit the involvement of the residents affected. Their concern for this unique heritage precinct should be recognised and honoured by our support.

Therefore, I would like to make the following proposals :

- (1) That a special committee to advise Group 'B' Committee be set up to review all design proposals for this site.
- (2) That this special committee be composed of the following representatives :
 - (a) One member from the Victoria West Community Development Association.
 - (b) One resident of Catherine Street, to be selected by the residents themselves.
 - (c) One member from the Heritage Advisory Committee.
 - (d) Two members from City Council, selected from the Group 'B' Committee.

Robin Blencoe

November 22, 1981.

Mayor and Council,
City of Victoria,
City Hall,
#1 Centennial Square,
V8W 1P6.

Re: "Offer 1133 Catherine Street"

Dear Mayor and Council,


The Hallmark Society read with interest the above "Offer" on 1133 Catherine Street. It is our position that this existing residence (1133 Catherine Street) should be immediately designated heritage.

The Hallmark Society is pleased to note that the City has acknowledged the importance of the existing house (1133 Catherine) by clearly stating in the "Offer" that it is to be retained. We are also pleased to see that Council has designated the site a Development Permit Area in order to ensure that new development is compatible with the historic structure. However, mere retention of the existing house in no way guarantees that the very qualities of the house which are noteworthy will necessarily be safeguarded. Only designation as a municipal heritage building will ensure that the house at 1133 Catherine will be adequately protected.

As noted above, we are very concerned that any offer to develop the 12 residential units to be compatible with the existing house (1133 Catherine) in order to preserve the historic character of the upper Catherine Street cluster of heritage homes. This concentration of heritage buildings is unique in Victoria West and its character should not be jeopardized by insensitive infill development or thoughtless alterations to the existing house.

We trust that Council will see fit to act on the designation of this house, for which we thank-you.

1.54
1.7
1.71

Yours truly,

John Edwards,
Corresponding Secretary



City of **VICTORIA** British Columbia

Office of Municipal Manager
JAMES H. BRAMLEY, B.COM., C.A.
Municipal Manager
COLIN F. G. CRISP, B.A., M.A.
Deputy Municipal Manager/City Clerk
MARK H. JOHNSTON, B.A.
Administrative Assistant
Centennial Square
Victoria, B.C. V8W 1P6
385-5711

November 25, 1981

Mr. John Edwards,
Corresponding Secretary,
The Hallmark Society,
207 Government Street,
Victoria, British Columbia.
V8V 2K8

Dear Mr. Edwards:

Re: 1133 Catherine Street

This will acknowledge and thank you for your letter of November 22, 1981 concerning the proposed sale and development of the site at 1133 Catherine Street.

Your remarks will be brought to the attention of Mayor and Council as well as to the Heritage Advisory Committee.

Yours very truly,

Colin F. G. Crisp,
Acting Municipal Manager.

cc Mayor and Council
Secretary, Heritage
Advisory Committee



City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
(604) 385-5711

City of **VICTORIA** British Columbia

December 4, 1981

Office of Alderman Robin Blencoe

Mr. Edwards
Corresponding Secretary
The Hallmark Society
Richard Carr House
207 Government Street
Victoria, B.C.
V8V 2K8

1133 Battine

Dear Sir:

Thank you for your letter concerning the existing house on the Godfeldt property.

I agree with your sentiment. Hopefully, the new Council will be sensitive to this unique area and designate the house.

I have included a copy of the proposal I put to Committee "B" concerning this site. It was turned down by the "old" committee. I intend to submit it again!

Keep in touch.

Best wishes,

Robin Blencoe

Encl.

1140
Arthur
Crosby

CITY OF VICTORIA HERITAGE ADVISORY COMMITTEE

SUB-COMMITTEE

DECEMBER 21, 1981

MINUTES

Present: J. Keay, Chairman
R. Greene
Alderman J. Baird

B. Sikstrom, Planning Department

At 12 noon committee members toured the Godfeldt site and house. Afterwards, R. Greene, Alderman J. Baird and B. Sikstrom examined the exterior of 1201 Fort Street before returning to City Hall.

Request for Designation

1133 Catherine Street ("B" listed Registry House) zoned R-J, Low Density Attached Dwelling. Development Permit Area, Hallmark Society request.

MOVED:

SECONDED:

That the building known as the Godfeldt House at 1133 Catherine Street be designated a municipal heritage site pursuant to Section 11 of the Heritage Conservation Act for the following reasons:

- (i) its prominent siting on the Godfeldt property;
- (ii) its unusual architectural features;
- (iii) its "restorable" condition, and
- (iv) the existence of significant archival and historic information on the house.

CARRIED.

CITY OF VICTORIA HERITAGE ADVISORY COMMITTEE

SPECIAL MEETING

JUNE 8, 1982

M I N U T E S

Present: J. Keay, Chairman
R. Wakefield
P. Walton
J. Lee
D. Wells
Alderman J. Baird

B.M. Sikstrom, Planning Department
M. Letham, Secretary

Absent: R. Greene, D. Lai, A. Lester

The Committee met at 12:00 noon in Committee Room #2 to deal with two important items.

City Council Referral for Report to Council ("B" Committee referral of June 1, 1982)

551-555 Johnson Street - Commercial Registry Building
Application to Demolish the Building CA-3C Old Town Zone
Within Development Permit Area

MOVED:

SECONDED:

That the building at 551-555 Johnson Street (Lot 177) be designated a heritage site for the following reasons:

1. the building is in its original condition and could easily be restored;
2. it is an integral part of a grouping of 1880's buildings which together form one of Victoria's most significant streetscapes (e.g. the streetscape was recently used for a motion picture filming)

The Committee agreed to form a sub-committee made up of John Keay, Don Wells, Roy Wakefield and Alderman Janet Baird to go through the building and examine its structural condition. It was agreed that the findings of the sub-committee should be reported at the June 15, 1982 Group "B" Committee meeting.

City Council Referral for Comment to Applicant

1133 Catherine Street. "Godfeldt House" Proposed alterations to a "B" listed Residential Registry Building - R-J zoned within Development Permit Area

Mr. S. Garyali, of Marshall Goldsworthy Architects, architect for the project presented the plans. Kathleen Wilkins, Nancy Crowe and Lee Ann Johnson, from the Rainforest Co-operative attended as well.

over

1133 Catherine Street (continued)

MOVED:

SECONDED:

- 1) Provision for parking encroaches too close to the Godfeldt House;
- 2) East second floor front porch should be glazed in to match original;
- 3) The skylights should be eliminated as the Committee questioned the need for them;
- 4) Cedar shingles should be used for the roof instead of asphalt;
- 5) If a covered entry to the community room is necessary, it is recommended that it have posts and brackets similar to the main verandah;
- 6) Brackets, windows, mullions and the architectural details should be similar to the original;
- 7) Chimneys should be rebuilt to match existing;
- 8) The Committee would like to see "possible" parking on the east eliminated.

In addition the Heritage Advisory Committee made the following comments on Unit A of the proposed scheme.

"Given that Unit A is immediately adjacent to Roslyn House, a designated building, and fronts on Catherine Street which has 6 designated houses within two short blocks, the Committee questions whether the present proposal is sufficiently sympathetic to the neighbouring heritage buildings. The Committee would appreciate the opportunity to review revised plans for this unit.

OTHER BUSINESS

Mr. J. Keay read a letter to Don Wells from the Bank of Montreal regarding the bank's lending policies on designated heritage buildings. Members were asked to consider some sort of a Committee response to the letter.

THE CORPORATION OF THE CITY OF VICTORIA

Offers a 12 Unit Multi-Family Site with older residence for sale by tender.

Sealed offers will be received by the City Manager, City Hall, #1 Centennial Square, Victoria, B.C., V8W 1P6 up to **4:00 p.m. JANUARY 28, 1982**, and must be clearly marked "Offer 1133 Catherine Street".

All submissions must be for cash and be accompanied by a certified deposit cheque in the amount of \$2,000, a **conceptual plan of proposed development is required with all tenders**. The highest or any offer will not necessarily be accepted. Unsuccessful bidders' deposits will be refunded.

Location: 1133 CATHERINE STREET

Site Description:

This is an irregularly shaped parcel situated adjacent to Banfield Park between Catherine and Alston Streets.

Catherine Street the western boundary has a paved frontage of 60 ft. Alston Street the eastern boundary is an unimproved roadway. The southern limit is flanked by residential development. The northern boundary is Banfield Park. The Site is sloping to the north-east containing an area of approximately 4,533 m² (48,794 sq. ft.) Improvements on the site include a residence built in 1890, which is tenant occupied. Building details will be available in the information package.

Conditions of Sale:

- 1) Selection will be based on design and price.
- 2) The design to be approved by Council on the advice of the Advisory Design Panel.
- 3) It will be the developers responsibility to provide all internal driveways and underground services.
- 4) Registration of easements to the satisfaction of the City Engineer. Details in information package.
- 5) Zoning "R-J, Low Density Attached Dwelling District". A restrictive covenant will be filed limiting the total number of residential dwelling units on the site to a maximum of 12.

The site is designated a Development Permit Area.

- 6) The existing house is to remain on the site.
- 7) Preference may be given to groups who will provide affordable family housing.

Legal Description:

The north part of Lot 172 Block X Section 31 Plan 549; Lot 183 Block X Section 31 Plan 549 and Lot 184 Block X Section 31 Plan 549. Excepting there out an area of approximately 455 m² (4,898 sq. ft.) from the north-east corner of the site.

Note: The area is currently being surveyed to consolidate the site into one parcel with an area approximately 455 m² (4,898 sq. ft.) being excepted from the site and added to Banfield Park.

The City will retain an option to buy back at cost price if construction has not been completed within 18 months after purchase. An information package can be obtained from L.J. Malin, Planning Department, City Hall, #1 Centennial Square, Victoria, B.C. V8W 1P6 or (604) 385-5711 local 365.

Information package includes:

- 1) Site plan
- 2) Requirements of City Engineer
- 3) Information on existing residence.
- 4) Offer to Purchase Form

Committee Business (continued)

Godfeldt Site

Mr. Norman Pearson, a member of the Advisory Planning Commission, presented a development proposal for the City owned Godfeldt property involving subdivision and sale of individual lots with construction or relocation of heritage style houses on the lots. The scheme indicated retention and rehabilitation of the existing Godfeldt house. Two alternatives for subdivision of the property were shown to the Committee. Mr. Pearson asked that the Committee indicate whether or not it could support one or the other alternative or the basic concept of a "heritage" subdivision as outlined.

MOVED:

SECONDED:

That the Heritage Advisory Committee endorses the general concept for development of the Godfeldt site as outlined by Mr. Pearson.

CARRIED.

Adjournment:

The meeting adjourned at 2:05 p.m.

City of Victoria Heritage Advisory Committee
Regular Meeting

March 19, 1984

Page 3

The Committee then examined photographs of 11 other non-registry houses in Vic West.

MOVED:

SECONDED:

That the non-registry houses at 424 Skinner, 422 & 517 Langford; 607-613 Mary; 212, 310, 409, 415, 425 Raynor: and 205, 235 Wilson be TABLED for review by the Committee at a later date.

CARRIED.

303 and 222 Mary Street

Mr. Don wells agreed to personally contact the owners of 222 Mary and 343 Mary Street regarding the heritage designation of their properties.

1133 Catherine Street (Godfeldt House)

MOVED:

SECONDED:

That as the house at 1133 Catherine Street (Godfeldt) is worthy of heritage designation City Council designate the building a Municipal Heritage Site pursuant to Section 11 of the Heritage Conservation Act.

CARRIED.

The Committee asked that the Planning Department convey to the APC Study Committee their concerns regarding residential heritage conservation in Vic West. The Committee agreed it would like to see a rezoning of R-2 residential zones in Vic West to R-1B.

see Hallmark
files.



City of **VICTORIA** British Columbia

March 30, 1984.

Mr. J.H. Bramley,
Municipal Manager,
City of Victoria.

Re: Heritage Designation of 1133 Catherine Street
(Godfeldt House)

Would you please place this item on the agenda for the meeting of the Committee of the Whole to be held April 5, 1984.

On June 23, 1983, City Council endorsed the re-evaluation of the Residential Heritage Registry by the Heritage Advisory Committee. The Committee has since undertaken an enclave by enclave re-evaluation of the houses on the Registry. As part of its re-evaluation of houses in the Catherine Street spine, the Committee recently reviewed the Godfeldt House (Maplewood), and found it to be worthy of heritage designation.

The house, currently owned by the City, is subject to a restrictive covenant preventing future demolition, alterations or additions without Council approval. The effect of designation would be to give official heritage status to the house and enable a future owner to apply to the Victoria Heritage Foundation for financial assistance for exterior repairs and maintenance.

At its meeting on March 19, 1984, the Heritage Advisory Committee passed the following motion:

RECOMMENDATION:

That, as the house at 1133 Catherine Street is worthy of heritage designation, City Council designate the building a Municipal Heritage Site pursuant to Sec. 11 of the Heritage Conservation Act.

Respectfully submitted,

Secretary,
Heritage Advisory Committee

BMS/js.

THE CORPORATION OF
THE CITY OF VICTORIA

NOTICE

HERITAGE DESIGNATION BYLAW

The City of Victoria intends to designate the building at 1133 CATHERINE STREET (GODFELDT HOUSE), legally described as Lot 1 Section 31, Plan 37086, pursuant to section 11 of the Heritage Conservation Act by finally adopting "HERITAGE DESIGNATION BYLAW (No. 186)" at the regular meeting of Council to be held on **THURSDAY, JUNE 14, at 7:30 p.m.**

City Hall
Victoria

Colin F. G. Crisp
Deputy Municipal Manager

City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
(604) 385-5711

Bldg + Desig

1133 Catherine St. designation
recommendation

Chairman, HAC 19 Mar 84

#3 - 1020 Catherine Street,
Victoria, B. C.
V9A 3V4
April 17, 1984

Mayor & Council,
City of Victoria,
#1 Centennial Square,
Victoria, B. C.
V8W 1P5

Dear Sirs:

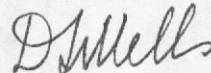
Re: Godfeldt Property

As a resident of this area I am concerned about the proposal to create two lots on Catherine Street between 'Roslyn' and 1127 Catherine. Roslyn is the most important heritage structure in our neighbourhood of turn of the century homes and to allow another structure to interfere with its space would be regrettable. The other owners of heritage homes in this area are trying to nurture and restore the character of this neighbourhood and to allow our prize heritage house to be obscured or diminished in importance would be a retragressive tragedy.

If part of the lot adjacent to 'Roslyn' could be attached to the South part of the Roslyn property, the dignity of this wonderful house could be retained. The remaining lot could be increased in size which would allow for a structure more in scale with the houses on either side.

We need encouragement and help in accomplishing our dream of rejuvenating one of the earliest parts of Victoria.

Yours truly,



D. F. WELLS

DFW/dj

1115 Catherine St.
Victoria, B.C. V9A 3V6
April 18, 1984

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C.

Dear Council:

RE: GODFELDT PROPERTY

As a resident of Catherine Street, I am very happy that you are finally sorting out the Godfeldt Property and I welcome your plan to keep the new development in character with the heritage homes in our area. It will encourage all of us in the vicinity to improve and maintain our houses to keep it a beautiful neighbourhood.

However, I have recently learned that you are considering breaking the property into eight lots. A plan I must view with alarm! When the original proposal was first examined, I and other members of the Vic West Community Association gave our strong support to six lots but felt that we would not oppose seven lots if it made the proposal more financially viable and gave it a clearer chance of success.

The addition of another lot however makes a great deal of difference. By trying to shoe-horn even more houses into even smaller lots the character of the area will be compromised. Heritage homes or ones built in a sympathetic style need some grounds around them as part of their period character. If my information is correct and you are considering two lots on Catherine Street squeezed in between 1127 and 1135 then I wish to strongly voice my objection. Surely this project is not a dumping ground to store as many old houses as possible on the site but rather an innovative upgrading of a heritage neighbourhood. 'Roslyn' at 1135 is one of the best restored houses in Victoria and is architecturally one of the finest examples of its style in the Pacific Northwest. To encroach on its site would be a poor start to a very exciting project.

Sincerely

Colin Barr



City of **VICTORIA** British Columbia

Office of Municipal Manager
JAMES H. BRAMLEY, B.COM., C.A.
Municipal Manager

COLIN F. G. CRISP, B.A., M.A.
Deputy Municipal Manager/City Clerk

MARK H. JOHNSTON, B.A.
Administrative Assistant

Centennial Square
Victoria, B.C. V8W 1P6
385-5711

April 25th, 1984

Ms. Jennifer Barr, Treasurer,
The Hallmark Society,
Richard Carr House,
207 Government Street,
Victoria, B.C.
V8V 2K8.

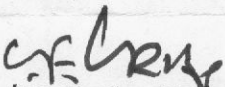
Dear Ms. Barr:

re: Maplewood (Godfeldt) Property Subdivision

This will acknowledge and thank you for your letter
of April 17th, 1984 which has been brought to the attention
of Mayor and Council.

Yours truly,

CFGC/gh


Colin F.G. Crisp
Deputy Municipal Manager



City of **VICTORIA** British Columbia

Office of Municipal Manager
JAMES H. BRAMLEY, B.COM., C.A.
Municipal Manager

COLIN F. G. CRISP, B.A., M.A.
Deputy Municipal Manager/City Clerk

MARK H. JOHNSTON, B.A.
Administrative Assistant

Centennial Square
Victoria, B.C. V8W 1P6
385-5711

File 1402.2(d) Vol. II

July 20, 1984

M. Litster
Corresponding Secretary
The Hallmark Society
Richard Carr House
207 Government Street
Victoria, B.C.
V8V 2K8

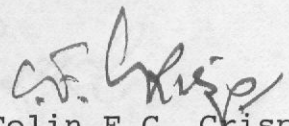
Dear Mr. Litster:

Re: 1133 Catherine Street

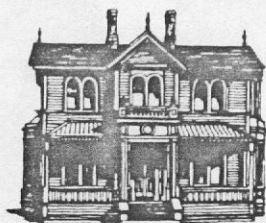
This will acknowledge and thank you for your letter of July 13, 1984 which has been brought to the attention of the Mayor and Council.

Perhaps I may point out that the City has gone to very considerable expense to board up this structure. Vandals and thieves have continuously pried off the barriers and inflicted further damage in the building which has required city staff, each time, to replace the window and door coverings.

Yours truly,


Colin F.G. Crisp
Deputy Municipal Manager

cc: Mayor
Ald. Brewin
Council File



THE HALLMARK SOCIETY

Dedicated to Preserving Historic and Architectural Landmarks

Richard Carr House,
207 Government St., Victoria, B.C., Canada
V8V 2K8

July 13, 1984.

His Worship the Mayor and Members of Council
City of Victoria
#1 Centennial Square
Victoria, B.C.

Your Worship and Members of Council:

Re: "Maplewood" -- 1133 Catherine Street

The Executive of the Hallmark Society have asked me to express to you our serious concern at the deterioration of the above mentioned Heritage House owned by the City.

The house has fallen into a serious state of disrepair in the past few years, following the eviction by the City of Victoria of the people who were renting the building. In part payment of their rent, they kept the house secure and weather proof. Since they left a series of break-ins have occurred, and there is continuing damage resulting from a very leaky roof.

After the building was finally boarded up, vandalism decreased, but with the extended period of time taken to make the property available to the public, several more break-ins have occurred. In fact, it is not just vandals we have to be concerned about, the front doors and the main staircase bannister have been stolen by "Heritage Thieves."

The deterioration of this building has come about due to several factors:

- (a) The lack of a caretaker
- (b) The lack of regular patrols by police or Victoria City Staff
- (c) The opening up of the Alston Street barricade
- (d) The extended time it is taking to put the house into private hands

This very important and significant building is an asset of the City and as such should be cared for, not "demolished by neglect". We urge you to take immediate steps to remedy this situation.

Yours truly,

M. Litster
Corresponding Secretary

August 23, 1984

655 Niagara Street

was demolished

A buyer for this property has not yet been found for the price of \$70,000.00 which Mr. Hanrahan paid for the house. Since his deadline for sale of the house is August 26, we are once again faced with demolition of the house, which may allow construction of his geriatric facility in James Bay. Bill Langlois reports that several persons MAY be willing to purchase shares in the house for \$10,000.00 each. Is there any role of the VHF in this type of project?

617 Battery Street - "Pinehurst"

23 Aug 1984

Work is under way with crews having gutted the attic storey and are now working gutting the second storey as well. Removal of the lowered ceiling in the dining room revealed the long-rumored existence of a frescoed ceiling: Martin Segger has taken photographs, as well as Stuart Stark, who is negotiating with the architect, Eric Barker, for possible preservation of the ceiling. If this is not possible, it may either be covered, for protection, with drywall, or Stuart may attempt to remove a portion of the ceiling for posterity.

1133 Catherine Street - "Maplewood"

**now 1140 Anthony Currie Lane 23 Aug 1984*

City Engineer John Sansom recommended to Council that this house be demolished, based on a recent inspection prompted by our letter in which we stated our concern over the neglect and decay evident at this city-owned property. At today's meeting of the Committee of the Whole, attended by myself and several neighbors whom I alerted through Hallmark member Jennifer Barr, a Catherine Street resident; Alderman Brewin strongly opposed the report, this being addressed also by Norm Pearson, who stated that his house was in much worse shape than this when he began work on it. The Mayor then suggested that the house be put up for sale A.S.A.P., after initial suggestions by Gretchen, and the Committee approved this. The house should be up for tender within two weeks. Alderman Simmons also suggested that City security crews be asked to patrol the property in the interim, and once again asked for neighborhood assistance. Several parties are interested in purchase and restoration of the house.

* Please excuse the quality of the typing - we have just run out of correction tape.

Carol Lawley

*= report by Carol Lawley
to Victoria Heritage
Foundation Board*

October 23, 1984

Mr. Martin Whitehead
HOME TOWN BUILDERS & DESIGNS
#9 - 520 Cook Street
Victoria, B.C.
V8V 3Y5

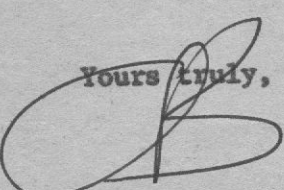
Dear Sir:

We are aware that your bid was recently accepted for the purchase of the City-owned Heritage Designated house at 1133 Catherine Street, otherwise known as "Maplewood". For your information, the Foundation was ~~deft~~ set up by the City in 1982, and has as one of its primary fundtions, the administration of a grant fund for the owners of such properties. This fund is designed to help offset the extraordinary costs of maintenance and repair of such elderly buildings.

We would be pleased to meet with you to discuss your plans for the building to see how we can be of assistance. The next regular meeting of the Board will be November 8, at 11:30 , at the above address. Should you desire to attend, please inform us by Tuesday November 6, so you can be placed on our Agenda.

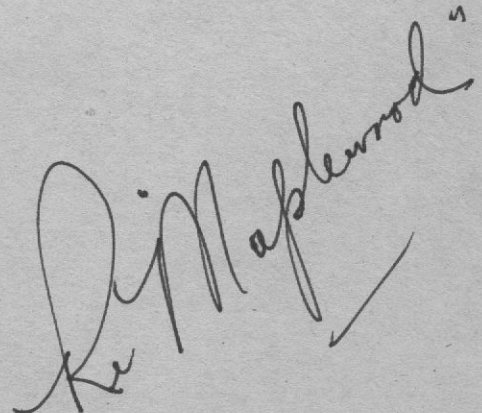
I am enclosing a set of our Guidelines and an Application form for funding. If you have any questions, our office hours are Tuesdays and Thursdays, 9 - 1. An answering machine can take your message should I be out of the office on business during those hours.

Yours truly,



Carole Bawlf
Administrator

c/c Heritage Advisory Committee
Hallmark Society



Kim Maplewood

1140 ~~Alston~~ Arthurbarrie Lane

HAC 29 Jan 85

exterior alterations - approved.



City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
(604) 385-5711

City of **VICTORIA** British Columbia

January 29, 1985

To: Chairman and Members
Heritage Advisory Committee

From: Planning Department

Re: 1133 CATHERINE/1140 ALSTON STREET. Proposed Exterior
Restoration of a Heritage Designated House. Heritage
Designation Bylaw No. 186

As the house is designated heritage City Council approval is required for the proposed exterior alterations.

The application is to convert an existing house to an up and down duplex and restore its exterior appearance. The basement and attic are proposed to remain unfinished at present. Provision for two additional suites in the basement is indicated in the plans.

The proposed exterior changes include the following:

Elevation

Alterations

East (front)

- removal of kitchen and opening up of front porch.
- relocation of existing north side front stairs to a south side location.
- reproduction of original porch detail.
- reproduction of original windows and reintroduction of second storey French doors and balcony.
- replacement of missing cornices and other detail

West (rear)

- removal of two 1970's additions.
- removal of shed roof and walls on 1907

...2/...

1133 CATHERINE/1140 ALSTON STREET

Elevation

Alterations

West (rear) (cont.)

- addition to create a
2nd floor fire escape.
- reintroduction of an original 1st
floor window and relocation of a
second floor window.
- removal of a chimney.

North (side)

- replacement of 1st and 2nd floor
windows with reproductions of original
windows.
- replacement of 8' concrete basement
wall with a pony wall covered in siding
to match the original.
- provision of two basement doors (glass
and panel).

South (side)

- restoration of original basement door
- replacement of missing cornices.

Roof

- 5½" cedar shingles
- existing red brick chimney to meet
National Building Code specifications.

The plans show three (3) screened parking spaces behind the house (access from Alston Street) and a lattice fence is indicated at the front property line.

Planning Department Comments Jan. 28/85

The submitted plans comply with the City's Zoning Bylaw. The proposal is consistent with the City's "Guidelines for Rehabilitation and Restoration of Designated and Listed Heritage Buildings."

Referral from City Council for Recommendation to Council (cont.)

1140 ALSTON (1133 Catherine Street) - Alterations to a Heritage Designated House. Heritage Designation Bylaw #186. For Building Permit.

Mr. Pete and Mr. Whitehead, the owners/architects, attended to present their proposal.

Mr. Whitehead presented his research on the building's original conditions; he indicated that the original staircase, from the front porch and the two windows covered over in the front would be restored. He indicated that the chimneys would be removed but that the main one would be rebuilt along with the corbelled top.

MOVED

SECONDED

It is recommended that the plans date stamped January 21, 1985 be approved as submitted.

CARRIED

The Committee commented that the applicant should reconsider the proposed steel pipe railing above the handrail on the front porch and stairs.

OTHER BUSINESS - EXTRA AGENDA ITEMS

Proposed Plans for Railway Station - E & N - as presented by Norm Pearson.

Mr. Pearson presented drawings done by Via Architects showing the proposed design for the E & N railway station, indicating an enclosed building approximately 35 ft. long with an overhanging high pitched roof. The building will offer a raised counter for giving out "computerized" tickets and washroom facilities.

Heritage Advisory Committee acknowledged the acceptability of a traditional design approach and would be prepared to offer further advice on detailing upon Council referral.



City Hall
Centennial Square
Victoria, B.C.
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City of **VICTORIA** British Columbia

To: Mr. J.H. Bramley
Municipal Manager
City of Victoria

February 1, 1985

From: G.J. Greenhalgh,
Director, Planning Dept.

Re: 1140 ALSTON AVENUE (1133 Catherine Street) "Maplewood House"
Heritage Designation Bylaw #186
Mr. Whitehead and Mr. Peet (Owners)
Proposed exterior alterations to a Heritage Designated house
for Building Permit

Would you please place this item on Committee of the Whole's agenda for its meeting of February 7, 1985.

As this building is designated heritage, exterior changes are subject to Council's design approval.

The proposal is to convert an existing house to an up and down duplex and restore the exterior, essentially to its 1907 appearance. The basement and attic are proposed to remain unfinished at present. The house, sold to John Martin Whitehead and Hugh Robert Anderson Peet by the City in December of 1984, has capability in future to add two additional suites (total of four).

The proposed exterior changes include the removal of two 1970's additions, replacement and reproduction of windows, doors, siding and detailing, to match the original, relocation of the front stairs and re-roofing with cedar shingles. The plans show three (3) screened parking spaces behind the house (access from Alston Street) and a lattice fence is indicated at the front property line.

The plans comply with the City's Zoning Bylaw and the City Engineering Department indicates no corrections are requested. Both the Heritage Advisory Committee and Advisory Design Panel have recommended the plans be approved at their meetings on January 29 and 30th, respectively.

RECOMMENDATION:

That pursuant to Heritage Designation Bylaw #186 the plans for exterior restoration of the house at 1140 Alston Street ("Maplewood House"), date stamped January 21, 1985, be approved.

c: Chairman - Advisory Design Panel
Chairman - Heritage Advisory Committee
Mr. Whitehead and Mr. Pete.

BMS/cb

1140 Arthur Currie Lane

approved

17 June 85



City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
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City of **VICTORIA** British Columbia

June 11, 1985

To: Chairman and Members,
Heritage Advisory Committee
City of Victoria

From: Planning Department

Re: Application by J. Whitehead and H. Peet (owners) for exterior alterations to convert the heritage designated house (Heritage Designation Bylaw #186) at 1140 Arthur Currie Lane (formerly 1140 Alston/1133 Catherine) from a duplex to a four-plex. Zoned R.1.B. (Single Family Dwelling). Development Permit Area. For Recommendation to Council.

The application is to add windows and doors, using materials to match existing, to convert the basement into two suites.

On January 29, 1985 the Committee reviewed and approved plans for rehabilitation of the house.

Planning Department Comments:

The proposal complies with the City's R.1.B. zoning regulations.

The City's guidelines for alterations to heritage buildings state one goal of the guidelines is:

"Ensuring the long term stability of the building, in terms of its economic viability, structural improvements and code compliance".

The guidelines also state:

"The distinguishing original qualities or character of a building, structure, or site should not be destroyed" and "Distinctive stylistic features or examples of skilled craftsmanship which characterize a building should be treated with sensitivity".

Pamela Madoff returned as Chairman.

1140 Arthur Currie Lane - Zebra Design for M. Whitehead. Proposed skylights for a Heritage Designated house. Heritage Designation Bylaw No. 186. Zoned R1-B Single Family Dwelling District. For Recommendation to Council.

Martin Whitehead was present to outline the proposal which is to install six skylights on the roof of the house. Five of the skylights are 55.8 cm x 96.5 cm and one skylight is 55.8 cm x 55.8 cm. Two skylights are located on rear facing roof slopes, two skylights are located on the south roof slope, and two skylights are on the north roof slope. John West remarked that the present owner should be commended considering that the house was previously derelict.

Mary Doody Jones commented that two of the skylights are visible from the north side and asked if it would be possible to remove them. Mr. Whitehead replied that if they were removed the whole roof would have to be reshingled. John West remarked that the skylights are not visible from the north and didn't believe they had any impact.

Mr. Barber was also of the opinion that those two skylights did not diminish the historic character of the house because of their small size. Bob Baxter advised that a cool shade aluminum product is available that would reduce the glare. Gene Miller felt that a cool shade would somewhat defeat the purpose of a skylight.

MOVED

SECONDED

That, pursuant to Heritage Designation Bylaw No. 186, City Council authorize the issuance of a building permit in accordance with:

1. Plans dated March 15, 1993.
2. Development meeting all bylaw requirements.
3. Installation of "cool shade" aluminum screens above the skylights on the north roof slope.
4. Final plans to be in accordance with plans identified above.

CARRIED

Date?

From : The Hallmark Society.

To : Mayor and Council.

Maplewood
Re : (Goodfield) Property Subdivision

Dear Sirs. very.

We are pleased that ~~the~~ ^{Maplewood} ~~Goodfield~~ House and adjacent properties are ~~being~~ soon being made available ^{for sale} to the public. It is hoped that ~~a suitable~~ ~~but~~ it is not too late to save this important house and that people will come forward to build suitable houses on the new lots which will ~~the new lots~~ complement the heritage nature of the neighbourhood.

With regard to the property located on Catherine St between 1127 (Georges) and 1135 (~~Goodfield~~ "Roslyn") we would ~~not~~ strongly urge that part of this land be annexed to ~~the~~ 'Roslyn' in order to give it the space it needs to retain its dignity and scale in the neighbourhood.

We feel this house is one of the most significant and best restored homes in Victoria and serious consideration should be given to the retention of its ~~its~~ dominant position at the north end of the Catherine St. enclave.

May we take this opportunity to urge council to continue its support ~~and~~ for the restoration of this important groupings of Heritage homes.

P.T.O.