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City of **VICTORIA** British Columbia

October 23, 1989

Memo to: Chairman and Members, Heritage Advisory Committee

From: S. Barber, Planning Department

Re: City Council Referral for Comment to the Board of Variance and Recommendation to Council - 613 Avalon Street - Proposed Exterior Alterations to a Heritage Designated House. Mr. R. Hill for Mr. & Mrs. R.E. Hill. Heritage Designation Bylaw No. 26. Zoned R-2 Two Family Dwelling District.

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1.0 SUMMARY

This application is for the construction of a new exterior stair on the south east corner of the existing heritage designated house at 613 Avalon Street. Also proposed is a new dormer on the south elevation and new roof skylights.

2.0 RECOMMENDATION

That the Heritage Advisory Committee recommend to the Board of Variance and to City Council that the proposed application be REJECTED for the following reasons:

1. The design of the proposed stairway is not appropriate to the character of the existing house and is too large in scale.
2. The proposed dormer on the south elevation is too large in scale for the existing house.
3. The proposed skylight on the north roof slope is too large in scale for the character of the existing house. Further, the Heritage Advisory Committee wishes to reiterate the significance of this house as it is a particularly ornate and well preserved example of vernacular cottage architecture being constructed in Victoria during the late 1880's and early 1890's. Furthermore, it is part of a significant heritage grouping on Avalon Street and any proposed exterior changes should be designed with the utmost care and respect for the existing architecture.

### 3.0 BACKGROUND/ANALYSIS

#### 3.1 THE PROPOSAL

The proposal is to construct a new exterior wood stair on the south east corner of the existing house to allow the conversion of the house into a duplex. A new doorway would be installed on the existing second floor dormer on the south east corner of the second floor roofline. A new dormer on the south elevation would be designed with twin gable roof peaks and six new windows. The dormer would be finished with black duroid shingles on the roof to match the existing and horizontal 1x8 curved channel siding to match the existing (painted). The trim would be designed to match the existing.

Also proposed are two new skylights, 4'x5' and 4'x11', for the flat portion of the existing roof. A third skylight, 4'x5', is proposed for the existing north roof slope.

#### 3.2 EXISTING STANDARDS/GUIDELINES

The City's Existing Guidelines for Rehabilitation and Restoration of Designated and Registry Heritage Buildings state:

"Contemporary design for alterations and additions to existing properties is suitable when such alterations do not destroy or alter the heritage components of a building, and when such alterations and additions are compatible in size, scale, finish and character with the building and its surroundings."

#### 3.3 DISCUSSION

An examination of the applicant's proposed second floor plan reveals a proposed area of 900m<sup>2</sup><sub>±</sub>. There would appear to be considerable room within this floor plan to accommodate a proposed kitchen and dining area without the necessity for a 16' wide new rear dormer. A considerably smaller dormer could accommodate the proposed plan without the substantial impact on the rear elevation. Although the proposed skylights on the flat portion of the roof are quite large, they would appear to be acceptable as they are not visible from ground level. However, the proposed 4'x5' skylight on the north roof slope is too large. The proposed stair on the south east corner is also too large and a more compact plan for the stair plus more appropriate balustrade detailing is required.

MINUTES

It was noted from the Minutes of October 10, 1989 under New Business that "the house at 1818 Chestnut Street has had major alterations", but should have read that "the house at 1818 Chestnut has remained remarkably in tact although major changes have been made to other houses in the area".

MOVED

SECONDED

That the Minutes of the meeting of October 10, 1989, as amended, be adopted.

CARRIED

CITY COUNCIL REFERRAL FOR RECOMMENDATION TO COUNCIL. 613  
Avalon Street. Proposed exterior alterations to a Heritage Designated House. R. Hill for Mr. & Mrs. R.E. Hill. Heritage Designation Bylaw No. 26. Zoned R-2 Two Family Dwelling District. FOR RECOMMENDATION TO COUNCIL.

Mr. & Mrs. Hill were present to outline the proposal which is to construct a new dormer on the south elevation and would be designed with twin gable roof peaks and six new windows. The dormer would be finished with black duroid shingles on the roof to match the existing and horizontal lx8 curved channel siding to match the existing (painted). The trim would be designed to match the existing. Also proposed are two new skylights, 4'x5' and 4'x11', for the flat portion of the existing roof. A third skylight is proposed for the existing north roof slope.

Mr. Barber explained to the Committee that the drawings presented were a revised alternative from that described in the written report attached to the agenda. He suggested members of the Committee disregard this report.



Revised plans indicated that one of the skylights had been reduced in size to approximately 2'x4' but the new dormer, however, was still of substantial size and was the major concern expressed by Committee. The Committee was not satisfied with the proposed doorway as it appeared to be "wedged" into the corner of the dormer. Also, they felt that the double dormers were completely inappropriate. Because of the existing space in the house they were of the opinion that there should be enough space to obtain a good working plan without the large dormers. The house is extremely important to the area and it is critical that it remain as close as possible to its original state.

Mr. & Mrs. Hill advised that there were no visible changes from the front and the addition of the dormers didn't extend over the building. The skylights on the flat portion of the roof would not be too visible from the front. The applicants realized that their original plans for the stairway were not appropriate and altered the interior plans in order to accommodate the stairs.

Committee felt very strongly that there should only be one dormer and that it should be made to be more sympathetic to the existing dormer. Also, they felt the window treatments should be more sympathetic to the heritage qualities of the building.

MOVED

SECONDED

That the proposed exterior alterations to the heritage designated house at 613 Avalon Street be REJECTED for the following reasons:

1. The proposed dormer on the south elevation is too large in scale for the existing house. The additional dormer should be restricted to one gable to reflect the existing dormer and that it be constructed more towards the center of the building.
2. Further, the Heritage Advisory Committee wishes to reiterate the significance of this house as it is a particularly ornate and well preserved example of vernacular cottage architecture being constructed in Victoria during the late 1880's and early 1890's.

Heritage Advisory Committee  
Minutes

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October 31, 1989

3. Furthermore, it is part of a significant heritage grouping on Avalon Street and any proposed exterior changes should be designed with the utmost care and respect for the existing architecture.
  
4. The proposed doorway on the ground floor west elevation be redesigned so that it is not wedged into the corner.

CARRIED



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City of **VICTORIA** British Columbia

November 7, 1989

TO: Chairman and Members  
Heritage Advisory Committee

FROM: S. Barber  
Planning Department

RE: 613 AVALON STREET - Proposed Exterior Alterations to  
a Heritage Designated House - Mr. R. Hill for Mr. and  
Mrs. R. E. Hill - Heritage Designation Bylaw #26  
Zoned - R-2, Two Family Dwelling District

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1.0 SUMMARY

This is a revised application for the construction of a new dormer on the south elevation of the existing heritage designated house at 613 Avalon Street. Also proposed are three new skylights for the roof.

2.0 RECOMMENDATION

That pursuant to Heritage Designation By-law No. 26, City Council authorize the issuance of a building permit in accordance with:

1. Plans dated November 7, 1989;
2. Development meeting all by-law requirements;
3. Final plans to be in substantial conformity with plans identified above to the satisfaction of the Director of Planning.

3. BACKGROUND/ANALYSIS

3.1 THE PROPOSAL

The proposal has been revised in accordance with the recommendations of the Heritage Advisory Committee at its meeting of October 31, 1989. The south facing dormer has been reduced from two gables to a single gable. The door on the west elevation has been moved forward to allow greater space from the corner of the house. The question of the details of the windows was discussed with the applicant.

### 3.2 EXISTING STANDARDS/GUIDELINES

The City's Existing Guidelines for Rehabilitation and Restoration of Designated and Registry Heritage Buildings state:

"Contemporary design for alterations and additions to existing properties is suitable when such alterations do not destroy or alter the heritage components of a building, and when such alterations and additions are compatible in size, scale, finish and character, with the building and its surroundings."

### 3.3 DISCUSSION

The reduced scale of the dormer makes the proposal more acceptable. It significantly lessens the impact on the character of the existing house. The question of the window details was discussed with the applicant and it is the Planning Department's view that the proposal by the applicant compliments the character of the existing windows on the south elevation of the house and should be approved.

The applicant has gone a considerable distance in accommodating the heritage concerns in this application and it is recommended that this application be approved.

SB/ss  
AVALON