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City of VICTORIA British Columbia

October 18, 1990

Memo to: Chairman and Members, Heritage Advisory Committee

From: S. Barber, Senior Planner

Re: 652 Battery Street. Proposed exterior alterations to a Heritage Registry House. The Renovation Shop for J. Baker. Development Permit Application No. 1127. Zoned R-2 Two Family Dwelling District. FOR RECOMMENDATION TO COUNCIL.

1.0 Summary

This application is to enclose the existing porch on the Heritage Registry house at 652 Battery Street with wood framed glass windows. As it is in the Battery Street Development Permit area, Council's design approval is required.

2.0 Recommendation

That City Council reject Development Permit Application No. 1127 as the proposal will detract from the depth and character of the porch and create an appearance radically different from the original.

3.0 Background/Analysis

3.1 The Proposal

The proposal is to totally enclose the existing covered porch on the front elevation of the Heritage Registry house at 652 Battery Street. The enclosure would totally enclose the existing porch of 19.88m² with wood framed glass windows and new french doors for the entry.

3.2 Existing Standards/Guidelines

The Guidelines for Rehabilitation and Restoration of Designated and Registry Heritage Buildings of the City of Victoria states:

- "1. The distinguishing original qualities or character of a building, structure, or site should not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided."

The Rehabilitation Principles and Guidelines of the British Columbia Heritage Trust states under the heading 'Entrances and Porches':

"Entrances and porches, particularly those on primary elevations, are quite often the focus of heritage buildings. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building."

Not Recommended:

"Removing or radically changing entrances and porches which are important in defining the overall historic character of the building.

Enclosing porches in a manner that detracts from their depth and character or creates an appearance radically different from the original."

3.3 Discussion

Whereas this proposal violates the above guidelines, it is recommended the application be REJECTED. As it is the Planning Department's understanding that the purpose for the enclosure is to improve the heat loss characteristics of the house, that the applicant be advised to investigate weather stripping of doors and windows and increased insulation in the wall of the house to compensate for the above.

SB/lc

HERITAGE: 652 Battery

CITY OF VICTORIA
HERITAGE ADVISORY COMMITTEE
MINUTES OF REGULAR MEETING
TUESDAY, NOVEMBER 13, 1990

<p><u>PRESENT:</u> H. Symonds (Chairman) A. Fry B. Baxter J. West P. Walton A. Rushforth C. Campbell G. Keddy J. Barr</p>	<p>Staff: S. Barber L. Carrington J. Burrows</p>
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ANNOUNCEMENTS:

1. Jim Burrows advised that the Committee of the Whole at its meeting of November 8, 1990 endorsed the consultant's report outlining the Victoria City Archives Mandate.

MINUTES:

MOVED

SECONDED

That the Minutes of the Special meeting of October 23, 1990 be adopted as distributed.

CARRIED

BUSINESS ARISING FROM THE MINUTES

652 Battery Street

Mr. Barber advised that Committee of the Whole upheld the Heritage Advisory Committee's previous recommendation from its meeting of October 23, 1990 that the proposed exterior alterations to the Heritage Registry house at 652 Battery Street be modified to take into consideration various concerns outlined by the Committee. The applicant, however, is totally opposed to any modifications to her design claiming that she is not prepared to spend additional money on new drawings. Mr. Barber offered an alternative solution to the applicant which was to remove and store the existing railings. Committee indicated they were opposed to this proposal.

The Chairman commented that the Committee made every effort to meet a compromise with the applicant previously and did their utmost to accommodate her.

Committee recommended that the following comments be forwarded to the applicant:

1. Revise existing drawings to show the installation of the proposed wood framed windows behind the existing porch structure and railing.
2. That Committee is opposed to the removal and storage of the existing railings.
3. In order to protect the integrity of the existing walls of the house which will be enclosed by the proposed porch, a restrictive covenant be a condition of approval of the porch enclosure.

John West left at 12:15 p.m.

CITY COUNCIL REFERRAL FOR RECOMMENDATION TO COUNCIL. 1129 Wharf Street/15 Bastion Square. Proposed sign "HARPO'S" for a Heritage Designated Building. Bayliss Signs for Harpo's Cabaret. Heritage Designation Bylaw No. 6. Zoned CA-3C Old Town District. FOR RECOMMENDATION TO COUNCIL.

Mr. Barber reiterated that the Heritage Advisory Committee rejected the previous proposal at its meeting of September 25, 1990 and it was also rejected by City Council on October 11, 1990. Although the new proposal is a considerable improvement by rendering the background opaque, it would still be preferable to render the same design in a neon tube which would provide a softer and less obtrusive form of illumination.

Mr. Will Lennox was present to outline the revised proposal and stated that he felt the proposed sign was within the guidelines of the existing Sign and Awning Guidelines. In reply to a question from Committee as to why the sign couldn't be neon, Mr. Lennox replied that for one reason the sign would have to be totally rebuilt, and the other reason being that the sign is currently under contract with Harpo's for three years. It was his opinion that the combination of plastic and neon created a very desirable effect. The existing sign has actually been on the building for 15 years and is now being moved from the front of the building to the side. The words "HARPO'S" Live Music and the 1 1/2" wide border around it will be lit at night only.