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| 1:45 p.m. | 9. | CITY COUNCIL REFERRAL FOR RECOMMENDATION TO COUNCIL.
28 Bastion Square (Maritime Museum).
Proposed Exterior Alterations to a Heritage Registry Building.
Application of K. Nickerson for the British Columbia Buildings Corporation.
Development Permit Application No. 2056.
Zoned CA-3C Old Town District. | 15 Min |
| | | K. Nickerson will attend at 1:45 p.m. | |
| 2:00 p.m. | 10. | Owner Request for Heritage Designation
202 Raynor Avenue. Owner Request to Designate a Non Heritage Registry' House.
Zoned R-2 Two Family Dwelling District. | 5 Min |
| 2:05 p.m. | 11. | New Business | 5 Min |
| 2:10 p.m. | 12. | Adjournment | |

September 9, 1993

TO: Chairman and Members
Heritage Advisory Committee

FROM: Steve Barber, Planning Department

RE: **28 BASTION SQUARE (MARITIME MUSEUM)**
Proposed exterior alterations to a Heritage Registry Building. Application of K. Nickerson on behalf of the British Columbia Buildings Corporation. Development Permit Application Number 2056. Zoned CA-3C, Old Town District. For Recommendation to Council.

1.0 THE PROPOSAL

The proposal is to remove the existing exterior cladding within the arched entry to the Maritime Museum facing Bastion Square and to restore the original building details underneath. Whereas this is a Heritage Registry building in the Old Town Development Permit Area, Council's design approval for all exterior alterations is required.

2.0 RECOMMENDATION

That City Council authorize the issuance of Development Permit Number 2056 in accordance with:

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

3.0 BACKGROUND/ANALYSIS

3.1 The Proposal

The proposal is to remove the existing exterior cladding within the arched entry to the Maritime Museum facing Bastion Square and to restore the original building details underneath. Whereas this is Heritage Registry building in the Old Town Development Permit Area, Council's design approval for all exterior alterations is required.

The objective is to restore the entry as it was designed in a 1901 alteration by the architect, Francis Rattenbury. The architect advises that the original detailing remains beneath the existing cladding. It is proposed that a new set of wood doors be installed to replace the existing aluminum and glass doors. It is also proposed to install a new display cabinet adjacent to the entry. The proposal also involves three new sign banners placed above the entry to replace the existing backlit plastic sign. These banners are being processed separately under a Development Variance Permit application for signs.

The materials of the restored facade will be stucco over brick to match the existing pattern of rustication on the remainder of the building.

3.2 Existing Standards/Guidelines

Rehabilitation Principles and Guidelines of the British Columbia Heritage Trust states the following under General Conservation Principles:

"The evolution of the structure and the site should be respected. The contributions of all periods are important to their historical development and merit retention. Decisions about appropriate levels of intervention shall be based upon the heritage values of each contribution."

3.3 Discussion

The restoration of the original appearance of the Rattenbury alteration of 1901 and the design of the sympathetic display case are in keeping with the heritage principles outlined above. The Rattenbury alteration is an important part of the history of the building and it is therefore recommended this application be approved.