

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
OCTOBER 12, 2021**

Present: Avery Bonner
Doug Campbell
Helen Edwards
Graham Walker
Jim Kerr
Pamela Madoff, Chair
Shari Khadem
Steve Barber

Regrets: Kirby Delaney
Aaron Usatch

Guests: 1734 Hollywood Crescent -HD – Amit and Karishma Sethi
560-564 Johnson Street -DHAP – Melanie Gillis, John Dam (Architect)
1218 Wharf Street -DHAP – Ben Schweitzer
888 Government Street -DHAP – Johnathan Sipos

Staff: John O'Reilly, Senior Heritage Planner
Laura Saretsky, Heritage Planner
Alena Hickman, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Agenda

Moved by Doug Campbell

Seconded by Steve Barber

Carried (unanimously)

2. Adoption of the Minutes of the September 10, 2021 Meeting

Moved by Jim Kerr

Seconded by Shari Khadem

Carried (unanimously)

3. Business Arising from the Minutes

- N/A

4. Announcements

- Heritage Designation Application No. 000197 for 645-647 Pine Street has been withdrawn at the request of the applicant

- The July 1, 2020-December 2021 HAPL appointment term is ending on December 31, 2021. Members who desire to stay on the panel must reapply if they have not served three consecutive terms.
 - i. Panel requested staff to identify which members can/not reapply for recruitment.
 - ii. Have there been any discussion or updates on moving back to in-person meetings?
 - Staff anticipated that the province would enter Phase Four of its re-opening plan on September 7th and that in person meetings could resume then. Due to an increase in COVID cases, BC is still in phase 3. Management have not confirmed when the City will return to in-person meetings. HVAC updates to the Council Chambers and meeting rooms have been completed. Staff will provide a further update at the November HAPL meeting.

5. Heritage Designation Application No. 000198 for 1734 Hollywood Crescent

John O'Reilly provided a brief presentation.

Panel Discussion and Comments

- One photo shows a projecting bay but is not there on the drawings, is that something that is being removed? The intent is to remove it because it would interfere with the stairway. Would the removal of that bay interfere with the stained glass? No. Is the second projecting bay closer to the front of the house being retained? Yes.
- Is there a garage associated with this application? No. There are 4 surface parking spaces, two at the front and two at the rear.
- Can you indicate where the two spaces at the front of the house would be located? They would be to the left-hand side of the house, at the southwest corner. Are the parking spots in the side yard side by side? Yes.
- Are we voting on the designation or commenting on the proposal as well? The question is does the building retain character and integrity enough to be designated with the renovations proposed? If you wish to comment on the character or detail of the application, you may do that as well.
- Are the existing windows wood? Most of them are still the original wood. Are they conserving the front stair and balustrade? They need to be replaced because they are not stable, but they will be replaced as is. Are the new windows proposed to be vinyl? Correct. Will the existing wood windows be retained? Yes, they should be retained. The windows that go into the new extension are a different question given that it's not part of the building that is original.
- Is there a change of grade where the walls that flank the stairs at the front come together? There is a staircase down to a landing. Will there be new doors and windows down to that point? Yes, and a railing to the new staircase down. What is the proposed construction of the deck stairs and railing on the side street elevation? The deck will be wood, and the railing will be metal. If investigation indicates that the house had shingles in the gables, and it was wood siding under the stucco would you be willing to restore the house to the original materials? It would be nice to have the original plans to see if it was stucco originally. Yes, absolutely we would do that.

Panels Comments & concerns:

- Concern with the proposed sliding glass door. Suggest something like a wood casement door would be a better more appropriate form in keeping with the character of the house.
- Applicants want to keep the extension similar to the existing house to keep the house unified.

Option One - Approve As-is

Motion: That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 1734 Hollywood Crescent, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, subject to the following features being conserved:

- original stained-glass, multi-paned and double hung wood windows above the basement level;
- enclosed front porch with tapered piers and square columns; and
- original architectural detailing and cladding above the basement level, including brackets and shingle cladding in the gables.

Moved by: Doug Campbell

Seconded by: Avery Bonner

Carried: Unanimously

Secondary Motion: That the Heritage Advisory Panel recommend that the applicant consider the following revisions:

- Install wooden casement patio doors rather than patio sliders;
- New windows should be wooden windows;
- Deck railings and balustrades should be of wooden construction;
- More design attention paid to the decks and stairs on both sides to make them more in keeping with original craftsman design;
- Consideration of the addition of a window on the east elevation of the proposed addition;
- The consideration of the restoration of the original building cladding as evidenced during an exploratory process.

Moved by Doug Campbell

Seconded by Jim Kerr

Carried (unanimously)

6. Delegated Heritage Alteration Permit No.00182 for 560-564 Johnson Street

No formal minutes were recorded.

7. Delegated Heritage Alteration Permit No.00183 for 1218 Wharf Street

No formal minutes were recorded.

8. **Delegated Heritage Alteration Permit No.00184 for 888 Government Street**

No formal minutes were recorded.

9. Robert Street Heritage Conservation Area Plan

Shari Khadem recused herself from the remainder of the meeting.

Panel Discussion and Comments

- Are the homeowners or building owners all on board with this initiative? The ratio of support was around 75%; the citizen lead policy didn't require 100% support.
- Are there other initiatives like this one currently underway? Yes, we have a nomination for Lewis Street and South Turner Street as well.
- Can you explain why the two houses built in 1955 are being excluded? These houses were not part of either era of significance from the street and did not have the same story. They have rudimentary designs with minimal detailing. Therefore, we chose to exclude these. Looking at them, they are not as pleasing to the eye.
- Design guidelines are a tricky thing and I think there is a happy medium in this report, excellent wording, and descriptive guidelines. Appreciation for the examples given on page 24 & 25. I agree these would be appropriate in the neighbourhood. There could be room for a bit more diversity in these examples. Would like to see an example of something a bit more modest and less expensive. Appreciation for the historical background that was given in the report.
- Perhaps a memorial garden or something to pay homage to indigenous history. There are some burial grounds around which we avoided speaking to in the presentation because of the sensitivity of such sites, but we will look at something moving forward. Marine tours and how to tell that story without drawing attention and how to do it in the best most appropriate way.
- Recommend including images of new multi-family homes that could fit with the district, but have compatible heritage character, and including images of more affordable looking character homes.

Option One

That the Heritage Advisory Panel recommends:

1. That Council approve the designation of the portion of Robert Street shown in the draft Robert Street Heritage Conservation Area Guidelines Document as a Heritage Conservation Area, pursuant to Section 614 of the *Local Government Act*; and
2. That Council approve the draft Robert Street Heritage Conservation Area Guidelines as presented.

Moved by Steve Barber

Seconded by Helen Edwards

Carried (unanimously)

Motion to adjourn: Steve Barber Seconded: Jim Kerr Adjournment: (Unanimous)

Adjourned at 2:00pm