

Heritage Alteration Permit Application No. 00236 1314-1318 Wharf Street

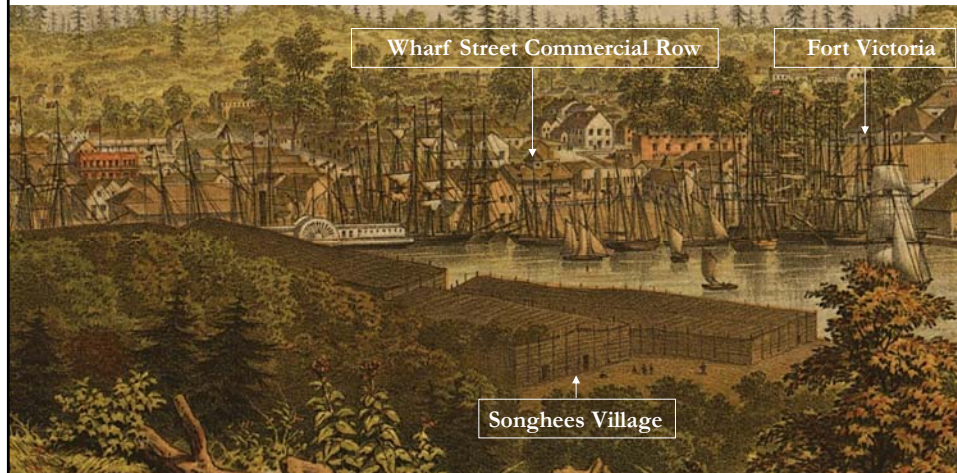


View of Victoria, Vancouver Island by Herman Otto Tiedemann, June 18, 1860



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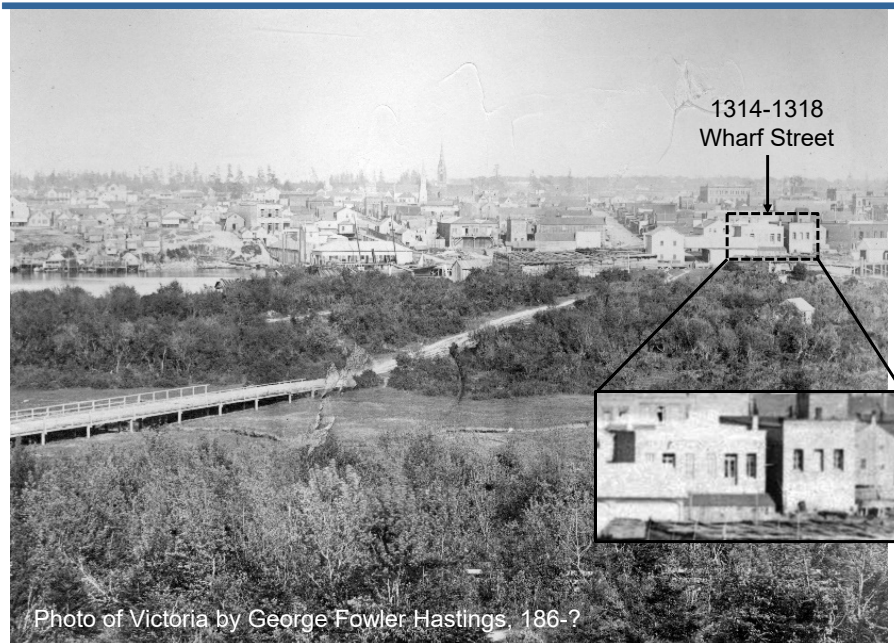
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1314 Wharf Street

Front - Wharf Street



Back - Waterfront



Caire & Grancini Warehouse (c. 1860) - 159 years old
Architect: John Wright

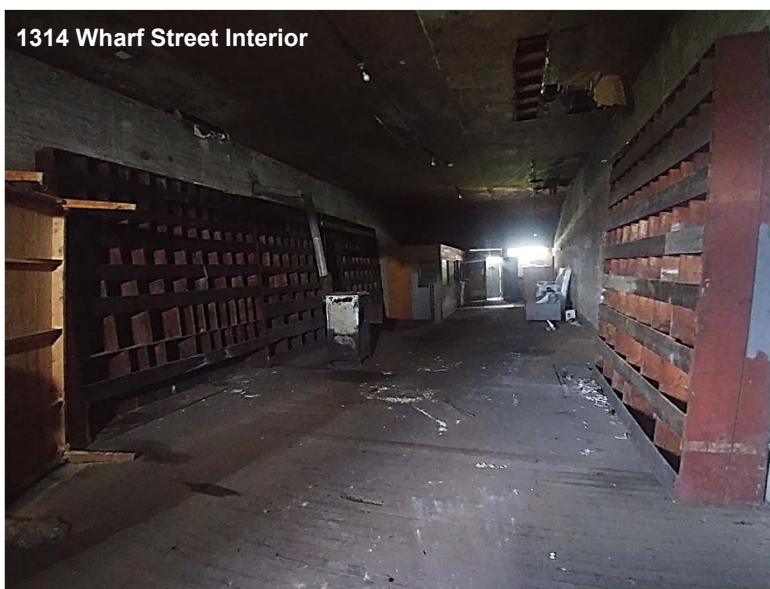


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1314 Wharf Street Interior



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1316-1318 Wharf Street



Fraser Warehouse (c. 1864) - 155 years old
Architect: Thomas Trounce



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Thomas Trounce



436 Michigan Street ("Tregew"), 1859



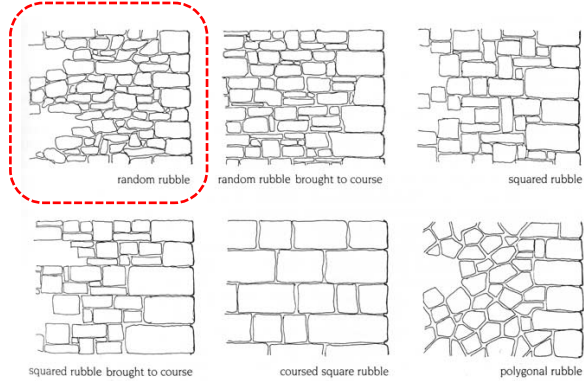
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Random Rubble Stone Construction



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1316-1318 Wharf Street Interior



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Proposed: New 4-storey vertical addition to each building



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Three Key Objectives for DPA 9 (HC):

1. Revitalize key waterfront sites
2. Conserve heritage value, special character...
3. Enhance the Inner Harbour through high quality architecture and urban design



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1314 Wharf Street



1316-1318 Wharf Street

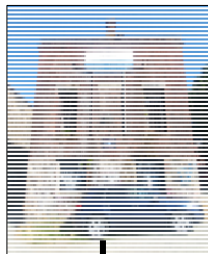


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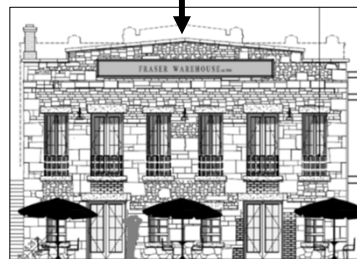
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1314 Wharf Street



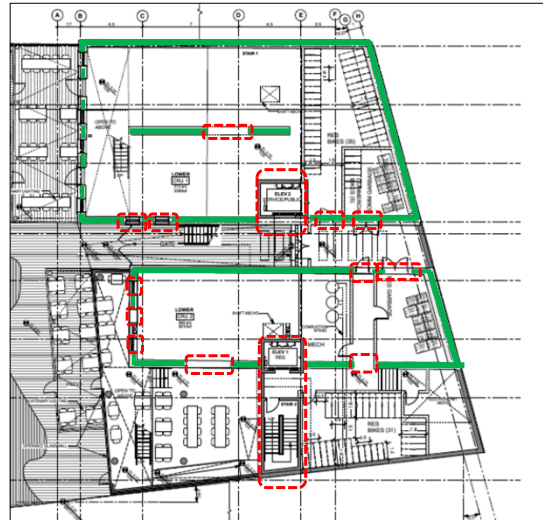
1316-1318 Wharf Street



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- Alteration
- Conserved walls

Basement level

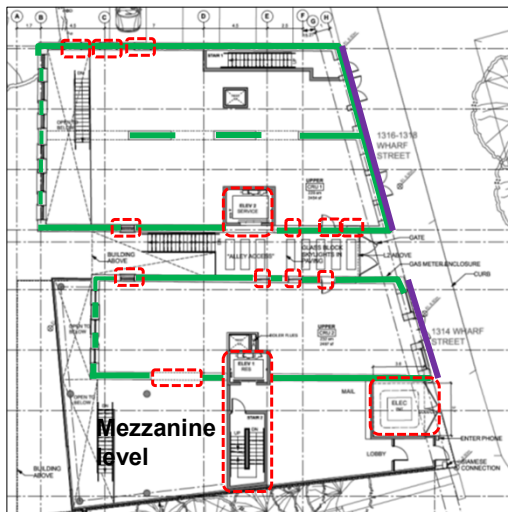


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Proposal Strengths - Conservation (rehabilitation/restoration) Objective 2



- Alteration
- Conserved walls
- Rehabilitation

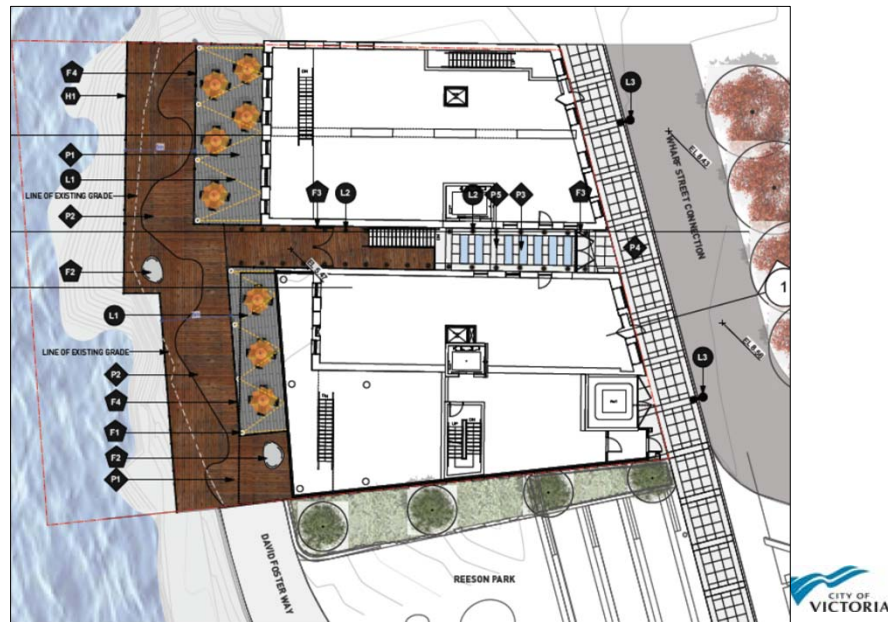
Mezzanine level



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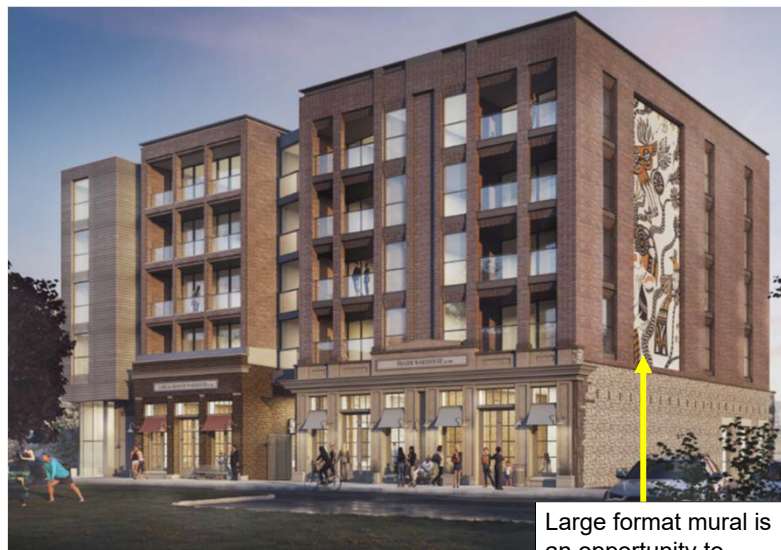
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Large format mural is an opportunity to commemorate First Nations History



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Proposal Challenges

- Large scale of addition, lack of distinction
- Warehouses no longer appear as freestanding structures
- Significantly alters modest scale
- 1314 Wharf Street obscured by glass



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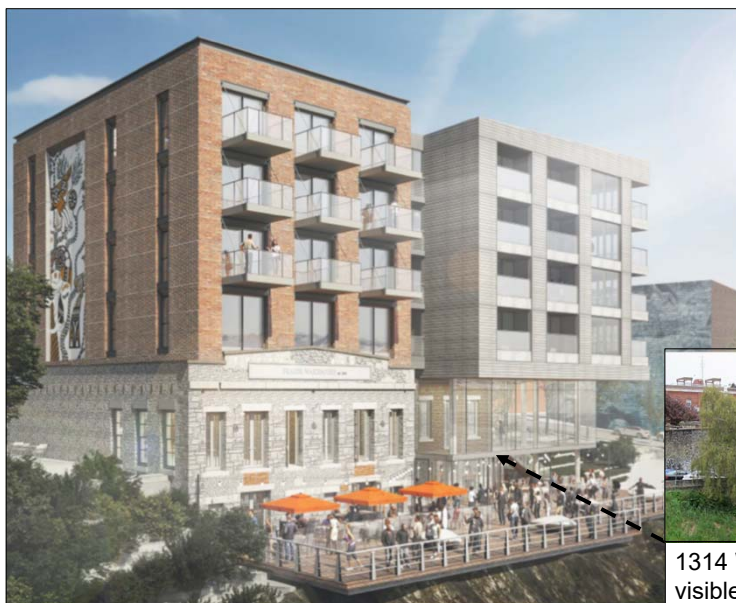
Heritage building parapet has to be lowered and reconstructed to fit inside the atrium



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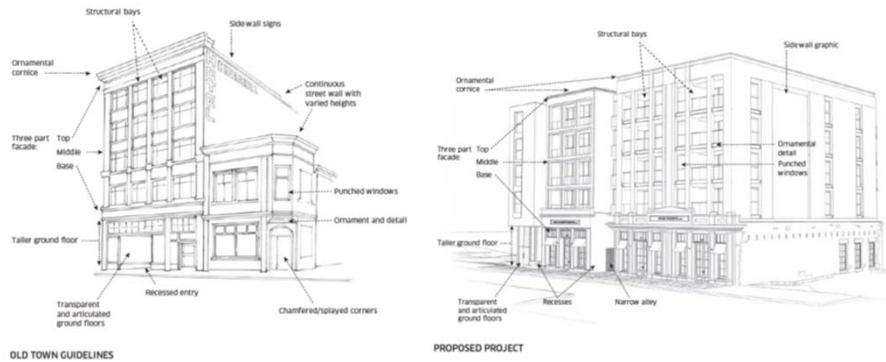


1314 Wharf Street less visible

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Examples of good rooftop additions from Old Town Design Guidelines



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