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June 22, 2018

VIA: Email

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Mayor & Council
The City of Victoria
Planning & Building Department
1 Centennial Square
Victoria BC, V8W 1P6



Dear Mayor & Council:

**RE: MORGAN BLOCK (1314-1324 DOUGLAS ST.)
& WATSON & MCGREGOR (645-651 JOHNSON ST.)
HERITAGE DESIGNATION APPLICATION
Project No: 1522**

INTRODUCTION

Merrick Architecture is pleased to make the Heritage Designation Applications for the above noted buildings on behalf of our client and in conjunction with the related Heritage Alteration Permit Application. This proposal is to restore the existing two storey facades of the Morgan Block (314-1324 Douglas St.) and Watson & McGregor building (645-651 Johnson St.) in a historically sensitive manner and incorporate them into one cohesive development that maintains ground level commercial uses and introduces a new residential component above. Our client (284244 BC Ltd.) is a trust entity of the Morgan family which has owned the building for several generations and this project serves as a continuation of the family's legacy in the city and on this site.


The heritage character of both the Morgan Block and Watson & McGregor buildings is to be restored in line with the Heritage Conservation Plan contained within this application and the Standards and Guidelines for the Conservation of Historic Places in Canada. Some key elements of the conservation plan include re-instatement of an original raised parapet on the Douglas Street façade, the stripping of paint back to the original exposed brick, re-instatement of historically sensitive commercial storefronts, the restoration of original wood windows, and re-instatement of an original sheet metal upper cornice on the Johnson St. façade. The scale of the proposed building is also in keeping with the character of old town (no height or density variances requested) and the new floor levels are set back from the original building façades in a manner that maintains the readable scale of the original buildings and is visually secondary to them.

Please refer to the documents submitted for the Heritage Alteration Permit application (date March 7, 2018, revised June 26 2018) for further information on the proposed heritage restoration of these buildings. Please also refer to the Heritage Conservation Plans completed by Donald Luxton & Associates which speak to the heritage value and character of these buildings. We look forward to your review and consideration of our application. Please do not hesitate to contact us should you require any further information, have questions or require clarifications or supplemental materials in support of the application.

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Heritage Designation Application Letter
Project No. 1522 - Morgan Block & Watson & McGregor Building
June 22, 2018

Yours truly,
MERRICK ARCHITECTURE – BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.



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