

NO. 7042

A B Y - L A W

To designate buildings for heritage
purposes at 623 Avalon Street

WHEREAS the Council has received evidence that the buildings and structures mentioned in this by-law contain evidence of the City's history, culture and heritage;

AND WHEREAS the Council deems it to be in the public interest to preserve such buildings and structures for the education and enjoyment of present and future generations;

NOW THEREFORE the Municipal Council of The Corporation of the City of Victoria enacts as follows:

1. This by-law may be cited as the "Heritage Designation By-law (No. 28), 1976".
2. The buildings and structures on the lands described in the attached schedule are designated as heritage buildings and structures, pursuant to the provisions of Section 714A of the Municipal Act.
3. The said buildings and structures shall not be demolished or built upon.
4. The facades or exteriors of the said buildings and structures shall not be altered, except with the approval of the Council.
5. Any person contravening any provision of this by-law is guilty of an offence and liable, on conviction, to a fine not exceeding \$10,000.00 or to imprisonment for a period not in excess of 60

days or to both such fine and imprisonment.

Passed by the Municipal Council the 28th
day of October , A.D. 1976.

Approved by the Lieutenant-Governor in
Council the 21st day of December , A.D. 1976.

Reconsidered, adopted and finally passed
by the Municipal Council the 27th day of January
A.D., 1977.

"Theresa W. Durshell"

A/ CITY CLERK

"W. D. Tindall"

A/ MAYOR (L.S.)

SCHEDULE

Lot 5, Beckley Farm, Victoria
City, Plan 185.

(Street address 623 Avalon Street)

Residential Building Plans - Data Entry Form

FILE NUMBER		BP #		PLMB P#		LAND T#	
CONST COST		BP DATE		BP SERIES		PP DA	
ASSESS DATE:		ASS LAND:		ASS IMPROV:			
ADDRESS #	623	BLOCK	600	STREET NAME	Avalon Rd		
NEIGHBOURHOOD	James Bay			WHERE PLANS FOUND	res		
LOT #		BLOCK #		SEC #		PLAN/MAP #	
DIST / ESTATE				TAX ROLL #	02-163-004		
CLIENT/OWNER							
BUILDER							
ARCHITECT							
PLAN DATE		DRAWN BY:		TRACED BY:			
PLAN TITLE							
BLDG STYLE		BLDG TYPE		# of STOREYS			
BLDG DESCRIP							
PLAN DESCRIP							
# PLAN SHEETS		# OTHER PLAN SHEETS	1	# OTHER PAPERS	9		
MEDIUM OF ORIGINAL DOCS		CONDITION OF DOCS					
NOTES / OTHER BPs	BP95029, 1995, \$500, for Edward Carr, to demolish garage.						
HERITAGE STATUS	D	YEAR DESIGNATED	1977				

Victoria Heritage Foundation

From: The Russells [russcomm@shaw.ca]

Sent: September 22, 2004 6:07 PM

To: Jennifer Barr

Subject: Avalon water

I've had a quick glance thru the first volume of the Water Connection Permits (!!!) looking for Avalon addresses, and in the first nine years (1892-1900 inclusive), only two are mentioned:

Permit #127, 11 May 1896, for Miss Kate McDonald, Lot.,6, Block 1.

Permit # 338, 17 April 1899, for T. Booz, Lot 3, Bl.1.

— shd be #631 — demo'd
— shd be #613.

Probably no help.

Cheers, Nick

August 22, 2001

Memo to: Chairman and Members, Heritage Advisory Committee

From: Steve Barber, Heritage Planner

Re: **623 Avalon Road** – Heritage Alteration Permit #88. Proposed exterior alterations and addition to a Heritage Designated house. Heritage Designation Bylaw No. 28. Application of Alexander Teliszewsky on behalf of Mr. Redner Jones and Dr. Marlene Hunter. Zoned R-2 Two Family Dwelling District. **For recommendation to Council.**

Executive Summary

The application is for a 5.9m x 3.5m (19'6" x 11'6") addition on the rear of the Heritage Designated house at 623 Avalon Road. Two new dormers and new skylights are proposed for the rear, east and west elevations. The exterior will be restored to the original wood cladding and missing wood details will be installed.

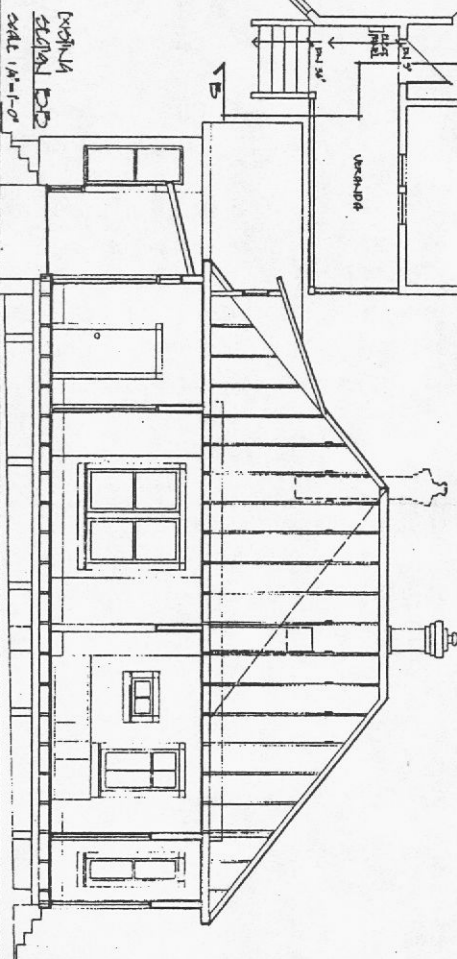
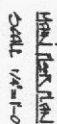
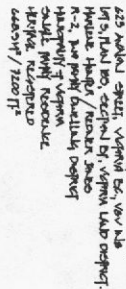
Recommendation

That, pursuant to Heritage Designation Bylaw No. 28, City Council authorize the issuance of Heritage Alteration Permit #88 in accordance with:

1. Plans dated August 16, 2001.
2. Development meeting all bylaw requirements.
3. Final plans to be in accordance with plans identified above.

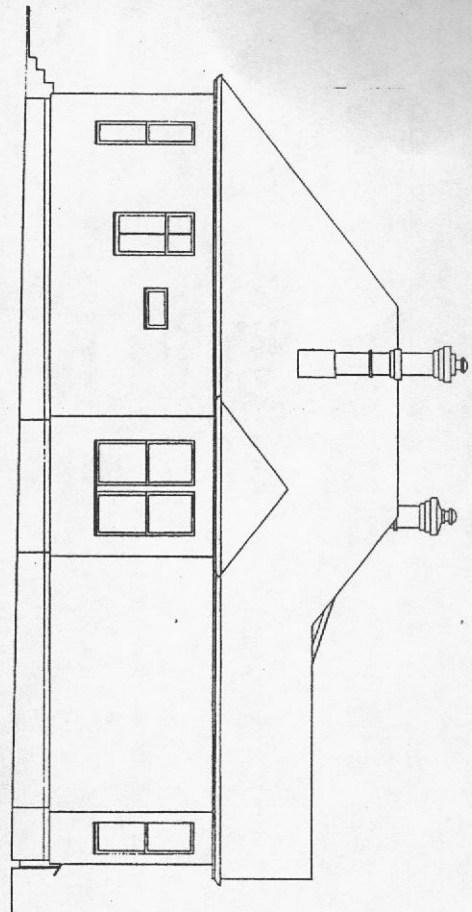
Background/Analysis

The proposed exterior alterations generally comply with the City's Rehabilitation Principles and Guidelines. The proposed dormers are a reasonable scale and have been located to the rear of the existing house. The proposed skylights on the side roof slopes are a flat profile. The proposed addition is limited in size and scale and located at the rear of the house. The roof slope matches the existing house and the materials and details are sympathetic to the original structure, yet clearly distinguishable as a new addition. The restoration of original exterior materials and details will result in a substantial improvement to the historic character of this important part of the Avalon Road historic streetscape. It is recommended the application be approved.

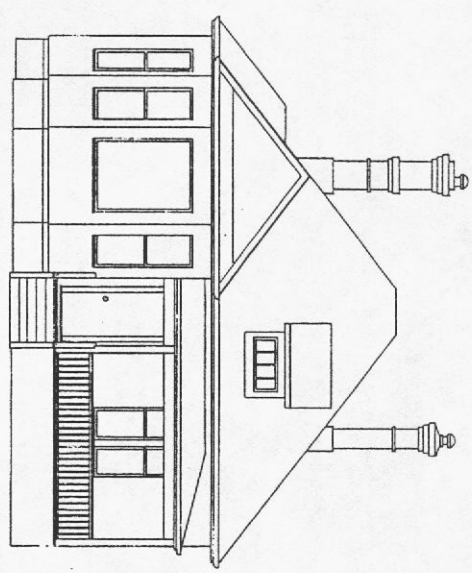


Signature: Alexander Fogorucki 03264399

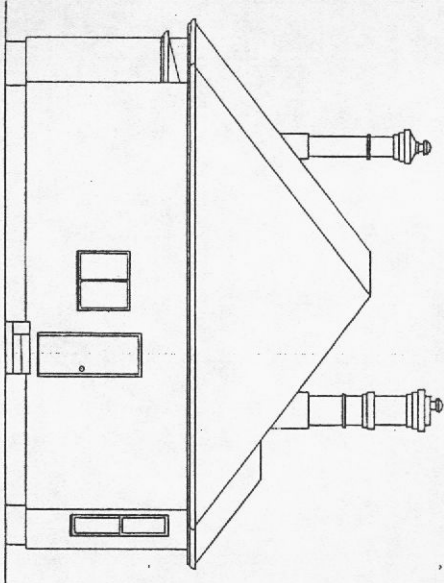
Date: 8. VIII. 09
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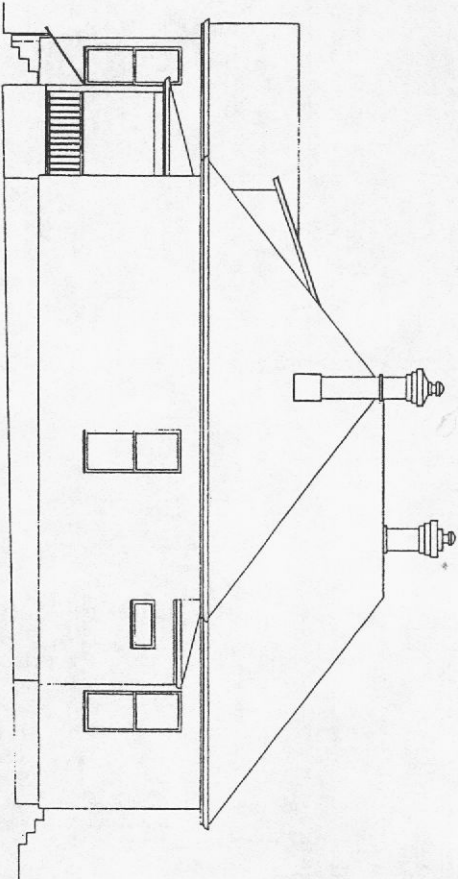
Exterior
Front Elevation



Exterior
Side Elevation



Exterior
Rear Elevation



Exterior
Left Elevation

design
alexander klagensky @386-4379

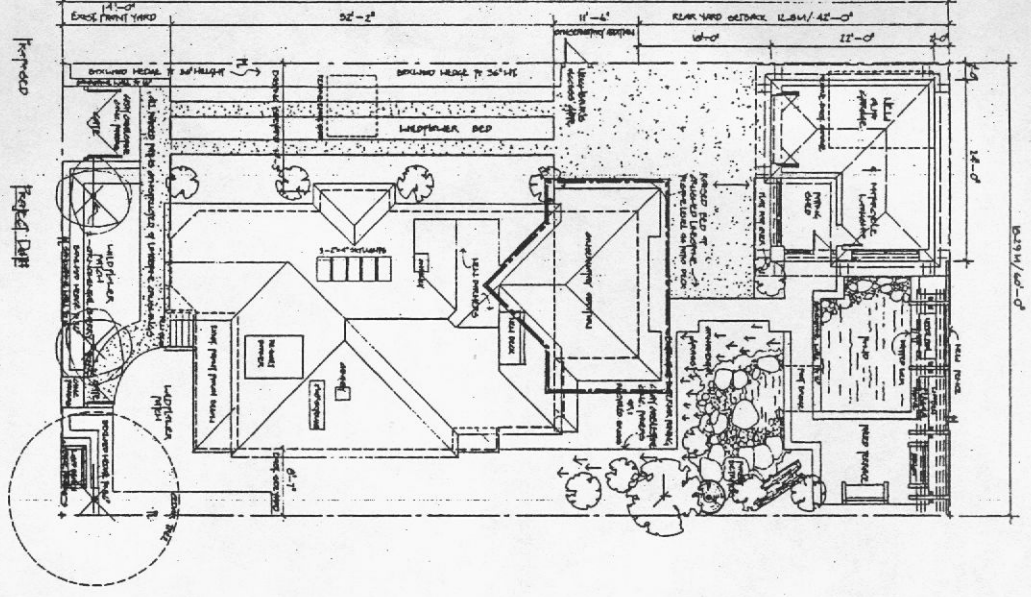
HERITAGE RENOVATION & ADDITION
for Markie Hunter & Redner Jones
@ 623 GUYTON ST, VICTORIA, B.C.

DATE: 3.11.01

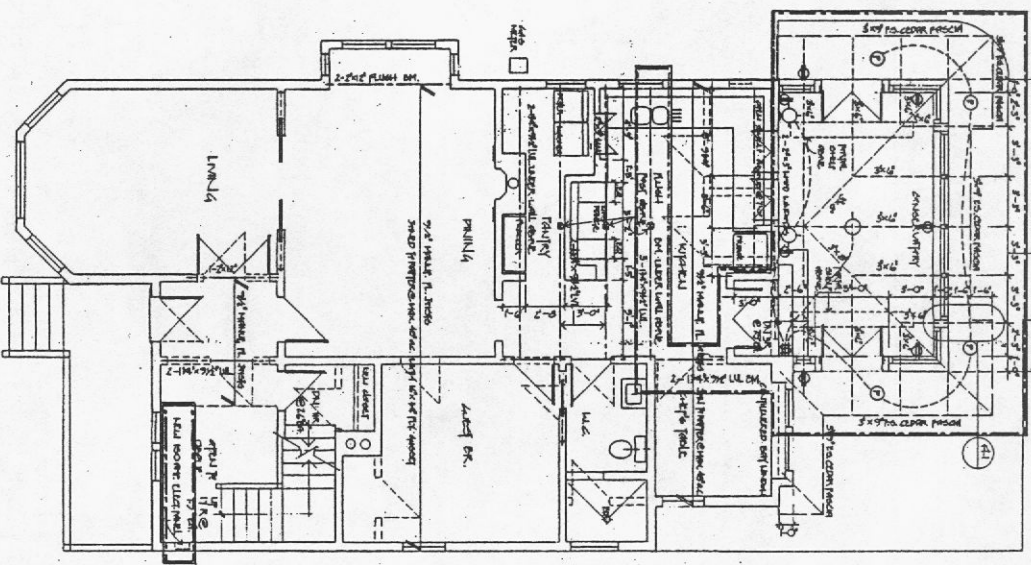
EXTERIOR
SCALE: 1/4" = 1'-0"

PAGE No 2

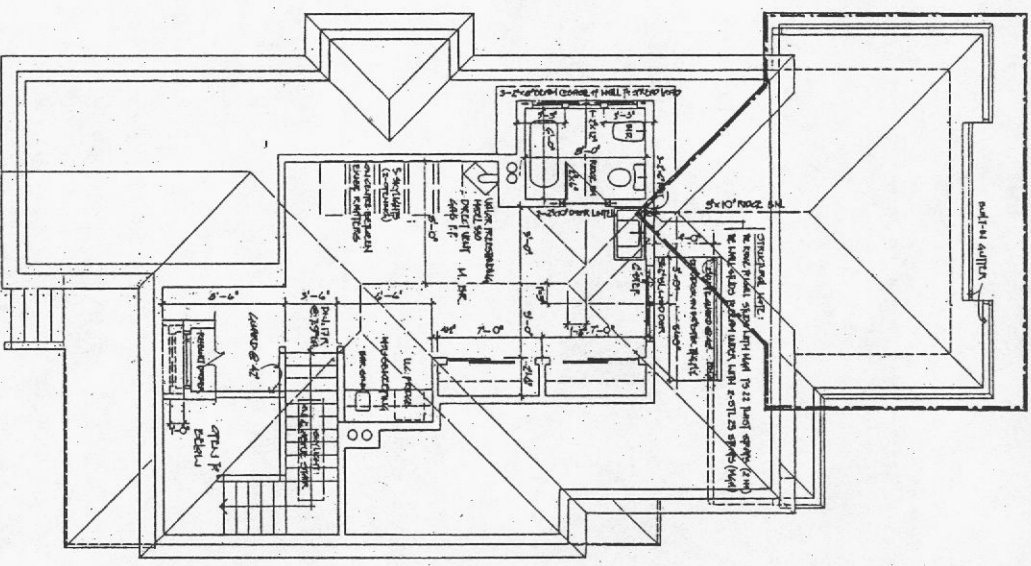
Exterior
Elevation



Architectural drawing of the first floor plan. The drawing shows a large central hall with a fireplace, a kitchen area with a sink and stove, a dining area, and a living area. There are also several bedrooms and a bathroom. The drawing includes dimensions and labels for various rooms and features.



Architectural drawing of the second floor plan. The drawing shows a large central hall with a fireplace, a kitchen area with a sink and stove, a dining area, and a living area. There are also several bedrooms and a bathroom. The drawing includes dimensions and labels for various rooms and features.



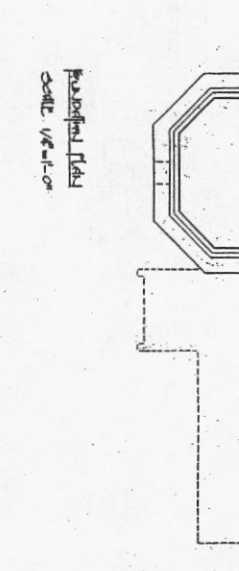
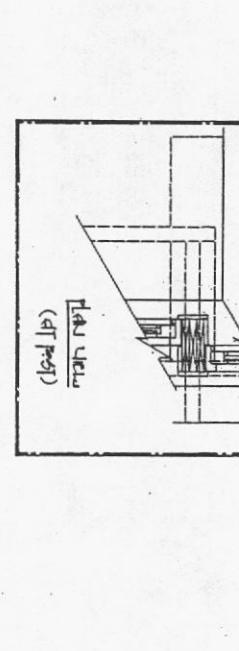
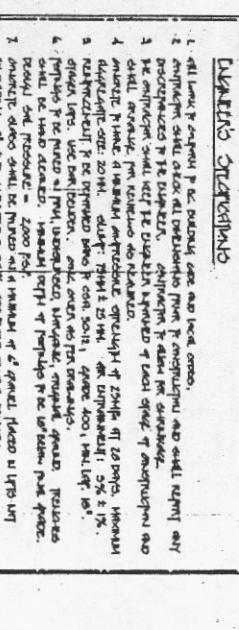
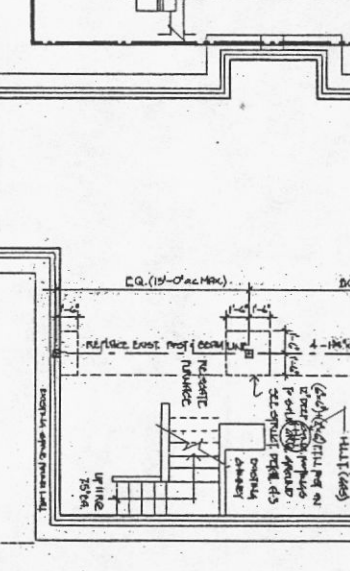
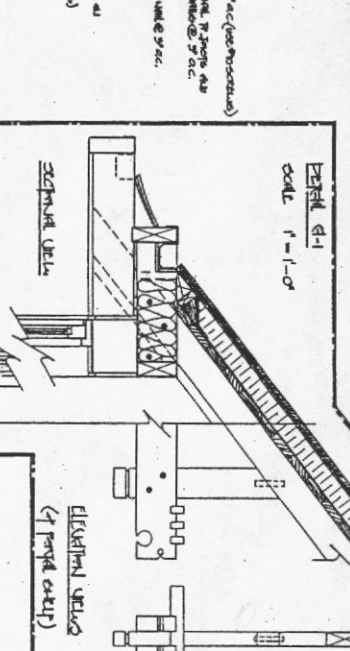
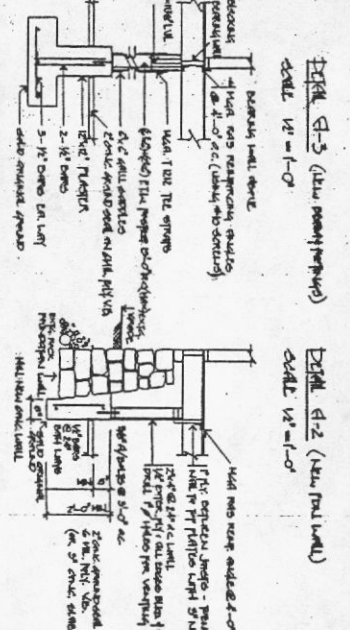
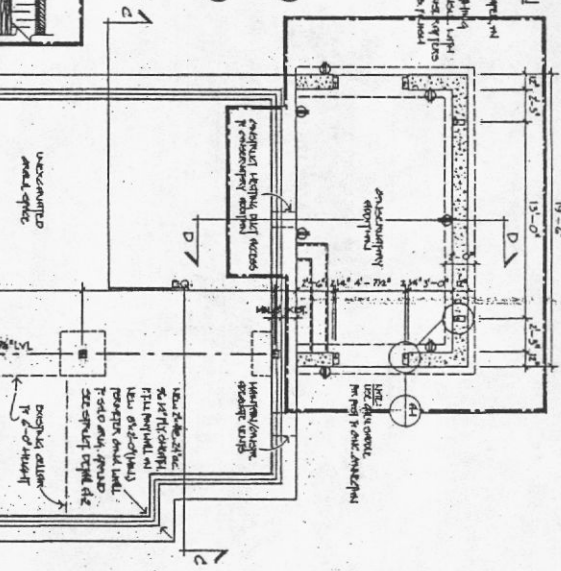
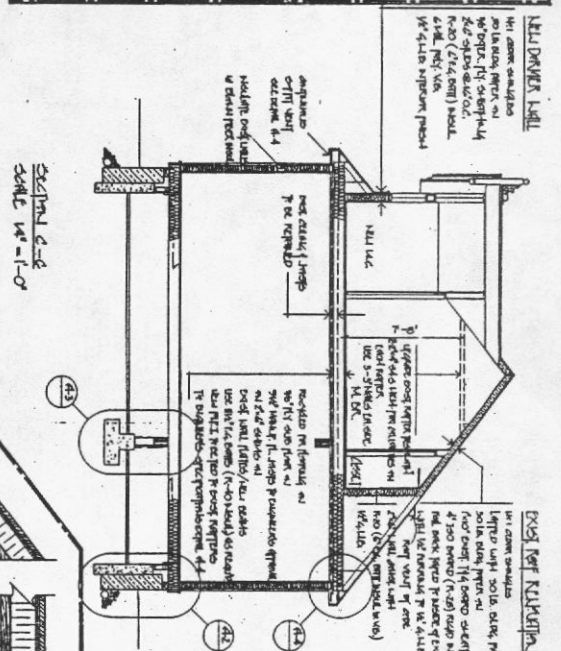
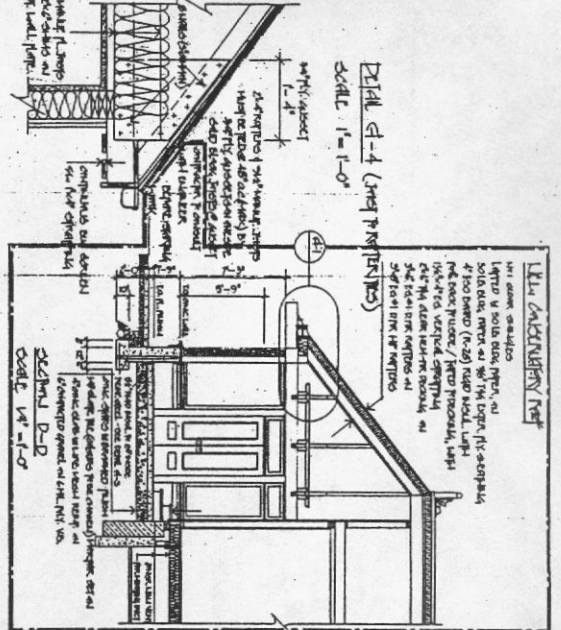
Architectural drawing of the third floor plan. The drawing shows a large central hall with a fireplace, a kitchen area with a sink and stove, a dining area, and a living area. There are also several bedrooms and a bathroom. The drawing includes dimensions and labels for various rooms and features.

HERITAGE RENOVATION & ADDITION
 Markie Hunter & Redner Jones
 625 EUDON ST, WILMINGTON, DE. (301-834-8)

NOTE:
 Project Area
 Area of Contract

alexander@plogowski.com 301-439-4399

DATE: 3.11.01
 SCALE: 1/8"=1'-0"
 RISE: No 3
 PROJECT: [illegible]
 DRAWN: [illegible]
 CHECKED: [illegible]



1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR AT THE LOWEST POSSIBLE COST.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND SECURITY MEASURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL PROTECTION MEASURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL AND CULTURAL PROTECTION MEASURES.

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HERITAGE RESTORATION & ADDITION
Markus Hunter & Robert Jones
625 HUNTER ST. WASHINGTON, DC (202-638-4040)

Project Area & Context

Architect: markushunter@heritagere.com 202-638-4399

Project: Restoration & Addition
Scale: 1/8"=1'-0"
Page: 5 of 5
Date: 3/15/01