

NOTICE OF SPECIAL MEETING
CITY OF VICTORIA HERITAGE ADVISORY COMMITTEE

TUESDAY, AUGUST 27, 1996

11:30	1.	Site Visit 28 - 30 Bastion Square	15 min
12:00	2.	Announcements	5 min
12:05	3.	Minutes of Regular Meeting August 13, 1996	5 min
12:10	4.	Business Arising from the minutes	5 min
12:15	5.	28 - 30 Bastion Square (Provincial Court House/Maritime Museum) - proposed exterior alterations to a heritage registry building. Application of Paul Merrick Architects Ltd. on behalf of the Maritime Museum of British Columbia. Zoned C1-3C Old Town District. Heritage Conservation Area #1 - Old Town and Chinatown. For preliminary review and comment to applicant. Darryl Campbell will attend at 12:15	15 min
12:30	6.	1041 St. Charles Street ("Illahie") 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 Ltd. On behalf of Robert Yellowlees. For recommendation to Council. Robert Yellowlees will attend at 12:30	20 min
12:50	7.	347 Foul Bay Road (F.C. Green House) - proposed exterior alterations to a heritage registry house. Zoned R1-B, Single Family Dwelling District. Application of Victoria Design on behalf of Seabrook Investments Ltd. For comment to applicant. Will Pereboom will attend at 12:50	20 min
1:10	8.	333 Simcoe Street Owner request to designate a non-heritage registry house. Zoned R2 Two Family Dwelling District. For recommendation to Council.	5 min
1:15	9.	Waddington Alley Committee discussion regarding wood block pavers.	15 min
1:30	9.	New Business	5 min
1:35	10.	Adjournment	

August 22, 1996

Memo to: Chairman and Members, Heritage Advisory Committee

From: Murray G. Miller, Acting Heritage Planner

Re: **28 - 30 Bastion Square** (Provincial Court House / Maritime Museum) - proposed exterior alterations to a heritage registry building. Application of Paul Merrick Architects Ltd. On behalf of the Maritime Museum of British Columbia. Zoned CA-3C Old Town District. Heritage Conservation Area #1 - Old Town and Chinatown. **For preliminary review and comment to applicant.**

1.0 Summary

This is a preliminary review of proposed exterior alterations to the front entrance and display area of this heritage registry building.

2.0 Recommendation

That the Heritage Advisory Committee support the proposed exterior alterations in principle and further,

That the applicant be requested to resubmit their design development drawings at development permit stage for Heritage Advisory Committee's review and recommendation to Council.

3.0 Background / Analysis

Built on the site of the old City Jail, this new structure was a convincing symbol of the continuing growth and prosperity of the City. Not conforming to any of the architectural styles of the day, the building features strong horizontal lines, emphasized by continuous belt courses, played against the vertical bay projections and towers. This building also featured the first extensive use of reinforced concrete in the province. In 1899 - 1901 Francis Mawson Rattenbury designed the addition of the arched main entry and the open cage elevator. This elevator had been added for the convenience of Chief Justice Theodore Davie, who was advised by his doctor to avoid climbing stairs.

The original 1889 design featured an entrance which was offset from an otherwise, symmetrical elevation. In 1899, Rattenbury designed alterations to the building, which opened up the entrance in the form of a grand portico, at the same time, reinstating a strong sense of symmetry to

the facade. In 1949, further alterations reduced the "openness" intended in Rattenbury's grand entrance.

3.1 The Proposal

The proposed alterations attempt to reinstate that sense of openness by removing the display component and opening up the masonry wall to insert a glazed entrance system. The openness is therefore achieved by physically opening up the passage through the archway and introduces a contemporary window wall.

3.2 Existing Standards / Guidelines

The rehabilitation principles and guidelines of the B.C. Heritage Trust state the following with respect to "general" and "specific" conservation principles:

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

Contemporary designs for alterations or new additions may be acceptable. However, they should be compatible with the existing materials and design, yet they must also be seen as products of their own time and be readily distinguishable from the historic fabric.

3.3 Discussion

Although Rattenbury's alterations were not part of the original design, his design offers a significant improvement to the form, discipline and architectural expression which was less evident in Tiedeman's elevation. Given the period and architect responsible for these alterations, they have gained historical significance on their own.

The proposed alterations are evocative of Rattenbury's design in a contemporary language and therefore can be said to be a form of "restoration".

It is therefore recommended that the Heritage Advisory Committee support the proposed exterior alterations in principle.

HERITAGE ADVISORY COMMITTEE

MINUTES OF SPECIAL MEETING

TUESDAY, AUGUST 27, 1996

Present: Councillor Pamela Madoff (Acting Chair)
Melinda Seyler
Andy Godschalk
John Coe
Al Fry
Nick Bawlf (arrived @ 12:55)
Andrew Rushforth (arrived @ 12:55)

Staff: Murray Miller
Mary Ann Murray

Regrets: Joan Wagner

Absent: Daphne Van-Ham
Ken Johnson
Rick Goodacre

Site Visit: 28-30 Bastion Square

A site visit to 28-30 Bastion Square was scheduled for and took place at 11:30 a.m., Tuesday, before the special meeting. The meeting to review the proposed alterations was attended by Paul Merrick and Darryl Campbell (Paul Merrick Architects Ltd.) a representative of the Maritime Museum of British Columbia, Murray Miller, Acting Heritage Planner, Melinda Seyler and Al Fry, Heritage Advisory Committee

Lacking a quorum at the beginning of the meeting, it was agreed that Pam Maddoff would act as Chair and the Committee would discuss matters which did not require a vote.

Announcements

1. The report for Waddington Alley was added to the agenda.
 2. Murray Miller had brochures to hand out: VHF Annual Report, Hallmark Society Newsletter, brochure of Hatley Park fall events.
 3. Members were advised of a meeting August 28, 1996 at 7:00 p.m. re the restoration of Checkers Pavilion.
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Minutes - Heritage Advisory Committee
August 27, 1996

Pam Madoff offered to attend any future meetings as this will have an impact on Council.

Melinda Seyler queried whether a fine could be imposed. Murray Miller advise that it could not because a demolition permit was issued.

Nick Bawlf and Andrew Rushforth joined the meeting at 12:55 to form a quorum.

28 - 30 Bastion Square (Provincial Court House/Maritime Museum) - proposed exterior alterations to a heritage registry building. Proposal of Paul Merrick Architects Ltd. on behalf of the Maritime Museum of British Columbia. Zoned C1-3C Old Town District. Heritage Conservation Area #1 - Old Town and Chinatown. **For preliminary review and comment to applicant.**

Darryl Campbell and Paul Merrick were present.
Paul Merrick made the presentation to the Committee.

The proposed exterior alterations for this review focus primarily on the Bastion Square Entry. It is proposed that the existing recessed front entry wall be opened up and replaced with a glazed partition, evoking the sense of 'openness' that was present in Rattenbury's renovations to the original facade. The 'opening up' of this wall provides a view to the cage elevator which will remain in use, as well as the machine room, adjacent to the elevator.

A wood storefront is proposed, replicating the moulding profile of the upper windows, with horizontal muntin bars of a smaller profile. It is proposed that the colour will match the existing window sashes. The existing doors and transom light are to be relocated on centre to the elevator.

The members were supportive of the proposed scheme.
