

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
JULY 16, 2019**

Present: Pamela Madoff, Chair
Julie Bréhéret
Katie Cummer
Doug Campbell
Hal Kalman
Shari Khadem
Lisa MacIntosh
Graham Walker

Absent: Connie Quaedvlieg

Staff: John O'Reilly, Acting Senior Heritage Planner
Steve Barber, Heritage Planner
Alison Meyer, Assistant Director, Development Services
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the June 11, 2019 Meeting

Moved

Seconded

Carried

2. Announcements

- John O'Reilly: The Victoria Civic Heritage Trust will increase the funding for individual projects from \$50,000 to \$100,000 per building for the Building Incentive Program and Parapet Incentive Program to account for inflation over the past 30 years. It is expected that there will be more applications as a result of the increase. The VCHT will also have a cost consultant review other increases in costs due to changes to the BC Building Code seismic upgrading requirements. This will inform the Trust's budgeting and requests for funding from the City.
- There is a Modern Architecture (1945-1970) exhibit in the rotunda at 1515 Douglas Street until July 18th. In addition, there will be a public panel discussion, "The Future of Victoria's Modernist Legacy", on Thursday, July 18th at 7:00 pm in the same location.
- The Oak Bay Heritage Foundation is having a family-oriented architecture scavenger hunt on Saturday, July 20th, 1:00 to 3:00 pm. Meet at the Oak Bay Municipal Hall.
- Point Ellice House is presenting Archaeology Day on Sunday, July 28th, noon to 4:00 pm.
- Steve Barber has resigned from the Panel as he is working temporarily as a Heritage Planner for the City.

3. **1139 Burdett Avenue**
Heritage Alteration Permit Application No. 00232

Attendees: Tim Stemp (applicant, Harbinger Properties Inc.) and Grace Espedido, Tim Kindrat (Christine Lintott Architects), Stuart Stark (heritage consultant)

John O'Reilly provided a brief introduction. Tim Stemp presented.

Panel Questions and Comments

- What cladding will be used for the new addition? John O'Reilly: Hardie shingles.
- Where will the suites be located? Tim Stemp: There will be five in the existing building and two in the addition. What is the current use of the building? Tim Stemp: It is currently a single family dwelling. It was converted to a rooming house in the 30s or 40s and over the years it has been significantly altered with additions.
- What is a piano window? Stuart Stark: It is a narrow window often placed over a piano, popularized in Edwardian times and usually consisting of stained glass.
- Tim Stemp confirmed that the slope of the roof of the existing building changes in the rear due to the skylight and two gable ends.
- Will the chimneys be retained? Tim Stemp: Most of the interior walls were demolished in the 90s. The fireplace tiles are gone, but some of the mantles remain; all fireplaces were converted to gas stoves sitting on the hearth. The plan for the chimneys is to repoint or rebuild them down to the roof line and reline them.
- The window schedule shows three lower windows with stained glass panels. Tim Stemp: These are existing windows which will be retained. The upper windows will be restored to match the lower windows.
- On the existing building, the windows on the rear elevation are not symmetrical. The windows are the same height except for the middle window in the top, left corner which is higher. This is inconsistent with the pattern of the other windows. What is the rationale for this? Tim Stemp: The larger window is required to increase light in the living room of a suite. The detail comes from the house next door. The windows will be wood, but it has not yet been decided whether they will be single or double glazed.
- What material will be used to pave the area in the back? Tim Stemp: Most of the area will be covered in permeable pavers.
- Are there multiple kitchens in the existing house? Tim Stemp: No.
- Is there concern regarding load? Tim Stemp: The existing building will be reinforced as per a structural engineer.
- Was the proposal discussed with the neighbours? Tim Stemp: Yes, overwhelming support was received at the Community Association Land Use Committee meeting and from the immediate neighbours. The adjoining neighbours to the west are pleased that the addition is away from the property line and the arbutus tree will be retained. (The applicant owns the adjoining property to the east.)
- Regarding the Hardie board, why was a wood grain finish selected for a concrete product? Materials should not be falsified. Tim Stemp: A wood finish is more appropriate for an Edwardian style building. A cementitious material is best for fire protection.
- Smooth Hardie board makes more sense from a practical and aesthetic point of view. The wood grain will accumulate dirt.
- The proposal creates new rental housing and will restore the existing building to its original glory; the addition is very well hidden and an appropriate design.

- A pipe railing at a lower height is more appropriate for the front of the existing building. Stuart Stark: There is evidence of the location of the original railing. If painted black, its visibility decreases against the black trim.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit No. 00232 for 1139 Burdett Avenue be approved with the following changes:

- a) That the Hardie board have a concrete finish, not a faux wood finish.
- b) That the detail of the front railing be wood to code height.

Motion Failed (2 in favour, 6 opposed)

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit No. 00232 for 1139 Burdett Avenue be approved as presented.

Carried (6 in favour, 2 opposed)

Lisa MacIntosh has applied to be a member of the Cool Aid Board. Cool Aid owns 1002 Vancouver Street, but it was determined that there is no conflict of interest.

**4. 1002 Vancouver Street
Heritage Alteration Permit Application No. 00237**

Attendees: Malcolm McNaughton (applicant, BC Housing), Don Brown (Jenson Group Architects)

John O'Reilly provided a brief introduction. Malcolm McNaughton presented.

Panel Questions and Comments

- What are the alternatives? John O'Reilly: If the application is declined by Council, the applicant would have to submit a new application to replace the windows in kind. The applicant had agreed to replace the third floor wood windows in kind as a condition of the 2017 rezoning application. Concurrently, the property was heritage designated. There was no plan to replace the first and second floor vinyl windows at that time and as part of the rezoning, the applicant did not commit to replacing them with wood.
- All of the wood windows have been removed and discarded. If the Panel recommends that the wood windows be restored, much-needed housing would be delayed. However, the housing concern is beyond the Panel's mandate, but can be considered by Council.
- Are vinyl windows allowed on the first and second floor? John O'Reilly: The existing first and second floor windows are not character-defining elements and are not original to the building. The applicant ordered replacement vinyl windows without consulting the City about whether the windows were appropriate. Staff cannot recommend for approval a change that does not conform to the Standards and

Guidelines. Rehabilitation can involve changes to materials, but Standard 11 requires that they be well suited to the existing materials to achieve compatibility with the historic place.

- What options are available to the Panel if it does not want to interfere with the progress of the project, but wants to express disapproval about the decisions made? Pamela Madoff: The Panel can pose a motion to that effect.
- There are differences in the quality and appearance of windows. It would be helpful to have the manufacturers' profiles for both vinyl and wood windows and/or a sample. The size of the glass can vary due to varying thicknesses of the frames.
- The vinyl windows meet the Province's goals for energy efficiency and performance. The Province is short sighted in making grants available for building owners who replace wood windows with vinyl. Compared to wood, vinyl windows have a shorter lifespan, cannot be repaired when they fail, and have a greater impact on the environment (for example, end up in the landfill).
- Wood windows were a key character-defining element of building. The housing aspect should be considered by Council.
- Pamela Madoff: When the project was reviewed by Council, the heritage restoration aspect of the building and its importance to the neighbourhood was emphasized.
- If the Panel recommends that the vinyl windows be replaced, the public may view this as wasteful and that heritage buildings are too much trouble. This could negatively impact the reputation of the Panel and those in the heritage field.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00237 for 1002 Vancouver Street does not sufficiently meet the applicable design guidelines and policies and should be declined.

Carried (4 in favour, 1 opposed, 3 abstained)

Further comments from the Panel

- Request that Council focus on the differences in performance and impact on the environment for both wood and vinyl windows. Staff can provide this information in the Committee of the Whole report.
- Steve Barber: The architect's letter indicates that in their view, the existing wood windows were not able to be rehabilitated. The Panel may wish to state to Council that if that were the case, the windows should have been replaced in kind, i.e. new wood windows.
- Lisa MacIntosh will provide staff with information about the benefits of wood windows from the Vancouver Heritage Foundation. Hal Kalman will provide a report about the windows in the Woodward's building in Vancouver. Vinyl windows are more energy efficient than single-paned wood windows (as stated in the Sustainability section of the staff report), but not more energy efficient than double-paned or triple-paned wood windows.

The Secretary left the meeting at 1:45 pm as the remaining agenda items did not require minutes.