

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
AUGUST 20, 2019**

Present: Pamela Madoff, Chair
Doug Campbell
Katie Cummer
Shari Khadem
Graham Walker

Absent: Julie Br  h  ret, Hal Kalman, Lisa MacIntosh, Connie Quaedvlieg

Staff: John O'Reilly, Senior Heritage Planner
Lucina Baryluk, Senior Planner
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at 12:05 pm.

**1. 1040 Moss Street (Art Gallery of Greater Victoria)
Development Permit Application No. 000553**

Attendees: Carl-Jan Rupp, Rance Mok (HCMA Architecture + Design); Jon Tupper, Janyce Ronson, Leslie Hildebrandt (Art Gallery of Greater Victoria); Kaeley Wiseman (CitySpaces)

John O'Reilly provided a brief introduction. Carl-Jan Rupp and Jon Tupper presented.

Panel Questions and Comments

- Has an assessment of the potential significance of the 1977 building been done? John O'Reilly: No.
- Has there been further discussion about heritage designation of the Spencer Mansion? Jon Tupper: The AGGV Board of Directors is reluctant to have the mansion heritage designated. They are concerned about the ability to make changes to the mansion if it is designated; however, they are aware that designation would open up funding possibilities.
- Besides the mansion, what will be retained? Carl-Jan Rupp: A rear portion of the 1977 addition will be retained for functional and financial reasons.
- The plans show some changes to the fa  ade of the mansion. Why is that? Carl-Jan Rupp: It is necessary to undo some of the previous changes to the mansion to facilitate the connection of the new building (the "cloud"). What is the proposed material for the "cloud"? Carl-Jan Rupp: Metal.
- The reduction of the connector from two storeys to one storey is positive as this will improve the views of the mansion significantly. Will the second floor of the mansion be accessible? Carl-Jan Rupp: There will eventually be an elevator inside the mansion. This is not part of the current proposal.
- Regarding the ground floor plan, if the stair element at the corner of the proposed lobby space was rotated 90 degrees, it would open up views of the mansion from the street. Carl-Jan Rupp: The decision was made to bias the stair element towards the visitor's experience of openness at the cost of a view of the mansion from that corner. The landscaping will be integral to the interior experience and is considered to be of higher value than the view of the mansion.

- Regarding the third storey galleries, will there be windows or skylights to bring in natural light? Jon Tupper: To achieve Class A museum status, skylights are not recommended as the temperature and humidity must be mitigated. Windows are a problem for “museum air” and UV and lux levels of light must be controlled. Also the neighbours across Moss Street were concerned about privacy. Carl-Jan Rupp: In this proposal, passive natural measures have been introduced into open spaces to provide operational savings. Windows would increase capital and operational costs.
- Are the neighbours across Moss Street concerned about the loss of their view of the mansion, particularly the upper portion? Jon Tupper: No concern has been voiced by the neighbours and the current view is very restricted. The new construction will be pulled away from the mansion which allows for a better view of the mansion and more interaction with the garden.
- How significant are the changes between the original proposal and the current one? John O’Reilly: In principle, not a lot has changed. The impacts on Moss Street are generally the same; the shape of the stairway to the second storey is different; the physical impact on the mansion has decreased.
- What are the restoration plans for the mansion? John O’Reilly: The applicant intends to restore windows and portions of the front wall that were removed due to the 1977 addition. Evidence is available regarding original window details and siding which will serve as a basis for the rehabilitation. The recommended approach for an addition to a historic building is indicated in Guidelines 13 and 15.
- The footprint is limiting. The northwest solid element (the concrete staircase) that houses the coat room and office obstructs the visibility of the mansion.
- Currently only the cupola of the mansion can be seen from Moss Street; there are also views of the mansion from the corner and that will be restricted by the new building. The existing gallery is a fine modernist structure and that will be lost. However, there will be improvements to the view of the mansion as a whole through the new glass lobby. If the mansion is restored to its original glory, the contrast with the sleek, modern design of the addition will be exquisite.
- There are two areas that could make or break the project in terms of success:
 - the materiality of the “cloud”, how it functions, how it is faceted, and how it will perform as part of the streetscape
 - the view of the mansion from within the foyer and mezzanine could potentially highlight the mansion and become part of the experience from the inside and outside.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Development Permit Application No. 000553 for 1040 Moss Street be advanced subject to the applicant considering the following:

- consider taking measures to improve the visibility of the mansion from Moss Street
- reconsider the heritage designation of the mansion
- consider design refinements, including the stair element at the northwest corner of the building, in order to conserve the concentration of character-defining elements on the mansion as viewed from Moss Street.

Carried (unanimous)

2. **120 Douglas Street
Heritage Alteration Permit with Variances Application No. 00019**

Attendees: Charlotte Doiron, Sarah Jensen (Beacon Hill School Strata Owners)

John O'Reilly provided a brief introduction. Charlotte Doiron presented.

Panel Questions and Comments

- John O'Reilly: There will be a small gap between the proposed enclosure and the building. It will not be affixed to the building in any way.
- Will there be a light installed in the enclosure? Charlotte Doiron: A solar powered motion sensor light will be installed.
- The installation of a robust gate is suggested to prevent tampering by thieves. Charlotte Doiron: The proposal is for a cast iron or chain link gate.
- The proposed roofing could look soiled over time and will need to be maintained. Have other options been considered? Charlotte Doiron: The owners were concerned about enough light in the enclosure and a corrugated plastic is the best option. The building is well maintained by the owners and a gardener.
- Fire safety is a concern, but also the temptation presented by the bicycles being visible. The enclosure materials could be a combination of metal with permeable plexiglass behind it. John O'Reilly: The enclosure needs ventilation to prevent it from being like a greenhouse.
- It is positive that the enclosure will not touch the building and is demountable over a short period. More detail would be helpful such as how the fascia and eaves will compare to those of the building; transparent roof panels make sense, but they can be concealed.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00019 for 120 Douglas Street be approved with consideration given to the following:

- ventilation
- materiality of the door (metal versus wood)
- security

to the satisfaction of the Director of Sustainable Planning and Community Development.

Carried (unanimous)

3. **1702 Fernwood Road**
Heritage Alteration Permit with Variances Application No. 00017

Attendees: Nicole Parker and Jessica Allerton (Keay Architecture Ltd.)

Steve Barber provided a brief introduction. Nicole Parker presented.

Panel Questions and Comments

- Why does the railing at the front need to be changed? Nicole Parker: Due to building code requirements, an aluminum tube handrail will be installed on the recreated wood railing. The existing handrail is not the original.
- What is the proposed rezoning? Steve Barber: There are two existing units and the proposal is for an additional unit. Council will review the Rezoning Application and HAV Application concurrently.
- The provision of more rental housing and an additional parking stall is good. The variances are supportable. The addition to the rear wall is in keeping with the original house. The view from the street is not impacted.
- The fire provided an opportunity for adaptive reuse and the applicant has done that successfully.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances No. 00017 for 1702 Fernwood Road be approved as presented.

Carried (unanimous)

4. **1442 Elford Street**
Heritage Designation Application No. 000186

Attendees: Dan Hagel (applicant); Chris Gower (architect); Brian Kendrick (designer)

John O'Reilly provided a brief introduction. Chris Gower, Dan Hagel and Brian Kendrick presented.

Panel Questions and Comments

- What is the future of the chimney? Chris Gower: The chimney will be reinstated.
- The amount of glazing and the fenestration design on the lower level impacts the historic character. Chris Gower: The applicant is concerned about the liveability of the lower level suites. Much of the lower level will be concealed by landscaping and original window detailing will be replicated. The addition on the rear and the lower level will have different materials to be distinctive from the existing house.
- What is the condition of the foundation and the structure? Chris Gower: The foundation consists of old bricks from the original owner's brick yard. The foundation is not useable as it provides no seismic support. The existing building is a stiff light wood frame. It is expected that it will survive the move and raising. It will be seismically upgraded.
- Will the Rezoning Application be reviewed by the Panel? Steve: No, but the Panel can provide the applicant with general comments about the proposal through the Senior Heritage Planner.

- The Standards and Guidelines have been responded to well, the proposal provides more rental housing and the design has been done in a thoughtful way.
- The applicant wants the lower level to read as new; however, divided lights would give that level more substance.
- The raising will change the scale and massing of the house, but it is a positive project.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approved the designation of the property located at 1442 Elford Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)

5. **Adjournment** - 2:19 pm