

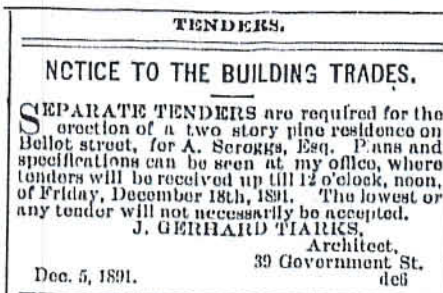
1139 Burdett Avenue

Heritage Restoration Plan

Stuart Stark, Heritage Consultant, July 2019 www.HeritageConsultants.ca

Brief History:

1139 Burdett Street is a two and a half storey house, in a rare Gothic-revival design, designed in 1891 and probably built in 1892. Designed by architect John Gerhard Tiarks, it is one of the earliest of his designs of his career that lasted from 1890 to his early death in 1901. It is the oldest house on this block of Burdett Avenue (formerly 61 Bellot Street, a dead-end road off Cook Street). [Heritage Designation By-Law 245. August 24, 1989]



1139 Burdett Street today; and Tender Call by Tiarks for Arthur Scroggs house Bellot Street. Colonist December 9, 1891.

Background:

1139 Burdett Street has had a series of owners since it was built. After Arthur Scroggs' untimely death in 1897 other owners made generally minor changes. After WW II, the house was used as a rooming house, with many interior changes.

In the mid 1990s, then-owners planned extensive renovations and a rear addition. Although a foundation was installed under the house at that time (when skirting may have been replaced), the rear addition was not built, though its foundation was laid, and the south (rear) elevation was compromised. Interior work was extensive, including removing of all of the lath and plaster and 95% of original mouldings and doors. Second floor ceilings were opened up into the attic space. Some exterior repairs were done on the trim (and possibly skirting) over the years with salvaged lumber.

The original exterior of the house (north, east and west elevations: front and two sides) is essentially intact, retaining original siding and trim. The rare, elaborate bargeboards and window detailing survive. Most of Tiark's trademark diamond-paned stained glass upper windows are still in place, but are missing in the east elevation (left side) staircase window. New, sympathetically designed stained glass was installed about 10-15 years ago in the front door, sidelights and transom window. The front stairs were unsympathetically rebuilt, and it is planned to restore them.

Project Intent:

To restore the three main facades of the house (front and two sides) while renovating the interior for suites; restoring chimneys; replicating original colour scheme; restoring front stairs; and adding a new rear addition for additional suites.

Exterior restoration:

Woodwork:

The exterior woodwork, generally in good shape, will be retained wherever possible. Minor areas of deteriorated wood will be replaced with matching wood profiles.

- Stabilize, repair, and protect the Character-Defining 2-piece carved Gothic-revival bargeboards on the front two gables of the house.

Windows:

- Repair & restore original wood double-hung windows on North, East and West elevations. Work will include paint stripping, removal and replacement of dried out/damaged glazing putty, replacement of broken or missing sash cords and sash locks, and replacement of missing multi-pane top sash lights in the west gable of the second floor of North (front) elevation; and second floor of West Elevation.
- Remove and replace historically incorrect aluminum windows on South (rear) elevation of West Gable with period-correct wood windows.
- Replace non-original textured glass in original stairway window on east side of the house with stained glass to match the rest of the original stained glass windows. (based on stair windows from other Tiarks designs)



Stained-glass windows at 1139 Burdett Avenue; and windows in the staircase/hall windows from Tiarks' own house on Gorge Road (archival photo. Heritage consultant's collection)

Roof:

- Reroof building with slate-coloured asphalt shingles simulating wood shingles.
- Replace gutters & down spouts with black gutter stock and round black downspouts.

Chimneys:

Repoint/rebuild two chimneys from roof line up, including new concrete chimney caps and metal flue liners for gas fireplaces. The larger of the two chimneys retains its original corbel design, the other one has been rebuilt straight over the years. The intention is to rebuild both to match Tiarks' original design. Research shows these chimneys match the chimney design on the Tiarks house at 508 Dallas Road. (See photos below)
Replace metal flashing & remove improper tar job.



*508 Dallas Road. Chimney on house by Tiarks, built 1895. Archival image c1900
Shows matching chimney design to 1139 Burdett Avenue, so a standard Tiarks' detail*



*1139 Burdett Avenue chimneys: Original design left; to be rebuilt, right.
Both chimneys will be taken down to roof and rebuilt to original design.*

Restoration of original Colour Scheme:

Repaint entire exterior in original paint scheme based on extensive paint investigation; sampling; and microscope analysis.



Preliminary paint colour testing by 'bulls-eye' method, showing different paint layers. This investigation was followed by extensive paint sampling for microscopic analysis.

Microscopic Analysis:

Between 80 to 100 paint samples were taken down to wood, then analysed under a binocular microscope to determine the original paint layers and colours on 1139 Burdett Avenue. The original paint colours are usually the best to restore a house to, as in 1892 the architect was responsible for both the design of the house and the original colour scheme, highlighting different areas of his architectural design.



The historically-accurate dark iron-oxide colour scheme with black trim and dark grey bargeboards and window trim was popular in the early 1890s. A few other buildings in Victoria have been recorded with similar colour schemes. The roof would be slate grey-black. See sample board for colours. (Rendering courtesy Christine Lintott architects)

Porch and Stairway:



Remove current electrical mast, meter and breaker panel box as well as 'Home Depot special' lights from front porch. New electrical mast will be on east side of house and new meters will be in electrical room at rear of the house.

Stairs were replaced (probably in the 1990s). They are not in keeping with the heritage design of the house. It is intended to rebuild them in an appropriate style by using other Tiarks-designed stairs as precedents for the restoration. See next page.

1139 Burdett Street only requires a railing on one side, like this example (below) at *Garrison House* on York Place, (designed by Tiarks in 1897; built in 1898; now demolished). It is intended to match the railing at the correct, historic height and increase the height for Code with a black iron railing above.



Staircase on *Garrison House*, York Place. (Archive photos courtesy Oak Bay Archives).





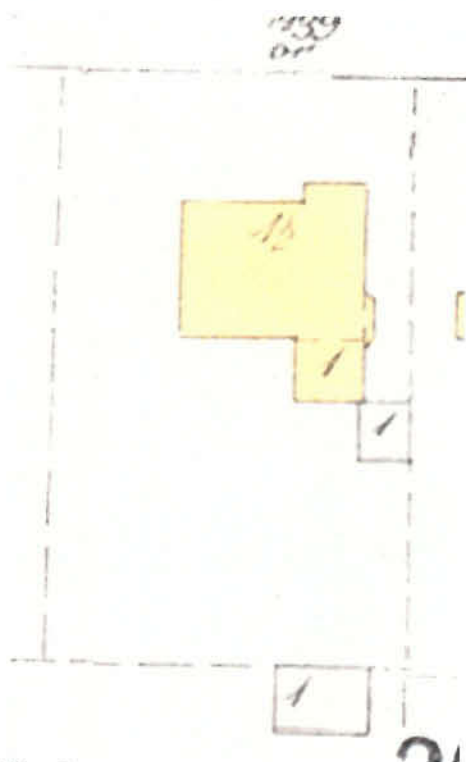
Proposed Staircase Restoration
1139 Burdett Street

- Design of newel post and stairs adapted from Tiarks' design for staircase from *Garrison House*, York Place. (photos on previous page)
- Adapted to take simple pipe railing to meet Code height, which would be painted black, the same as the main trim of the house. The restored wood railing would be at the same height as the original, based on replaced section of damaged trim on the building.
- With the removal of the current electrical box; electrical mast/pipe; and the inappropriate light fixture, the original ornate detailing of the porch will be revealed. It is proposed to work out final stair details with the Heritage Planner.

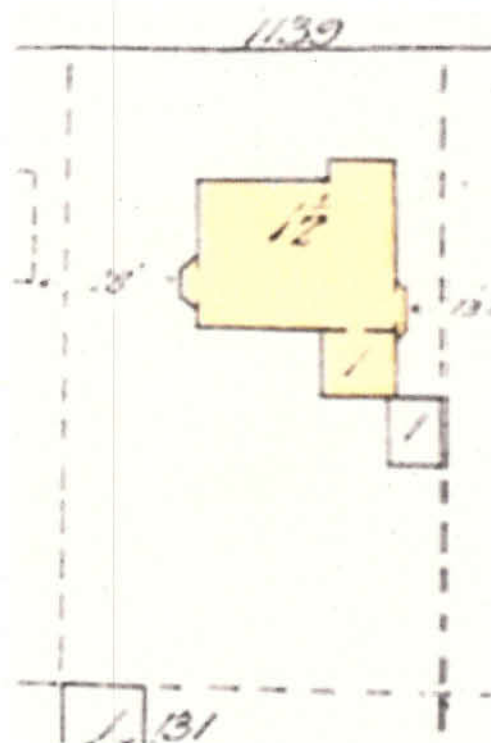
Addition of a pair of windows: west elevation (left side on these plans):

It is proposed to add a pair of double-hung windows to the west elevation (left side on these plans below), matching existing windows in the building to illuminate the proposed back suite. (as shown on architect's plans)

These windows are based on information in two Fire Insurance maps that shows the addition of a bay window in this location by 1911:



Fire Insurance map 1903



Fire Insurance Map 1911, revised 1913

Prior to the 1903 map, there had to have been a window in the SW main floor room. (bottom left on plan) Based on other windows in the house, it was likely a joined pair of double-hung windows facing west, over the side yard garden, in the location of the later bay window. [It is proposed to re-install a pair of wood, double-hung windows in this location]. See submitted architect's plans.

A bay window on the west elevation was then added by 1911, presumably to enlarge the room (probably used as a Dining Room). At some point, the bay window appears to have been moved to the rear, SW corner of the building (lower left corner in these plans) and made into a five-sided bay window. (See photos on next page) (**Note:** *Possibly this is a mistake on the Fire Insurance Map, but usually these maps are very trustworthy*) The current five-sided bay window contains four matching diamond-paned stained glass upper sash, presumably from the previous bay window.

The corner five-sided bay window will remain, alongside the re-instated pair of windows, which would vertically line up with a pair of double hung windows on the upper floor.



Five-sided bay window at SW corner of the house (rear view). This bay window contains original upper stained glass panels in each window. [Aluminum-framed window above will be replaced with wood sash]



West side of 1139 Burdett Avenue, showing proposed location of new pair of double-hung windows, replacing current (probably later) piano window. The re-installed pair of double-hung windows would vertically line up with the pair of windows above on the second floor.

Other Conservation / Maintenance Work:

- Prune / remove existing vegetation up against wood structure to improve air circulation & paint preservation.
- Clear away soil within 6-8 inches of bottom of wood skirting to prevent rot & termite potential.