



Richard Carr House

THE HALLMARK SOCIETY

Dedicated to Preserving Historic and Architectural Landmarks
in the Capital Regional District

Telephone 382-4755

April 2, 1986.

Her Worship the Mayor and Members of Council
City Hall
#1 Centennial Square
Victoria, B. C. *V8W1P5*

Your Worship and Members of Council:

Re: Battery Street Area of James Bay

The Hallmark Society wishes to advise you they are in total agreement with the Heritage Advisory Committee decision that the heritage house at 648 Battery Street be designated. Further, we feel 648 Battery, 652 Battery and 647 Niagara Street qualify for designation. We are opposed to any development or drastic change to the area which would detract from the heritage value of the streetscape. We also support fully any further heritage designations which may be applied for in that area.

The entire James Bay area of Victoria is a very vibrant and historically important part of the community--any further unsympathetic development is unacceptable. Attached is a copy of our letter of July 9, 1984 requesting Council to commission a special study and putting all proposed changes on hold until that study is completed. We again urge you to institute such a study.

The residents of Battery Street and surrounding areas are once again threatened with development that may change the entire area.

We support the decision and urge you to take a very firm stand in the matter.

Thank you for your attention.

Yours truly,

Paul Convey
President

PC:m1
encl.

cc Heritage Advisory Committee
Alderman Suzanne Hanson

April 17, 1986

Mayor Gretchen Brewin
City of Victoria
#1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Madam Mayor;

Re: Battery Street Heritage Cluster

My husband and I recently purchased a heritage house in the Battery Street cluster. The strong sense of neighborhood in this area was an important factor in our decision to buy this property, and to invest considerable money and effort in restoring our handsome but run-down old house. However, should we and our neighbors be expected to invest heavily in improving low-density houses while the area is under threat of redevelopment to high-density uses?

In our short time here we have been surprised by the number of people (presumably from all types of housing) who stroll along the sidewalks. This heritage neighborhood is a place where residents and non-residents alike walk and enjoy the surroundings as one does in a park. The Battery Street cluster is an economic asset for the City (tourism benefits), and an aesthetic amenity for all Victorians, as well as a good place to live.

Council has expressed its intention to preserve the single-family areas of James Bay from redevelopment, and most of its land-use planning decisions have reflected this intention. The problem lies not in Council's present policies, but in real-estate investors' perception of its resolve to maintain its policies. Developers and speculators are clearly not convinced that the objective of low-density will continue indefinitely. This neighborhood--and indeed most of James Bay's single-family areas--continue to be sprinkled with tenanted houses apparently held as speculative investments.

All too frequently the investor/owners do not undertake the maintenance necessary to extend the lives of their buildings. This is so even when proper maintenance would be cost-effective and when the buildings are of the maximum permitted density under their existing zoning. Also, investors have purchased properties in this area at prices which are not justified by market values for single-family dwellings. Demolition-by-neglect discourages neighboring owners from improving their own houses, and speculative investment puts the heritage houses out of the reach of rehabilitators.

These problems are not hypothetical--there is a "deferred maintenance" duplex right next to our house! In its present condition it could be restored; in a few years it will be beyond repair. Whatever Council's intentions for the area, investors' perceptions and the decisions they make based upon them can create a "self-fulfilling prophesy". Uncertainty can plant the seeds of neighborhood deterioration.

I am not opposed to land investment, nor to sensible urban redevelopment. There is obviously a need for rental accomodation as well as owner-occupied houses, for people of varying ages, incomes and family circumstances. But stable single-family neighborhoods, especially those with heritage character, and especially in James Bay, are endangered. They are irreplaceable amenities that Victoria must take every measure to protect.

Council can solve this problem. A clear and unequivocal message must be sent to developers and real-estate speculators that the City is strongly resolved to preserve its heritage neighborhoods! Statements of intent--even when expressed in the official community plan--are not enough. My husband and I have applied for heritage designation for our house, but designation of individual houses is not enough.

I strongly urge that Council down-zone this neighborhood to single-family density, and that an area heritage designation be enacted to provide both design- and demolition-control. These actions would ensure neighborhood stability, and promote rehabilitation and home improvements in the area. They would raise, not lower, most property values. Each owner would face additional restrictions, but would also benefit from the restrictions placed upon his/her neighbors: compensation-for-designation should therefore not be required. Such measures would provide effective protection for a unique community resource, and would benefit all Victorians.

Yours truly,

Patricia Ann Huot

Mrs. Patricia Ann Huot
58 Government Street

c.c. Ald. Erik Simmons
Planning Chairman

Ald. Suzanne Hanson, Council Representative
Victoria Heritage Advisory Committee

Mr. Gordon Denford, Chairman
Advisory Planning Commission

Mr. Kerry Armour, Chairman,
Victoria Heritage Advisory Committee

Mr. Jim Rawlings, Chairman
Neighborhood Environment Committee

Mr. Paul Convey, President
The Hallmark Society



City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
(604) 385-5711

City of **VICTORIA** British Columbia

May 5, 1986

Mr. J.H. Bramley
Municipal Manager
City of Victoria

Re: Demolition Permit Application - 648 Battery Street
Residential Heritage Registry Building

Would you please place this item on the agenda for City Council's meeting on May 8, 1986.

An application dated April 30, 1986 has been made for demolition of the Heritage Registry house at 648 Battery Street. The house, constructed around the turn of the century, is a single family dwelling.

The existing zoning for the house is R-2 Two Family Dwelling District (Duplex) which permits single family dwellings, two family dwellings, multiple dwelling conversions and rest home - Class B conversions. * (Buildings constructed before 1931)

No building permit application or plans have been submitted for a building to replace the existing structure.

At its meeting on April 21, 1986 the Heritage Advisory Committee recommended that the building be retained on the Heritage Registry. This recommendation was endorsed by Council's Committee of the Whole at its meeting on May 1, 1986.

RECOMMENDATION

1. That City Council resolve, pursuant to Section 14(1)(o) of the Heritage Conservation Act, that for a period not exceeding 30 days no person shall alter, damage or destroy the building structure or land at 648 Battery Street (lot 23).

2. This matter be referred to the Heritage Advisory Committee for consideration and report.
- * Note 1 Conversion only for buildings constructed before 1931. Rest home - Class B means a facility in which food, lodging and care are provided with or without charge to more than two but not more than twenty persons, other than members of the operator's family, who, on account of age, infirmity or their physical, mental or psychiatric condition, are given personal care, but does not include a facility in which persons are detained as prisoners pursuant to judicial process, or a facility in which persons are treated for alcohol or drug addiction.
- Note 2 Council may wish to advise the owner that any re-zoning of this site is contrary to Council's land use policies for the area.



Brian Sikstrom
Planning Officer

c.c. Chairman, Heritage Advisory Committee
Alderman Suzanne Hansen



City Hall
Centennial Square
Victoria, B.C.
V8W 1P6
(604) 385-5711

City of **VICTORIA** British Columbia

May 6, 1986

Mr. Paul Convey,
President,
Hallmark Society,
207 Government Street,
Victoria, B.C.
V8V 2K8

Dear Mr. Convey,

Re: Battery Street

At its meeting on April 21, 1986 the Heritage Advisory Committee reviewed correspondence (including your letter to the Mayor and Council) regarding conservation of the neighborhood, streetscapes and heritage designation of individual houses.

At the meeting the Committee also heard presentations from Battery Street residents.

The Committee's recommendations to City Council included the following:

1. That the houses at 648 and 652 Battery Street be retained on the City's Heritage Registry;
2. That the house at 647 Niagara Street be added to the City's Heritage Registry, and
3. That the City consider designating the Battery-Paddon Avenue heritage cluster a Heritage Development Permit Area as enabled under the Municipal Act, 1985 (Bill 62).

These Committee recommendations and others on owner requests for designation in the area were forwarded for consideration by Council's Committee of the Whole at its meeting on May 1, 1986.

Thank you for your letter and the interest you and the Hallmark Society have shown.

Yours truly,

Secretary,
Heritage Advisory Committee

c.c. Kerry Armour, Chairman of H.A.C.
Alderman Suzanne Hansen

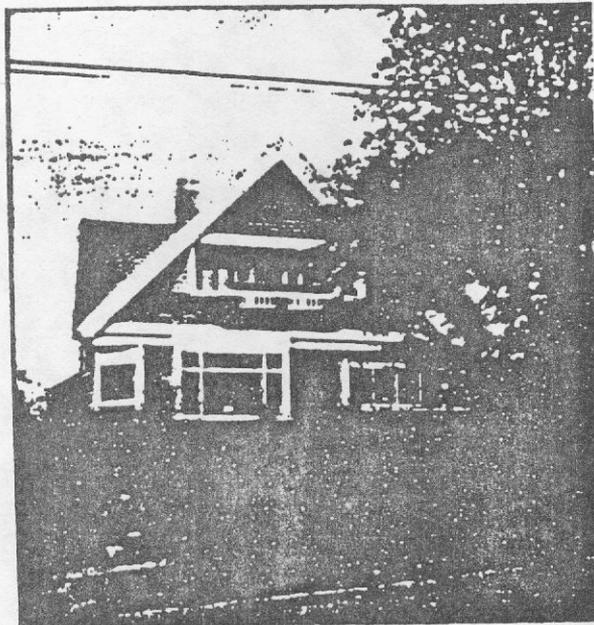
648 Battery St. Designation
approved

14 May 1986
HAC

INFORMATION SHEET

REQUEST FOR DEMOLITION

BUILDING ADDRESS: 648 BATTERY STREET
DATE OF CONSTRUCTION: May 14, 1907
LEGAL DESCRIPTION: Lot 23, Section BF, Plan 248
HERITAGE STATUS: Registry
ZONING: R-2
ADJACENT ZONING: R-2 & R3-2
PRESENT USE: Single Family Dwelling
PRESENT OWNER: Beacon Hill Enterprises



648 BATTERY



3. REFERRAL FROM CITY COUNCIL FOR REPORT TO COUNCIL

648 Battery Street Proposed demolition of a Heritage Registry House. Zoned: R-2 (Two Family Dwelling District).

The Committee discussed the heritage merits of the house as well as the streetscape. The discussion also covered the methods that might be employed to retain the character of the street. Concern was expressed that a demolition permit could be obtained without plans being submitted for a replacement.

MOVED

SECONDED

That pursuant to Section 11 of the Heritage Conservation Act the house at 648 Battery Street be designated a municipal heritage site.

CARRIED

4. REFERRAL FROM CITY COUNCIL FOR RECOMMENDATION TO COUNCIL

563 Johnson Street Proposed alterations to a Heritage Registry building. Zoned: CA-3C (Old Town) Development Permit Area.

Mr. Sikstrom of the Planning Department provided background information and Mr. Michael Williams attended to outline the proposal.

MOVED

SECONDED

That the plans date stamped April 24th, 1986 be approved.

CARRIED

The Committee expressed its concern that a glass block treatment proposed for two 2nd floor side windows was not in keeping with the heritage character of the building and obscure wire windows be considered as an alternative. The Committee also suggested the addition of a parapet to the building be deleted from the proposal.

1006 Government Street Proposed awning on a heritage designated building. (Heritage Designation Bylaw #8). Zoned: CA-3 (Central Area General Commercial). Development Permit Area.

Mr. Rick Przybysz attended to outline the proposal.

Fairfield Community Association



Fairfield Community Place
1335 Thurlow Street
Victoria, B.C. V8S 5K2
Tel. (604) 382-4604

May 15, 1986

Mayor and Council
City of Victoria
#1, Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Mayor Brewin and Council:

Re: Battery Street

The Fairfield Community Association would like to voice its concern for the proposal to spot zone on Battery Street to permit nursing home construction.

As you know, it is important to maintain a mixture of housing types in any neighbourhood in order to ensure a healthy living environment. James Bay, Victoria's oldest residential neighbourhood, already has more than its share of multi-resident buildings. It has already lost much of its historic character; only a few areas remain where vintage single family residences set the tone. Battery Street is one of these.

The particular property at issue--648 Battery Street--is a "listed" heritage building. The proposal to create a nursing home would have this fine family residence demolished and the character of the neighbourhood forever changed.

The Fairfield Community Association is not opposed to the construction of nursing homes per se. But in this case, heritage and neighbourhood values clearly outweigh the need for a nursing home in this location.

Yours truly,

Derek Dashwood
President

DD:jm
cc: Hallmark Society
James Bay Community Association