

# NOTICE OF REGULAR MEETING

## CITY OF VICTORIA HERITAGE ADVISORY COMMITTEE

TUESDAY, JULY 9, 1996

### COMMITTEE ROOM #1

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|-------|----|--|--------|
| 12:00 | 1. | Announcements  | 5 Min  |
| 12:05 | 2. | Minutes of Special Meeting June 25, 1996   | 5 Min. |
| 12:10 | 3. | Business Arising from the Minutes  | 5 Min. |
| 12:15 | 4. | <b>19-25 Bastion Square.</b> Proposed reinstatement and addition of new windows to a heritage registry building. Heritage Alteration Permit #3064. Zoned CA-3C Old Town Development Permit Area/Heritage Conservation Area #1. Application of Gustavson Wylie Architects Inc. <b>For recommendation to Council.</b>                              | 15 Min |
|       |    | Dan Johnson will attend at 12:15.  |        |
| 12:30 | 5. | <b>1041 St. Charles Street ("Illahie").</b> Proposed new coach house adjacent to a heritage designated building and within a heritage designated landscape. Heritage Designation Bylaw No. 163. Zoned R1-A Rockland Single Family Dwelling District. Application of Victoria Design for Robert Yellowlees. <b>For recommendation to Council.</b> | 20 Min |
|       |    | Robert Yellowlees or representative from Victoria Design will attend at 12:30.   |        |
| 12:50 | 6. | <b>1900 Fort St./2101 Richmond - Begbie Hall.</b> Proposed elevator structure addition to a heritage registry building. Zoned PB-Public Building. Application of Cecil Rhodes on behalf of Greater Victoria Hospital Society. <b>For comment to applicant.</b>   | 20 Min |

Cecil Rhodes will attend at 12:50.

July 3, 1996

Memo to: Chairman and Members, Heritage Advisory Committee

From: Murray G. Miller, Acting Heritage Planner

Re: **19-25 Bastion Square** - Proposed reinstatement and addition of new windows to a heritage registry building. Heritage Alteration Permit #3064. Zoned CA-3C Old Town Development Permit Area/Heritage Conservation Area #1. Application of Gustavson Wylie Architects Inc. **For recommendation to Council.**

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## 1.0 Summary

This application is for the reinstatement of windows which are currently blocked up, and for the installation of new windows to match those that are to be reinstated.

## 2.0 Recommendation

That pursuant to Heritage Alteration Permit #, and plans dated June 28, 1996, that City Council approve the application to reinstate and install the proposed windows.

## 3.0 Background/Analysis The Proposal

The application proposes the following window **reinstatements**:

1. East elevation - one window (visible from square).

The application proposes the following **new windows**:

1. East elevation - eleven windows (three highly visible), two visible, and five not very visible).
2. South elevation - two windows (not visible).
3. West elevation - three new windows (not visible from square).

**There are no proposed changes to the north (front) elevation.** The purpose for the new windows is to allow better use of those portions of the building which receive little or no natural light.

### 3.1 Existing Standards/Guidelines

#### Not Recommended:

**Changing the number, location, size of glazing pattern of windows, through cutting new openings....**

### 3.2 Discussion

The proposed addition of new windows on the south and west elevations are few in number and they are not visible from the square. Reinstating windows on any of the facades would be an appropriate intervention and therefore, supportable.

The east elevation shows a substantial, perhaps even radical, change to this face. The mitigating factor is the scale and proximity of the Board of Trade building, making many of the windows, less visible from the square as they recede down the alley.

Previous correspondence with the applicant indicated that at least five windows on the east elevation were being reinstated as opposed to only one that is shown. A site visit confirms that at least three additional windows appear to be existing and infilled with brick from that which is shown on the drawings.

It is recommended that the application to reinstate and install the proposed windows be **supported**.



### Business Arising from the Minutes

Regarding 622 Pembroke Street, Mr. Miller advised he had consulted the City Solicitor on the clarification of the Heritage Property Protection Bylaw. Photo documentation of this property was now complete.

**19-25 Bastion Square** - Proposed reinstatement and addition of new windows to a heritage registry building. Heritage Alteration Permit #3064. Zoned CA-3C Old Town Development Permit Area/Heritage Conservation Area #1. Application of Gustavson Wylie Architects Inc. **For recommendation to Council.**

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John Gustavson, architect, of Gustavson Wylie Architects; and Peter Gustavson, owner, were present.

Councillor Madoff explained committee's procedure to the applicants.

John Gustavson advised that the application is for new windows on the north, west, east and south elevations of the building, all to match the existing proportions. The owner wants to open up the building to use in its entirety to provide more comfortable working conditions for the employees, hence the need for windows for natural light. Materials will be wood to match existing. A sprinkler system will be installed.

Ken Johnson queried the window elevation on the drawings which appeared higher. John Gustavson clarified that the opening will become a window.

John Gustavson pointed out the locations on the drawings as to which windows on the east side would be reinstated. Nick Bawlf inquired about the stone sills.

The applicants left the room.

**MOVED**

**SECONDED**

That pursuant to Heritage Alteration Permit #3064, and plans dated June 28, 1996, City Council approve the application to reinstate and install the proposed windows, subject to materials matching existing historic configuration of windows including sash material, style and number of glazing lites, and stone sills to the satisfaction of the Heritage Planner.

**CARRIED**

The applicants returned and were advised of the motion.