

628 Battery Street
Victoria, B.C.
V8V 1E5
October 30, 1989

Heritage Advisory Committee
c/o Steve Barber
City Hall
1 Centennial Square
Victoria, B.C.

RECEIVED

OCT 31 1989

PLANNING DEPARTMENT

Re: Alterations to Heritage Designated House, 628 Battery St.

We request permission to add two basement windows to the east side of our house. At the moment only one small window exists on that side, but three windows are on the west basement wall. Our intention would be to match exactly the configuration of the windows on the west wall, which is illustrated in the attached sketch.

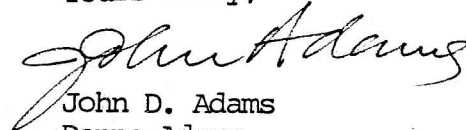
The outside dimensions of the window frames are 31 inches high by 35 inches across. Frames and sashes are entirely of wood. Our intention is to duplicate the existing ones in every detail.

The east basement wall of the house is barely visible from the street, since a picket fence runs very close to it and plantings on both sides obscure most of the basement wall.

We wish to make this change to create more usable space in our basement.

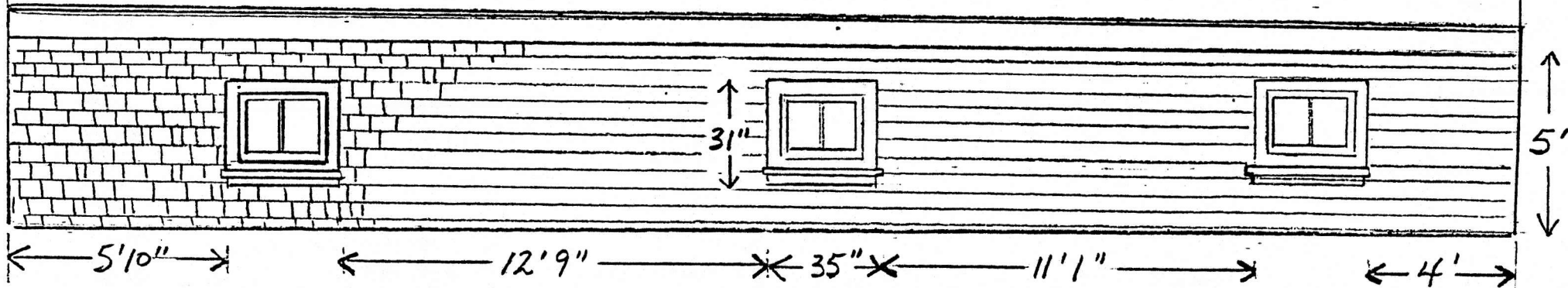
Please call me if you have any questions about our request. Thank you for your consideration.

Yours truly,



John D. Adams
Donna Adams
Owners, 628 Battery St.

628 BATTERY STREET - EAST ELEVATION
PROPOSED ADDITION OF TWO EXTRA BASEMENT
WINDOWS TO MATCH AN EXISTING ONE.



The basement wall on this side is barely visible from the street due to a picket fence and plantings along the fence.

The middle window now exists. The other two will match exactly and will be spaced to duplicate three original basement windows on the west side of the house.



City Hall
Centennial Square
Victoria, Vancouver Island
British Columbia V8W 1P6
Telephone (604) 385-5711
FAX (604) 385-3592

City of VICTORIA British Columbia

November 7, 1989

TO: Chairman and Members
Heritage Advisory Committee

FROM: Steve Barber
Planning Department

RE: 628 BATTERY STREET - Proposed Exterior Alterations to
Heritage Designated House - J. & D. Adams
Heritage Designation By-law #233
Zoned - R-2 Two Family Dwelling District

1.0 SUMMARY

This is an application to install two new wood windows on the basement level on the east side of the existing heritage designated house.

2. RECOMMENDATION

That pursuant to Heritage Designation By-law #233, Council authorize the issuance of a building permit in accordance with:

1. Plans dated October 31, 1989;
2. Development meeting all by-law requirements;
3. Final plans to be in substantial conformity with the plans identified above to the satisfaction of the Director of Planning.

3. BACKGROUND/ANALYSIS

3.1 The Proposal

As described in the attached letter from the owner, the proposal is to install two new wood frame basement windows on the east side at the basement of the existing designated house. The new windows will match the details of the existing windows.

3.2 Existing Standards/Guidelines

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

"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

Whereas the proposal is in compliance with the above standards, it is recommended this application be approved.

Attachment

CITY COUNCIL REFERRAL FOR RECOMMENDATION TO COUNCIL. 628
Battery Street. Proposed exterior alterations to a Heritage
Designated House. J & D Adams. Heritage Designation Bylaw No.
233. Zoned R-2 Two Family Dwelling District. FOR
RECOMMENDATION TO COUNCIL.

Mr. John Adams was present to outline the proposal which is to
install two new wood windows on the basement level on the east
side of the existing heritage designated house at 628 Battery
Street. The new windows will match the details of the existing
windows.

MOVED

SECONDED

That pursuant to Heritage Designation Bylaw No. 233, City
Council authorize the issuance of a building permit in
accordance with:

1. Plans dated October 31, 1989;
2. Development meeting all bylaw requirements;
3. Final plans to be in substantial conformity with the plans
identified above to the satisfaction of the Director of
Planning.

CARRIED

Owner Request for Heritage Designation. 1994 Leighton Road.
Owner request to designate a non-Heritage Registry House.
Zoned R1-B Single Family Dwelling District. FOR RECOMMENDATION
TO COUNCIL.

Committee considered the request by the owner to designate the
non-Heritage Registry house at 1994 Leighton Road and felt that
the house does not have significant heritage merit.

MOVED

SECONDED

That as the non-Heritage Registry House at 1994 Leighton Road
is not part of any grouping of heritage homes in the area and
does not have any significant heritage merit, that it not be
designated a Municipal Heritage site.

CARRIED