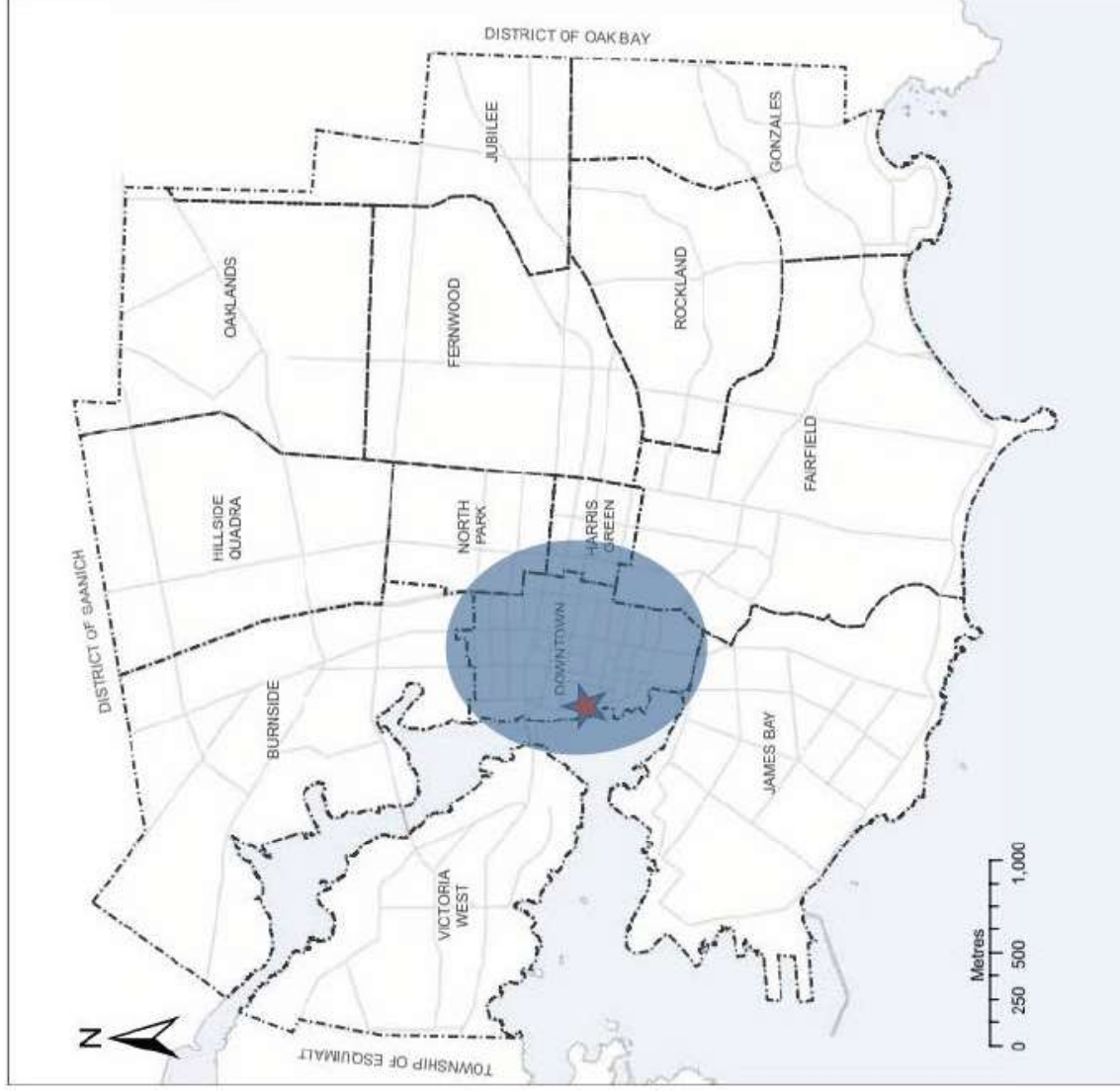

Heritage Alteration Permit with A Variance Application No.

00023

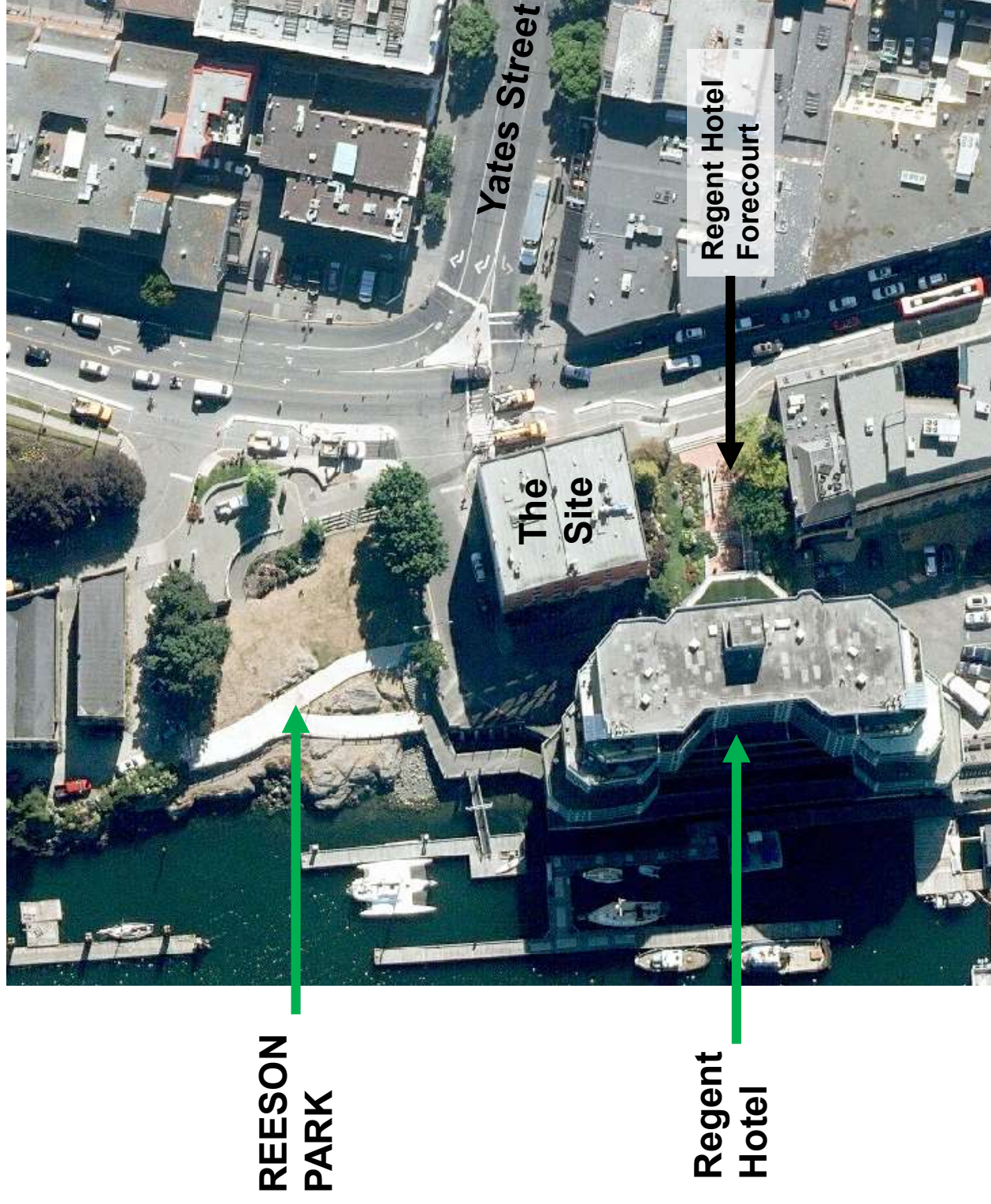
1244 Wharf Street

Subject Property

MAP 18
Neighbourhoods



Subject Property



Subject Property- The Yates Block



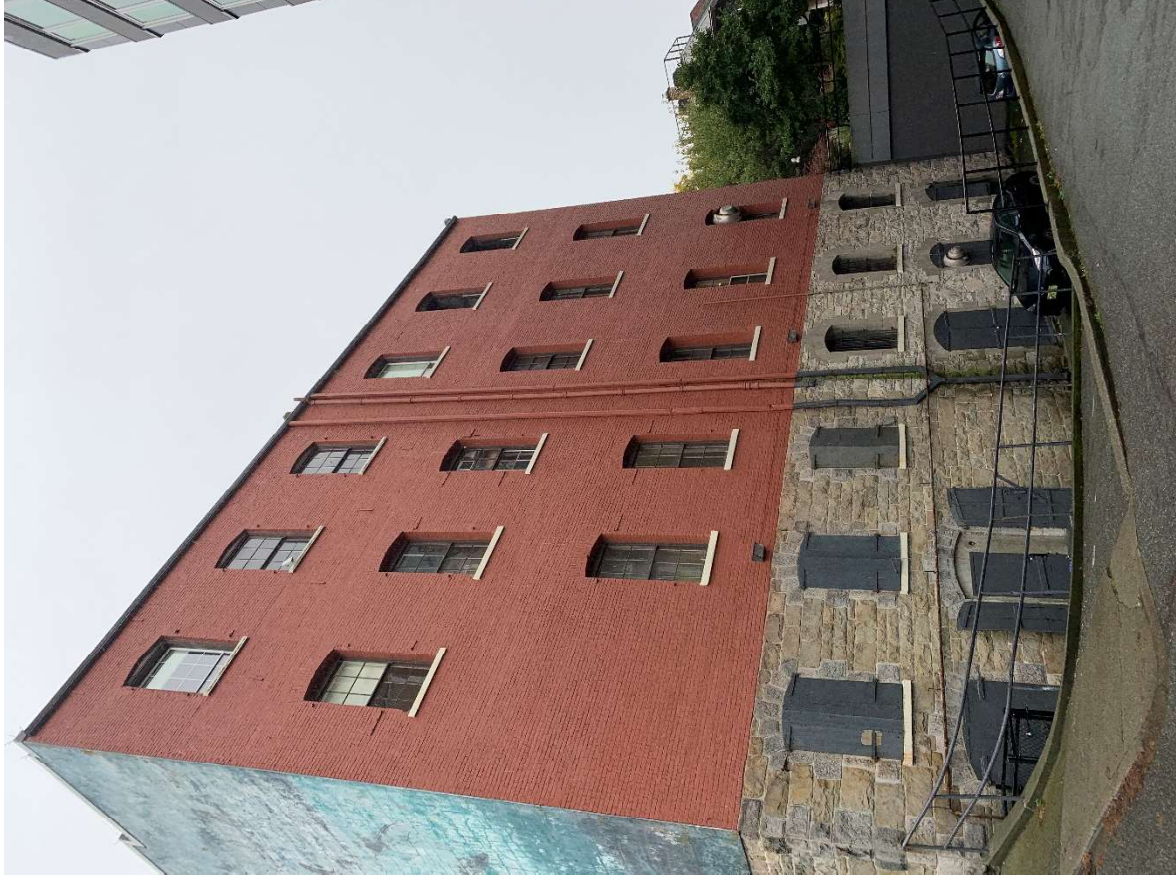
East (Front) Elevation

Subject Property- The Yates Block



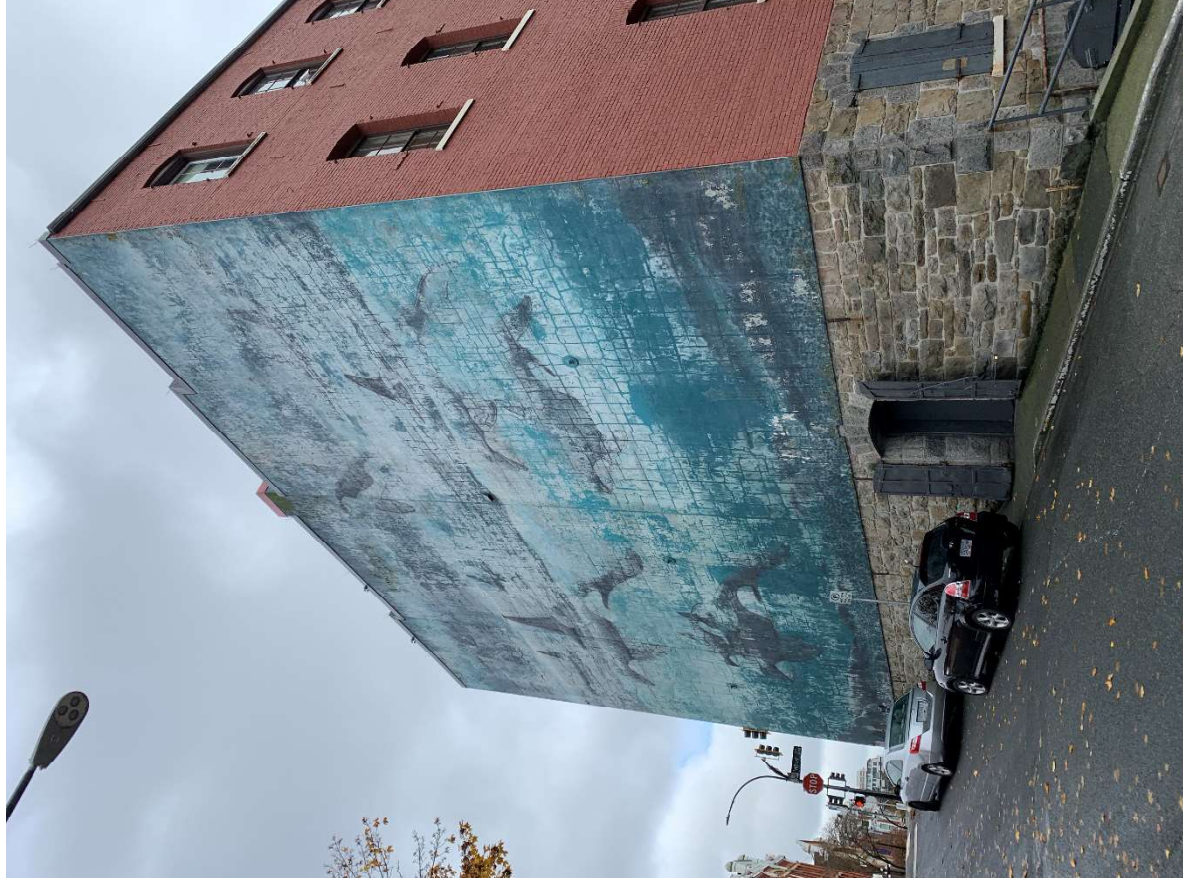
South (Side) Elevation

Subject Property- The Yates Block



West (Rear) Elevation

Subject Property- The Yates Block



North (Side) Elevation

Street Context- Wharf Street



View south along Wharf Street

Street Context- Reeson Park



View from Reeson Park and Harbour Path

Street Context- Yates Street



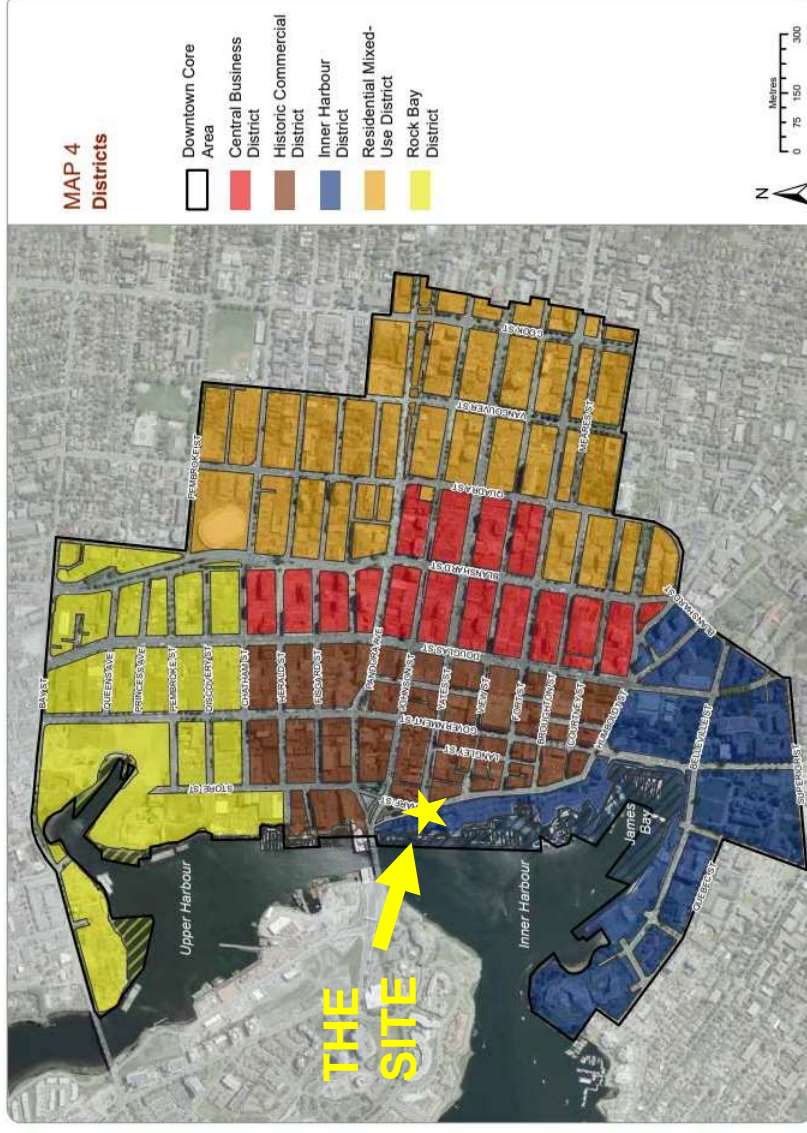
View from Yates Street

OCP and Neighbourhood Plan

Downtown Core Area Plan

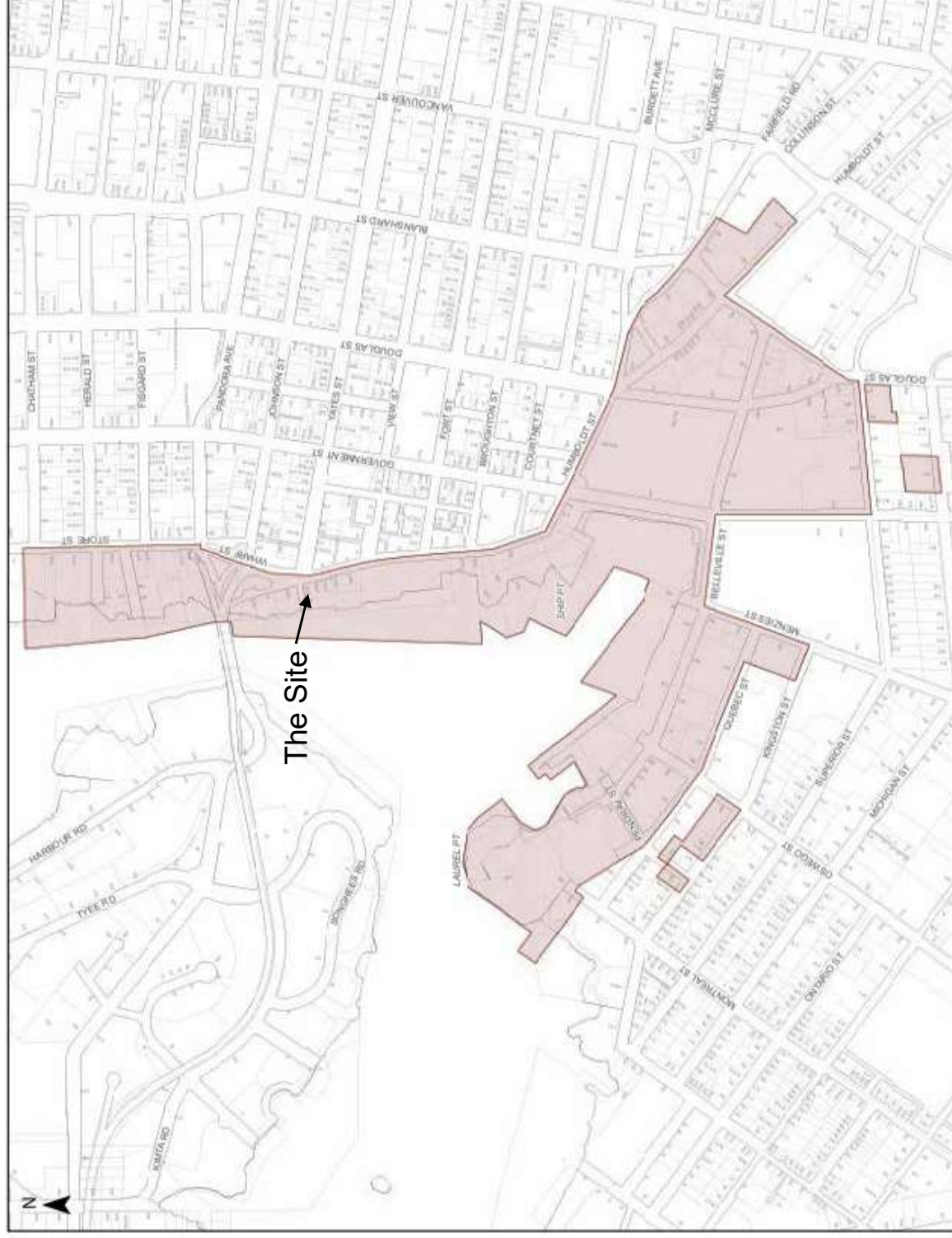
7.18. Support new development that conserves and enhances the form, character and features of heritage property...

7.22. Encourage new development to avoid the demolition of a protected heritage property, or one or more of its facades...



OCP and Neighbourhood Plan

Map 59: DPA 9 (HC): Inner Harbour



OCP and Neighbourhood Plan

DPA 9 (HC): Inner Harbour Objectives

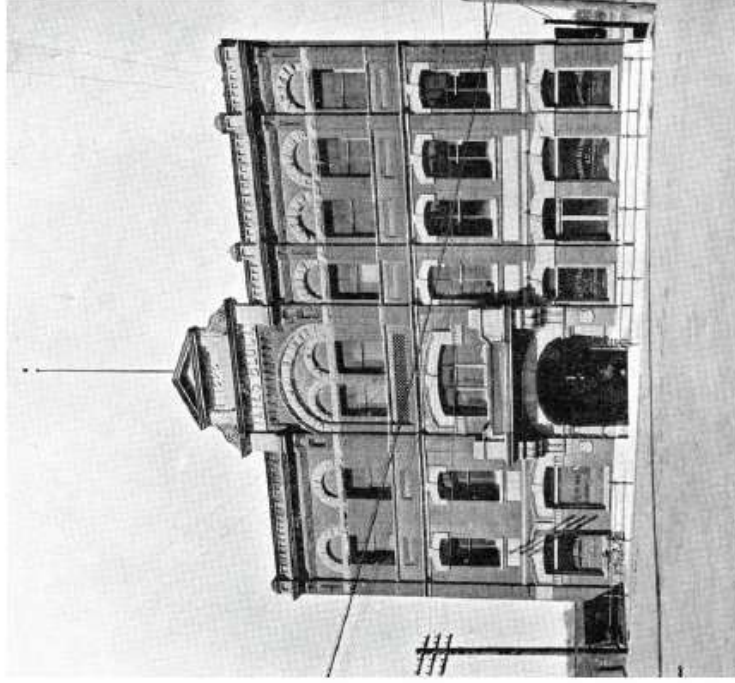
- a) To sustain the Working Harbour and revitalize key waterfront and adjacent lands...
- b) To conserve the heritage value, special character and the significant historic buildings...
- c) To enhance the Inner Harbour through high quality of architecture, landscape and urban design that reflects the area's functions as a marine entry....



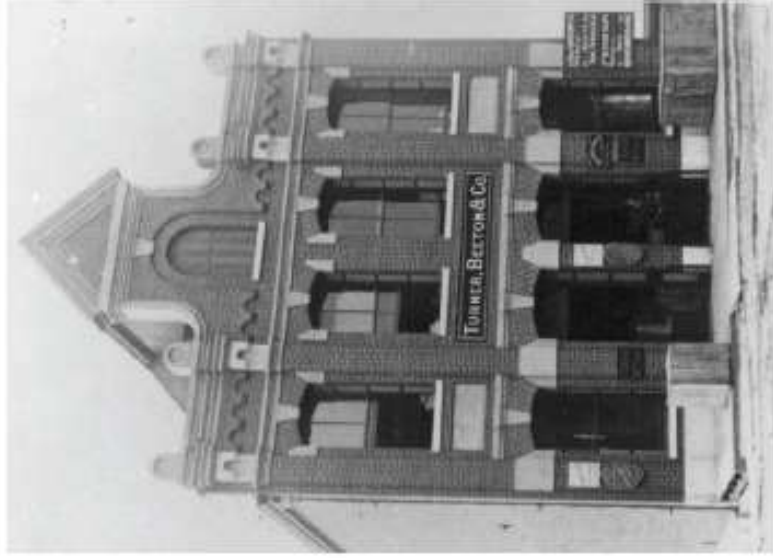
History

YATES BLOCK

- *Years of Construction:* 1882 / 1892 / 1896
- *Original Owner:* **JAMES YATES**
- *Original Tenant:* **TURNER, BEETON & COMPANY**
- *Architects:* **JOHN TEAGUE (1882/1892) / ALEXANDER C. EWART (1896)**
- *Builders:* **HENRY CARREL, masonry; MCKILICAN & ANDERSON, carpentry; CHARLES BALL; ironwork (1882) / MCGREGOR & JEEVES (1892) / THOMAS CATTERALL (1896)**

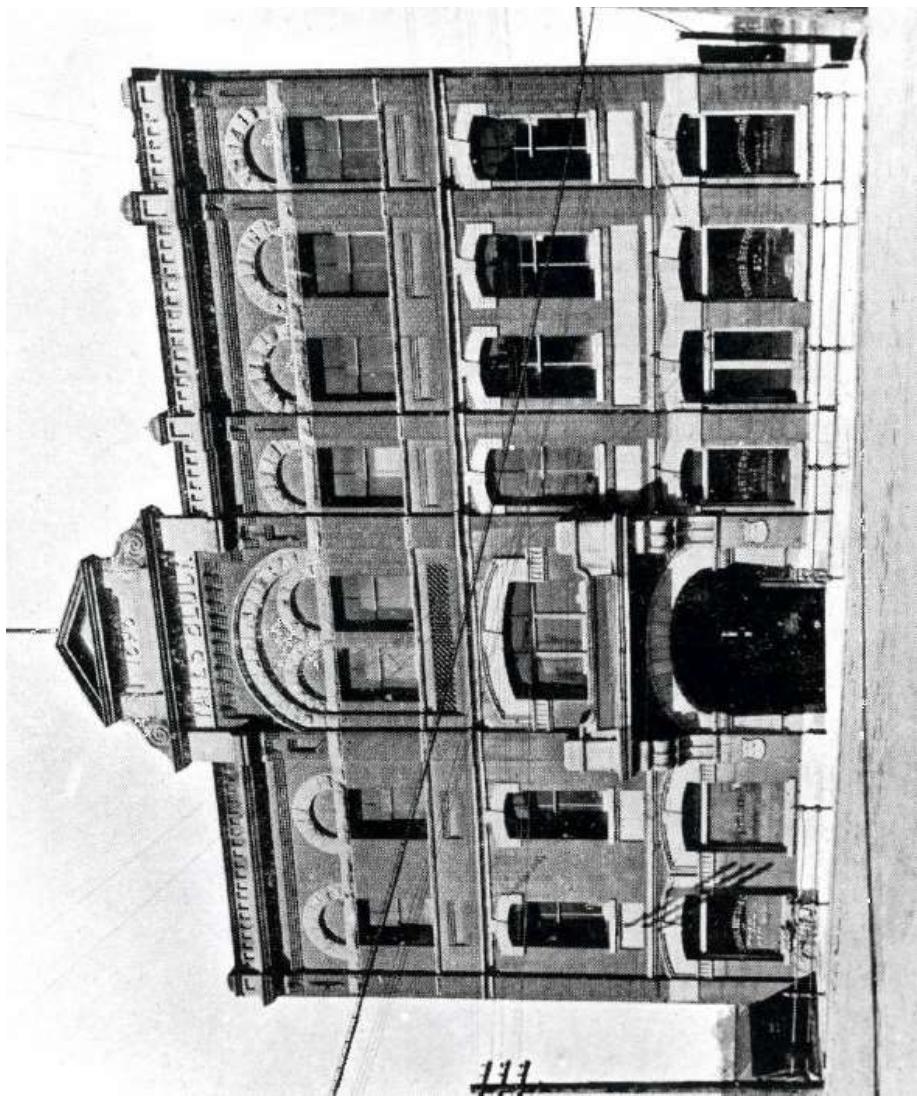


History



Yates Block, 1883 (BCA F-07459)

1883



1896

Proposal



To sympathetically rehabilitate the Yates Block building by retaining and revitalizing character-defining elements and upgrading structural, seismic, and life-safety systems.

Repainting



HISTORIC FINISHES



PAINTED DARK RED BRICK
FLAT FINISH



PAINTED DARK GREY BRICK
FLAT FINISH



STONE
EXISTING PAINT STRIPPED



PAINTED DARK GREEN WOOD SASH &
FRAME - SEMI GLOSS FINISH



PAINTED SHEET METAL
FINISH TO MATCH HISTORIC ELEMENT

MODERN FINISHES



METAL
DARK CORTEN STYLE FINISH

Modern Material Proposed for New Openings



1)



2)

STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

STANDARD 11(b):

- Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.



3)



4)



5)

PRECEDENT IMAGES

- 1) Depandance DCA restoration by Didone Cornacchio Architects
- 2) Eberhard Faber Pencil Factory by Henson Architect
- 3) SH House by Paulo Martins
- 4) Menlo Park residence by Terry & Terry Architecture
- 5) Girona vacation home by Anna Noguera Architect

Preservation of Existing Ground Floor Openings

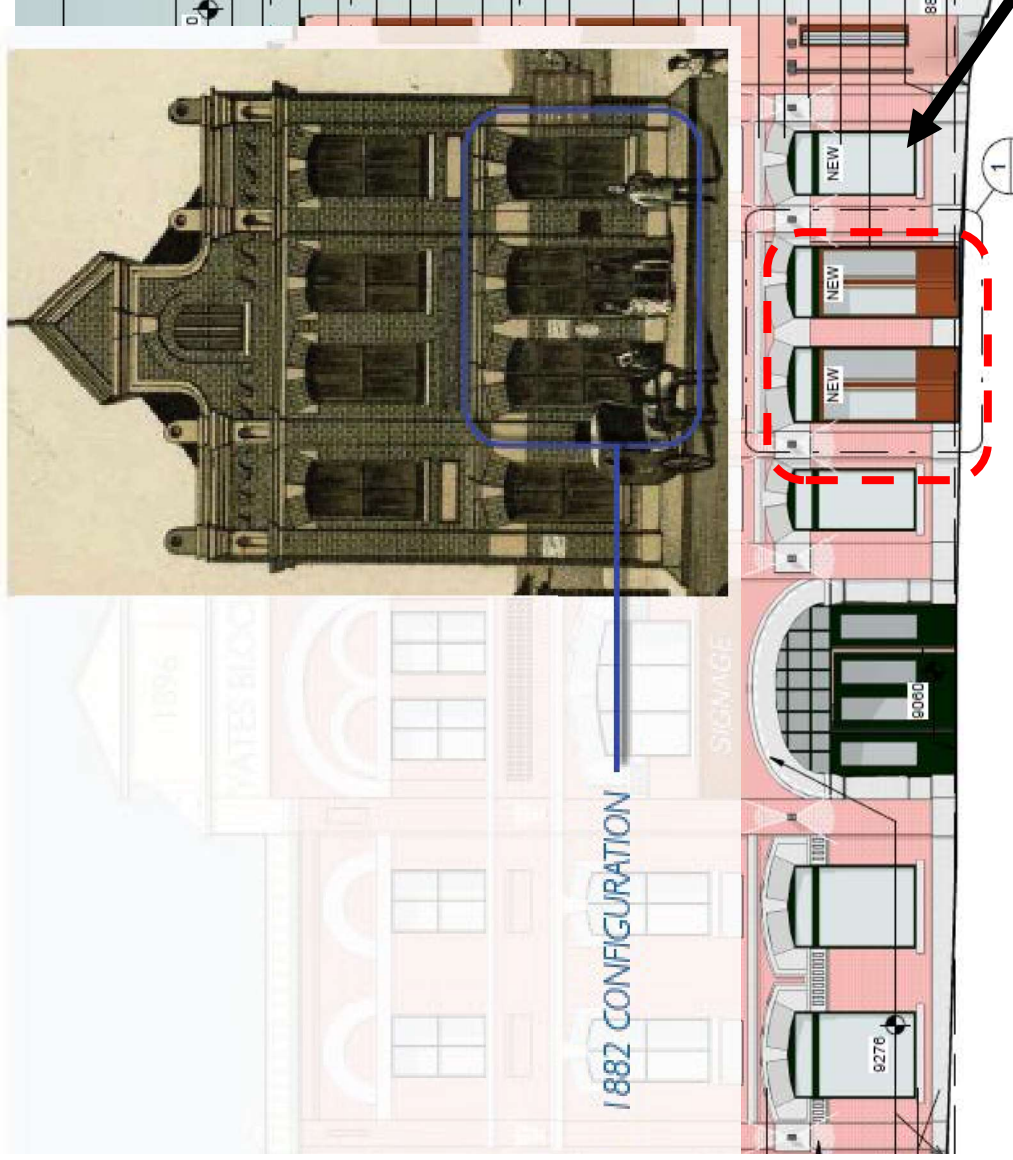
Preservation of original Openings



Rehabilitation Measures- New Openings



Front Façade Alterations



INTERVENTION: RECONFIGURE SECONDARY DOORS



CURRENT PHOTOGRAPH: WHARF ST. FRONTAGE (N)

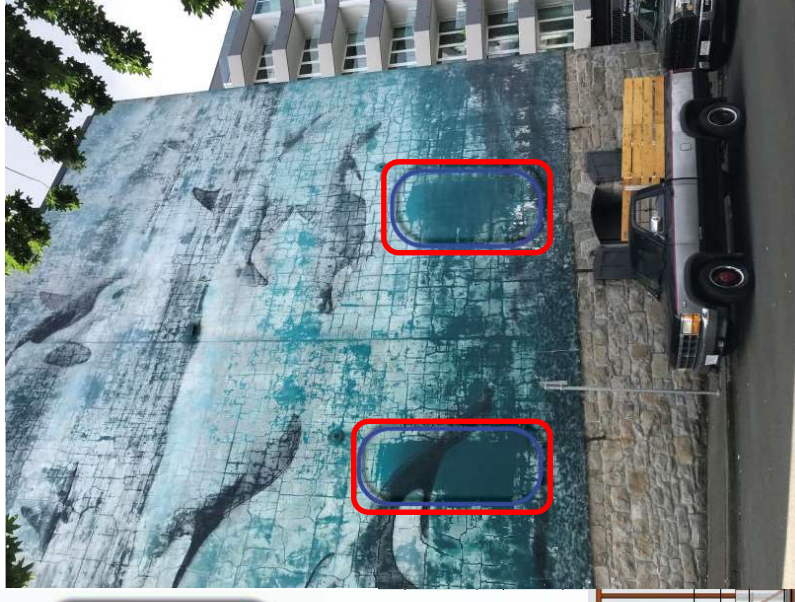
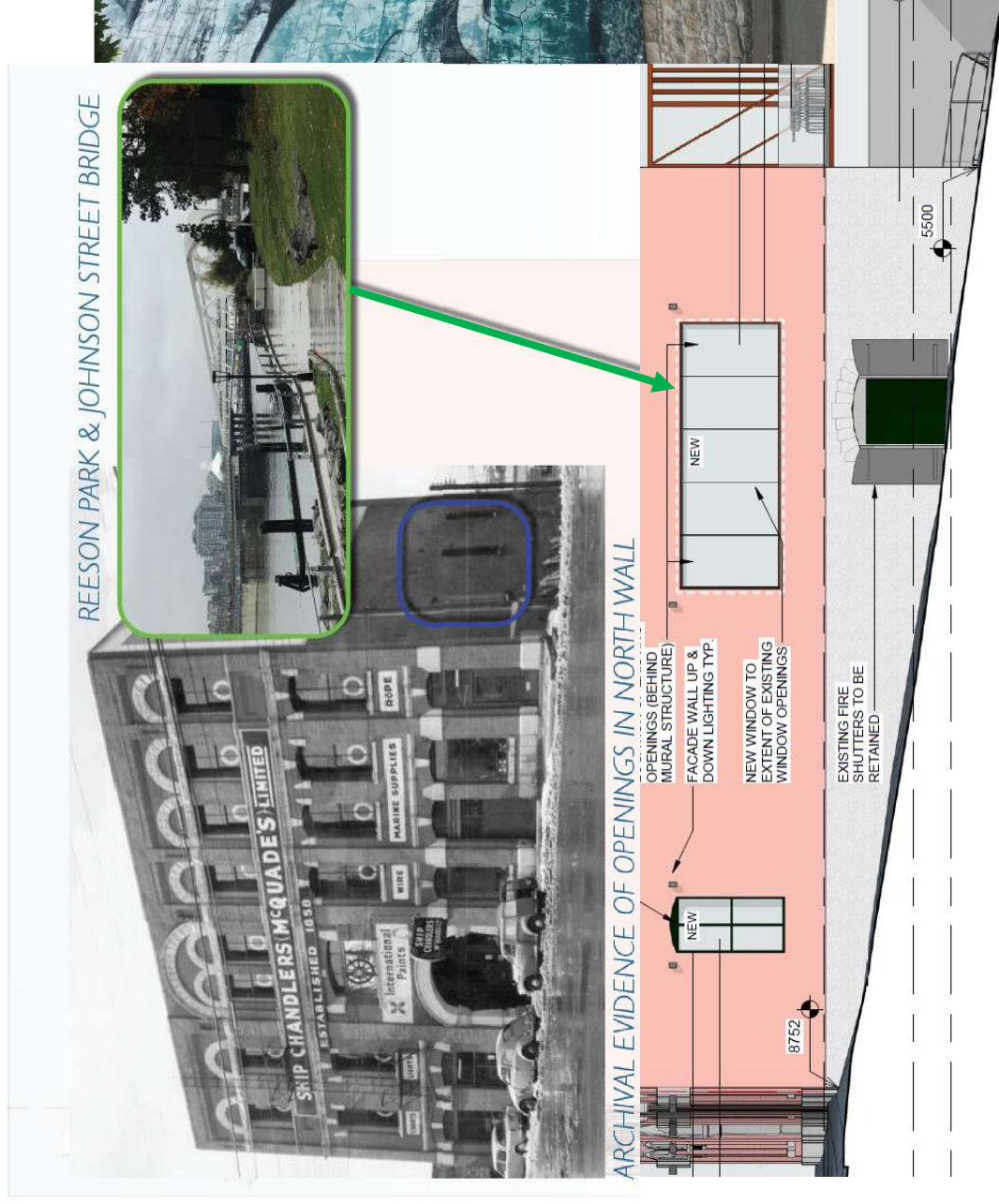
- RECONFIGURE SECONDARY ENTRANCES
ALONG WHARF FRONTAGE TO MATCH
ORIGINAL 1882 CONFIGURATION

Restored
Window

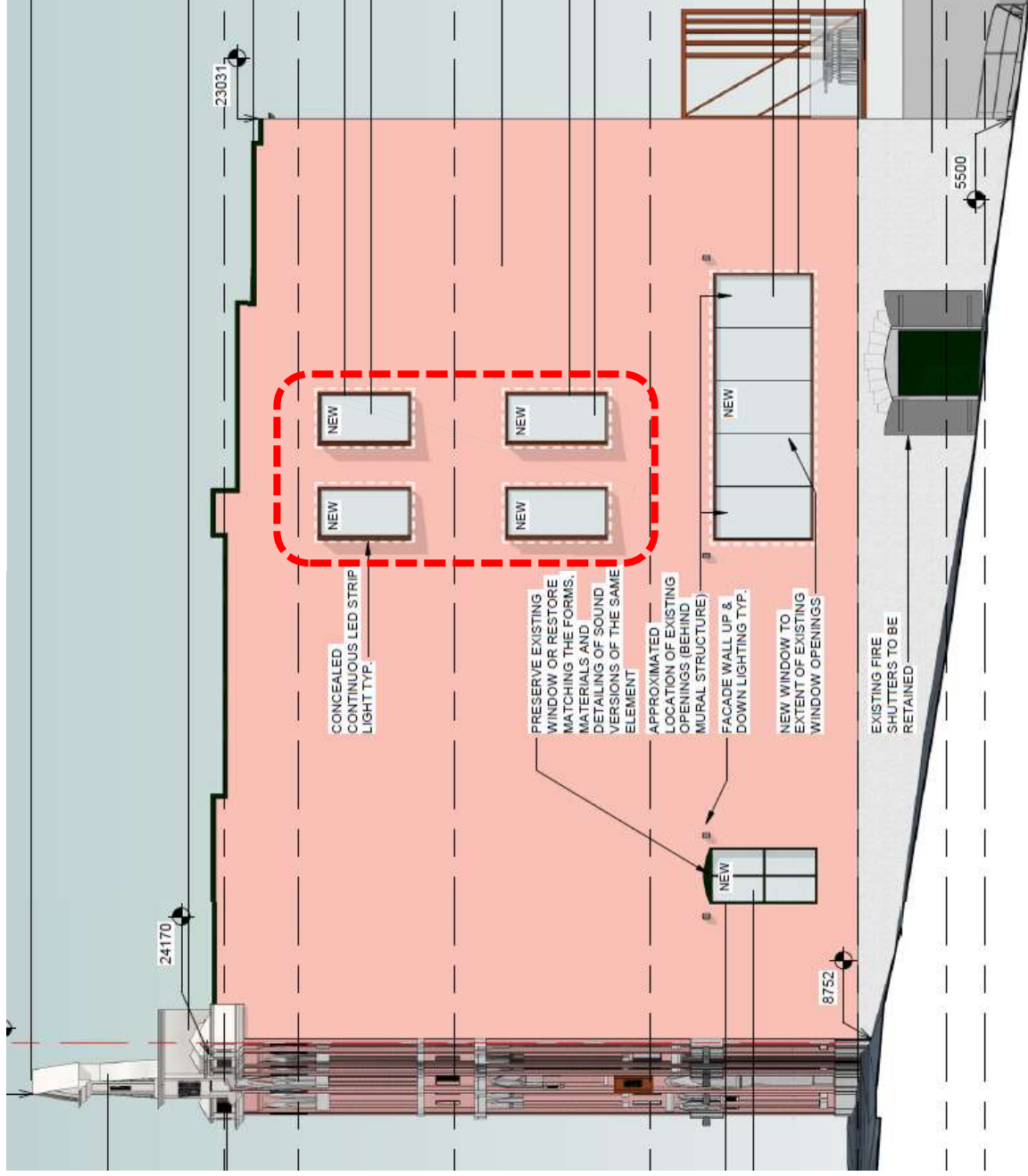
Front (East) Façade Alterations



Side (North) Wall Alterations



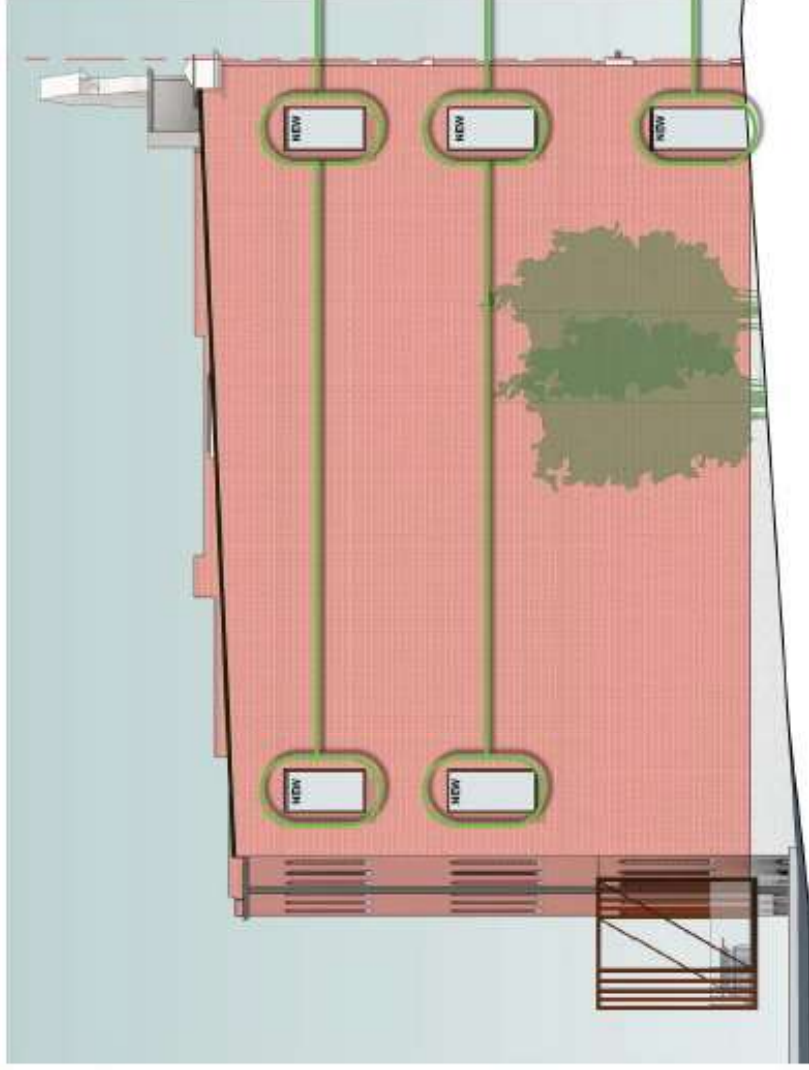
Side (North) Wall Alterations



Side (South) Wall Alterations

INTERVENTION:

NEW FENESTRATION OPENINGS



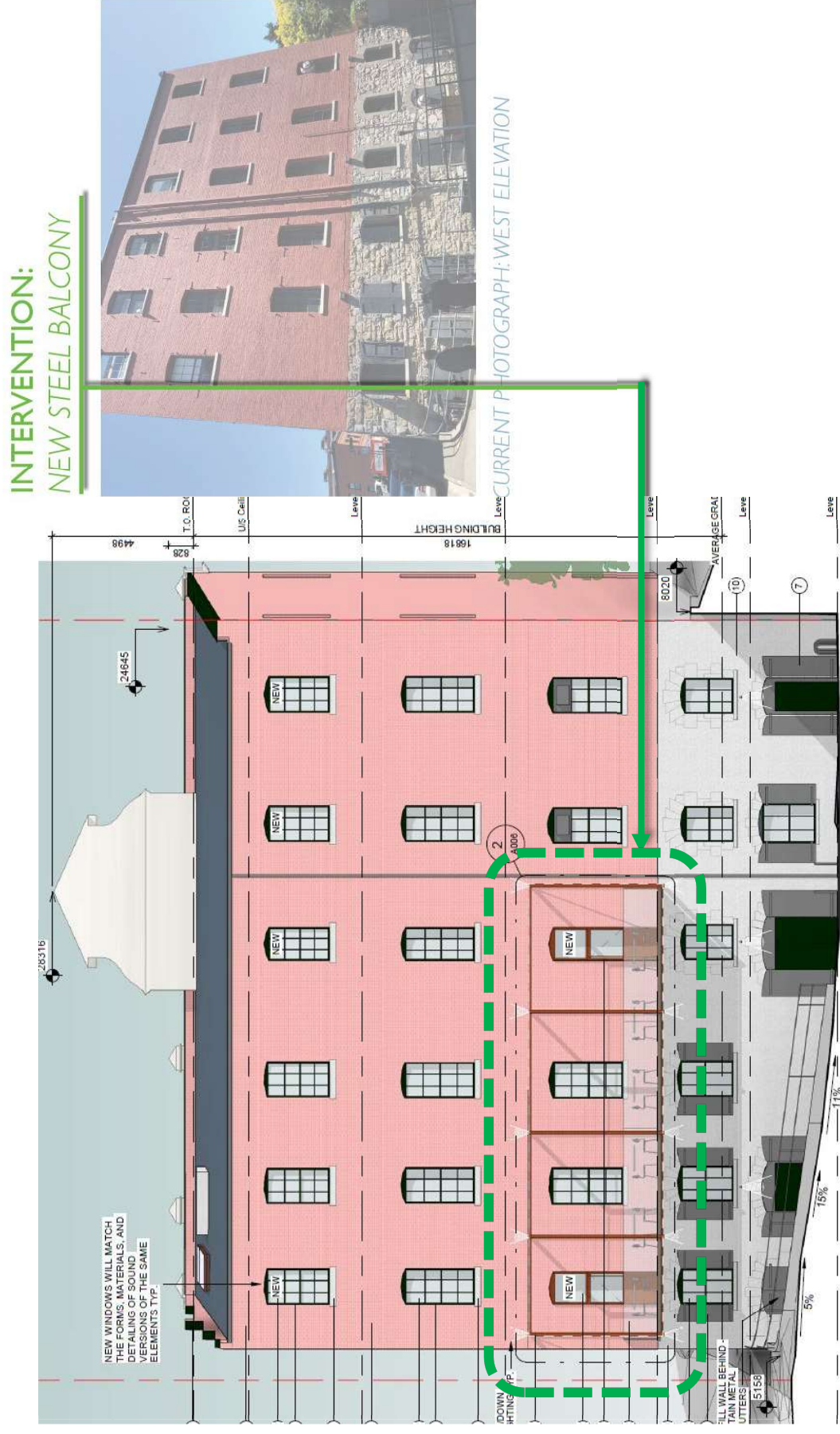
PROPOSED EAST ELEVATION



CURRENT PHOTOGRAPH: VIEW FROM SOUTHEAST

- NEW WINDOWS WITH STEEL FRAMES TO UPPER FLOORS TO SUPPORT NEW INTERIOR USE
- PROPORTION TO MATCH HISTORIC WINDOWS AT WEST FACADE

Rear (West) Wall Alterations



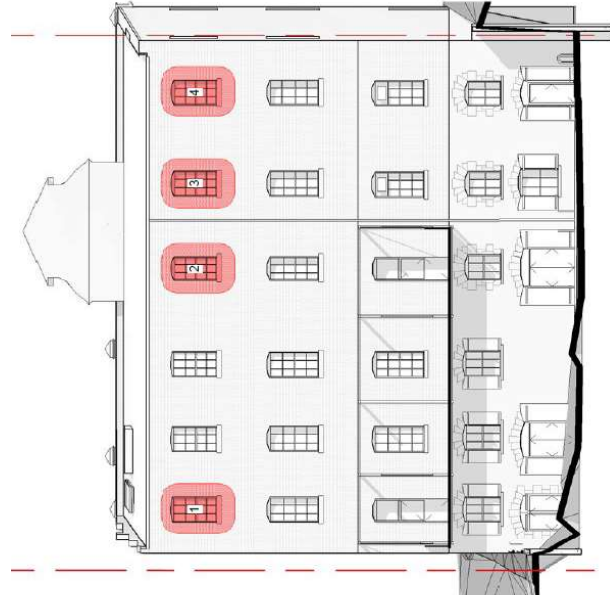
Side (South) Wall Alterations



CURRENT PHOTOGRAPH: WEST ELEVATION

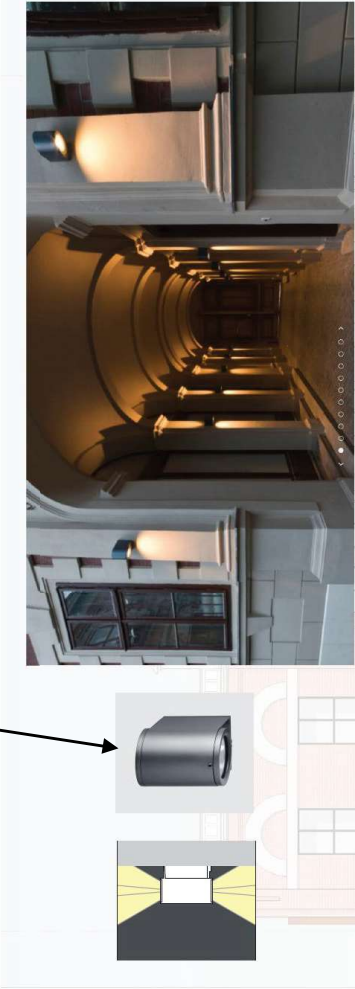


New Balcony & Doors

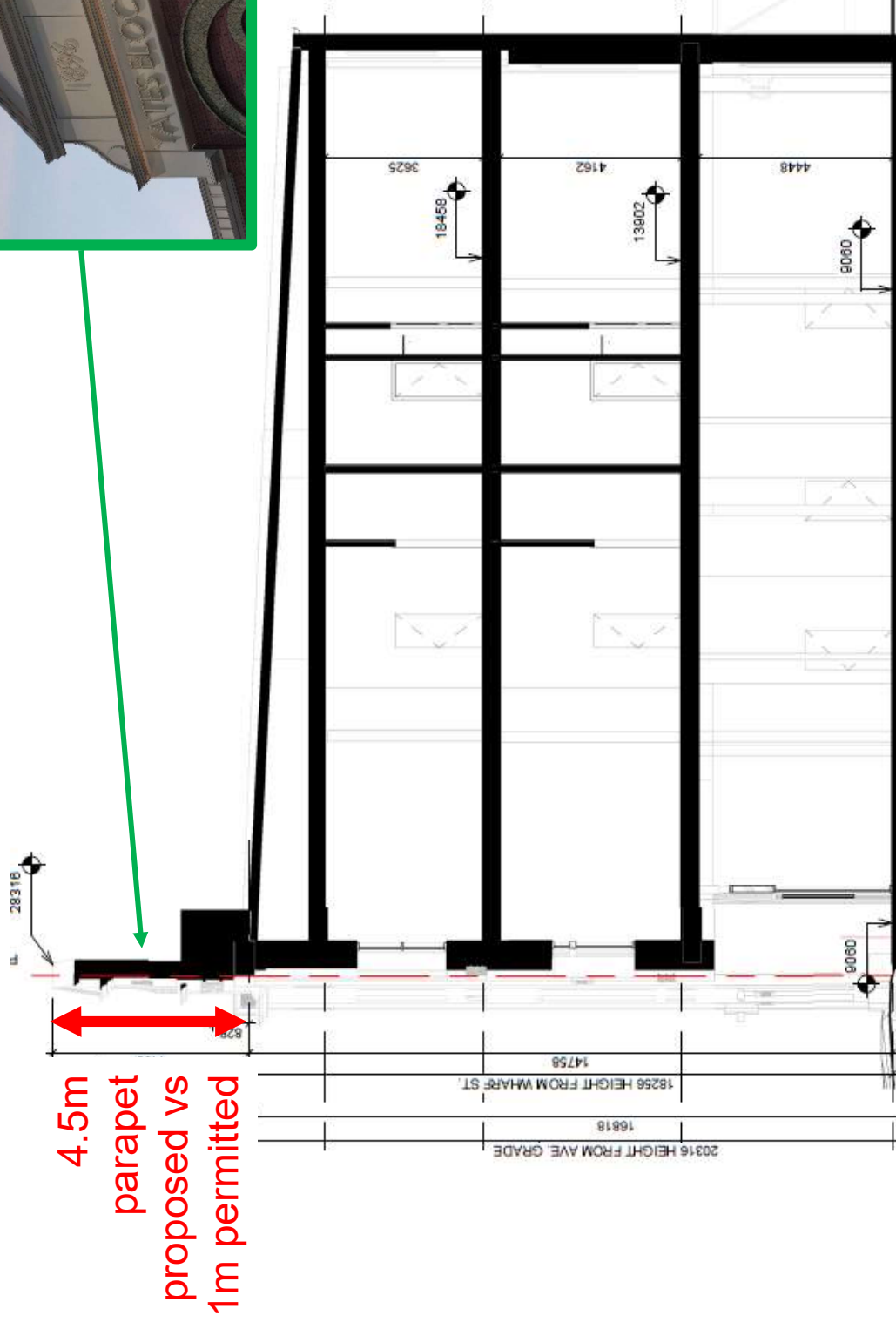


Top Floor
Windows
to be restored





Variance



Staff Recommendation



That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00023 for 1244 Wharf Street...