

February 9, 1996

TO: Chairman and Members, Heritage Advisory Committee

FROM: S. Barber, Heritage Planner

RE: 645 Battery Street Development Permit Application
Proposed Exterior Alterations to Heritage Designated House
Heritage Designation Bylaw 334, Application of M. Miller for J. West
Zoned R2, Two Family Dwelling District for Preliminary Review

1.0 SUMMARY

The owner of the house at 645 Battery Street is proposing to restore a number of exterior features and to add three new roof dormers to the existing house. It is further proposed to remove the existing stair on the north elevation and to add a new front door to the main floor. The applicant is seeking preliminary feedback from the Heritage Advisory Committee on the appropriateness of the proposed work.

2.0 RECOMMENDATION

That the proposed exterior alterations be given preliminary approval in principle, and the applicant be asked to submit detailed plans for a development permit application review.

3.0 BACKGROUND/ANALYSIS

3.1 The Proposal

The proposed work includes the following:

East elevation: New dormer.

North elevation: Restore second floor window on north elevation and remove existing door landing and stair; restore existing porch; restore collar beam and posts and brackets in cable; add new door on ground floor off porch; add new porch railing; restore brackets at eave of porch roof.

- South elevation: Relocate stair to lower deck at rear of property; remove balcony on southwest corner and reinstate gable roof; remove all existing deck and stair balusters and replace with new vertical square balusters, new railings and decorative posts.
- West elevation: New porch railing and balustrary; add two new dormers on roof, and move one skylight.

3.2 Existing Standards/Guidelines

The following is not recommended under the heading "Roofs":

1. **Radically changing, damaging or destroying roofs which are important in defining overall historic character of the building.**
2. **Changing the configuration of a roof by adding new features - dormer windows, vents or skylights, for example - that diminish historic character; new roof features (skylights, vent stacks, chimneys) should be located away from view of the front or public right-of-way.**

Under the heading "Entrances and Porches" the following is recommended:

3. **An entire entrance or porch that is too deteriorated to repair - if the form and detailing are still evident - could be replaced using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute may be considered.**

The following is not recommended:

4. **Removing or radically changing entrances and porches which are important in defining the overall historic character of the building.**
5. **Cutting new entrances on a primary elevation.**

Further guidance for these proposed renovations can be obtained by reference to "Secretary of the Interior Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior.

Under the heading "Windows: Design for Missing Historic Features" the recommended policy is:

6. **"Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using the historical, pictorial and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building."**

Under the heading "Entrances and Porches: Alterations/Additions for the New Use" recommended:

7. **Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e. limiting such alteration to non-character defining elevations.**

3.3 Discussion

The overall effect of the proposed changes is to remove a number of unsympathetic alterations previously made to the house and to restore the number of the original details. The effect is to significantly improve the historic character of the existing dwelling. The low height of the proposed dormers mitigates much of their impact. They therefore do not deter from the overall historic character of the house. The additions and alterations have been quite sympathetically designed and is recommended the application be **approved in principle**.

**NOTICE OF REGULAR MEETING
CITY OF VICTORIA HERITAGE ADVISORY COMMITTEE
TUESDAY, FEBRUARY 13, 1996**

- | | | | |
|-------|----|--|---------|
| 12:00 | 1. | Announcements
a) Membership
b) Heritage Society of BC Awards
c) Hallmark Society Awards | 5 Min. |
| 12:05 | 2. | Minutes of Regular Meeting January 9, 1996 | 5 Min. |
| 12:10 | 3. | Business Arising from the Minutes
a) 586 Toronto Street
b) 589 Toronto Street/Windows
c) Jubilee Heritage Resource Review
Neighbourhood Plan Workshop
February 21, 1996 7:00-9:00 p.m. | |
| 12:15 | 4. | For Preliminary Review
645 Battery Street. Development Permit Application
Proposed Exterior Alterations to a Heritage
Designated House. Heritage Designation Bylaw
#334. Application of M. Miller for J. West.
Zoned R-2 Two Family Dwelling District.

M. Miller will attend at 12:15 p.m. | 25 Min. |
| 12:40 | 5. | Owner Request for Heritage Designation
1347 Pembroke Street. Owner request to
designate a Heritage Registry House.
Zoned R1-B Single Family Dwelling District.
For Recommendation to Council. | 10 Min. |
| 12:50 | 6. | Owner Request for Heritage Designation
304 Robertson Street. Owner request to
designate a Non-Heritage Registry house.
Zoned R1-B Single Family Dwelling District. | 10 Min. |

645 Battery Street - Development Permit Application Proposed Exterior Alterations to a Heritage Designated House. Heritage Designation Bylaw #334. Application of M. Miller for J. West. Zoned R-2 Two Family Dwelling District. **For Preliminary Review.**

Mr. Murray Miller outlined the proposal which is to restore a number of exterior features and to add three new roof dormers to the existing house. It is further proposed to remove the existing stair on the north elevation and to add a new front door to the main floor.

The proposed work will include the following:

East elevation: New dormer.

North elevation: Restore second floor window on north elevation and remove existing door landing and stair; restore existing porch; restore collar beam and posts and brackets in gable; add new door on ground floor off porch; add new porch railing; restore brackets at eave of porch roof.

South elevation: Relocate stair to lower deck at rear of property; remove balcony on southwest corner and reinstate gable roof; remove all existing deck and stair balusters and replace with new vertical square balusters, new railings and decorative posts.

West elevation: New porch railing and balustrade; add two new dormers on roof; and move one skylight.

Melinda Seyler commended Mr. Murray on his drawings which clearly outlined the proposal. In answer to her question regarding the structural soundness of the building, Mr. Miller replied this will be examined at the next stage of the development.

Nick Bawlf asked about the skylights and the size of the dormer on the east side.

Al Fry asked if the roof will be replaced with duroid shingles, and Mr. Murray replied he was uncertain about the roof.

John Coe asked about the finished height of dormers, and Mr. Miller replied he did not know the exact height at this stage but they would be kept low.

Rick Goodacre inquired if the intent was to retain the original door.

MOVED

SECONDED

That the proposed exterior alterations be given preliminary approval in principle, and the applicant be asked to submit detailed plans for a development permit application review.

CARRIED

Mr. Miller returned and was advised of the motion.

1347 Pembroke Street - Owner request to designate a Heritage Registry house.
Zoned R1-B Single Family Dwelling District.

The house at 1347 Pembroke Street was built in 1891 for Captain Mark Pike, a sea captain who worked for the Victoria Sealing Company and who was the port captain for 10 years at Hecate on the west coast of Vancouver Island.

It is a modest example of a Victorian cottage with symmetrical bay windows on the front facade and horizontal drop wood siding typical of the period. Photographs from 1981 reveal that the original front door has been replaced with a new door of a different design.

Andrew Rushforth left at 12:45

MOVED

SECONDED

That, whereas the house at 1347 Pembroke Street is worthy of heritage designation, City Council designate it as a Municipal Heritage site, and further,

Future changes to the exterior of the building to be in accordance with the City's guidelines for rehabilitation and restoration of designated and listed heritage buildings.

CARRIED

There was a discussion regarding priorities for restoration and funding priorities including the restoration of the original front door design, more appropriate dormers, and a suitable paint scheme. However, there was concern expressed regarding the appropriateness of the Heritage Advisory Committee commenting or making recommendations on these issues. It was suggested that there be further dialogue with the Victoria Heritage Foundation on these issues.