

NO. 21-077

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the front and rear elevations and conserved portions of the side walls of the building located at 1314-1324 Broad Street, first constructed in 1892, to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (1314-1324 BROAD STREET) BYLAW".
2. The exterior portions of the building as indicated in the diagram in Schedule A attached to this Bylaw and located at 1314-1324 Broad Street, legally described as PID 004-599-748, Lot 159A, Victoria City, except the westerly 10 feet, are designated to be protected heritage property.

READ A FIRST TIME the day of 2021

READ A SECOND TIME the day of 2021

Public Hearing Held on the day of 2021

READ A THIRD TIME the day of 2021

ADOPTED on the day of 2021

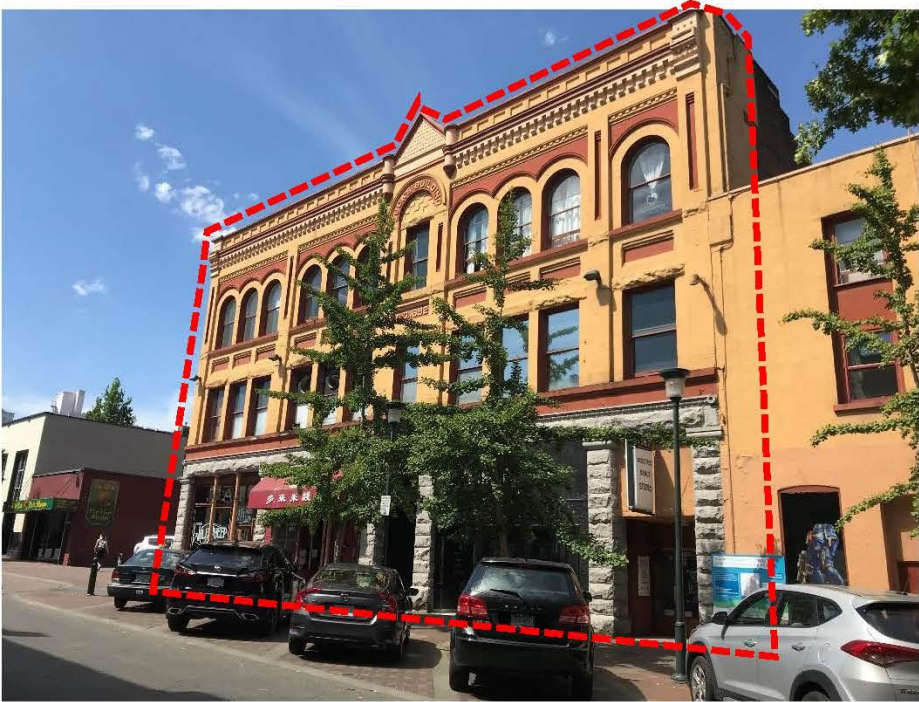
CITY CLERK

MAYOR

Schedule 'A'



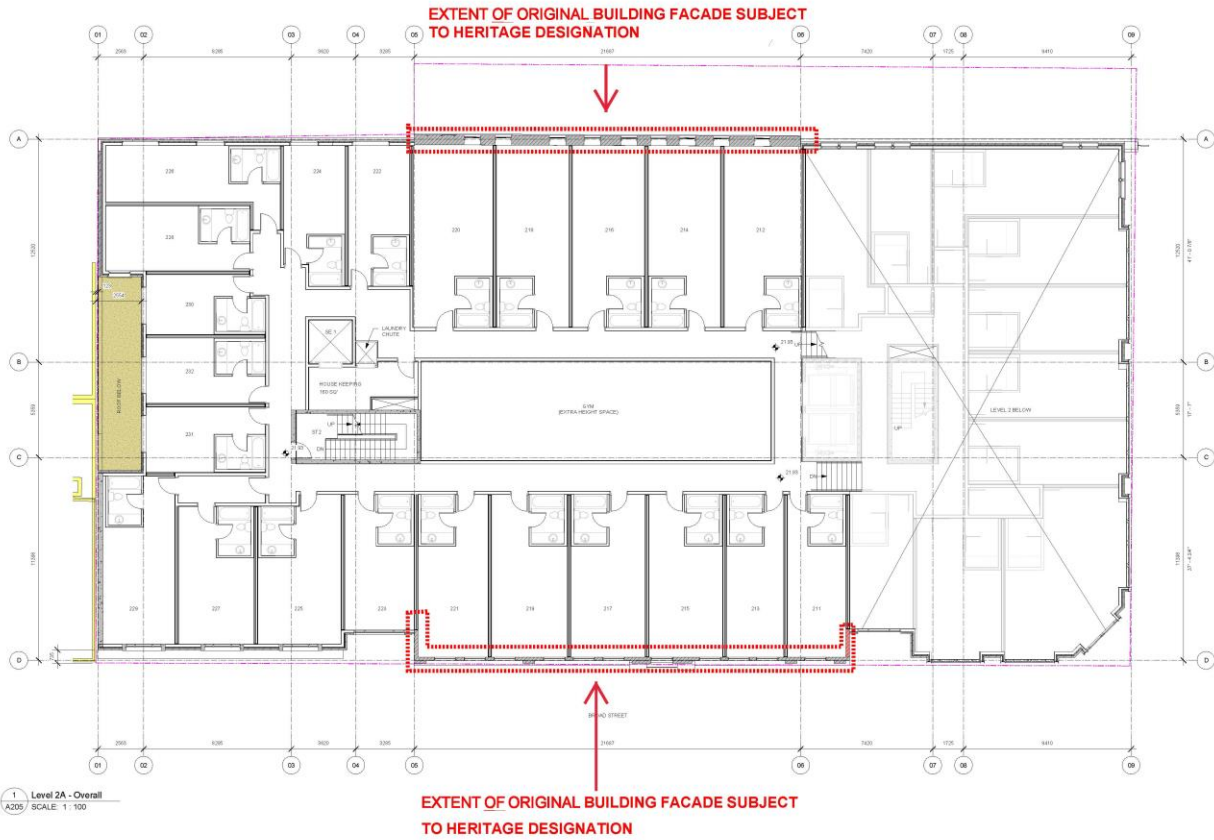
Photographs of Front Elevation Subject to Heritage Designation





Photograph of Rear Elevation Subject to Heritage Designation

Note: The metal vent, steel exterior stairs and other mechanical equipment are not included in the designation



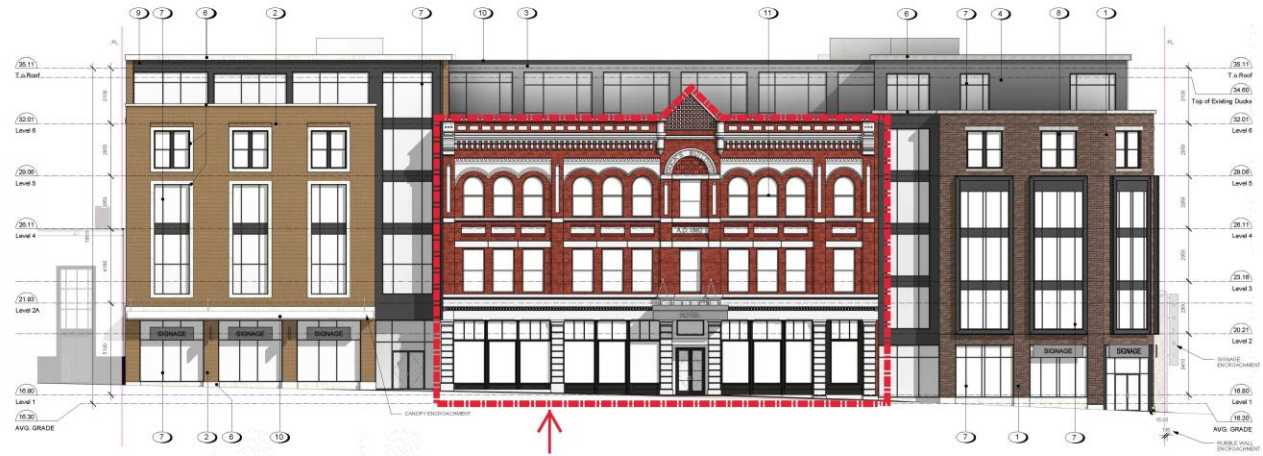
1 Level 2A - Overall
A205 SCALE: 1:100

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	14/03/22	AK	AK
2	ISSUED FOR PERMIT	14/03/22	AK	AK
3	ISSUED FOR PERMIT	14/03/22	AK	AK
4	ISSUED FOR PERMIT	14/03/22	AK	AK
5	ISSUED FOR PERMIT	14/03/22	AK	AK
6	ISSUED FOR PERMIT	14/03/22	AK	AK
7	ISSUED FOR PERMIT	14/03/22	AK	AK
8	ISSUED FOR PERMIT	14/03/22	AK	AK
9	ISSUED FOR PERMIT	14/03/22	AK	AK
10	ISSUED FOR PERMIT	14/03/22	AK	AK

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The Duck's Building
1215-1221 Broad Street
Melbourne, VIC 3001

Level 2A
A205 5



1 East Elevation
A303 SCALE: 1:100

EXTENT OF ORIGINAL BUILDING
STRUCTURE SUBJECT TO HERITAGE
DESIGNATION

- CONSERVATION STRATEGY**
- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (Sp.1)
 - EXTERIOR BRICK WALLS TO BE PRESERVED (Sp.2)
 - EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NECESSARY (Sp.3)
 - IRON COLUMNS TO BE RETAINED (Sp.4)
 - ORIGINAL CORBELLED CONCRETE DETAILS IN BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (Sp.5)
 - PAINT TO BE REPAIRED FROM EXTERIOR MASONRY WHERE APPLICABLE (Sp.6)
 - RUSTICATED MASONRY PIERS TO BE PRESERVED (Sp.7)
 - NEWCASTLE STONE TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (Sp.8)
 - STONE LANTERNS TO BE PRESERVED (Sp.9)

- Material Schedule East**
- 1 Brick Masonry (Forest Glazing) - Forest Blend
 - 2 Brick Masonry (Veneer Cladding) - Veneer
 - 3 Metal Panel - Lt Grey
 - 4 Metal Panel - Dk Grey
 - 5 Metal Panel - Black
 - 6 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 7 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 8 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 9 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 10 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 11 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 12 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 13 Cast Iron Window Sashes - Clear Wooded Aluminium
 - 14 Cast Iron Window Sashes - Clear Wooded Aluminium

BRICK AND TILE COLOUR



NO.	DESCRIPTION	QUANTITY	UNIT
1	BRICK MASONRY (FOREST GLAZING) - FOREST BLEND	100	SQ M
2	BRICK MASONRY (VENEER CLADDING) - VENEER	100	SQ M
3	METAL PANEL - LT GREY	100	SQ M
4	METAL PANEL - DK GREY	100	SQ M
5	METAL PANEL - BLACK	100	SQ M
6	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
7	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
8	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
9	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
10	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
11	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
12	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
13	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M
14	CAST IRON WINDOW SASHES - CLEAR WOODEN ALUMINIUM	100	SQ M

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East Elevation
A303 5



1 West Elevation
A304 SCALE: 1/100

EXTENT OF ORIGINAL BUILDING
STRUCTURE SUBJECT TO HERITAGE
DESIGNATION

CONSERVATION STRATEGY

- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (Bw1)
- EXTERIOR BRICK WALLS TO BE PRESERVED (Bw1)
- EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY CORRESPONDING DOUBLE-HUNG WOODEN SASH WINDOWS (Bw1)
- IRON COLUMNS TO BE RETAINED (Bw1)
- EXISTING CORNICE, COSSAGE, SCROLLING WORKSHEETS AND TONGUE-LAMP FOUNTAIN TO BE PRESERVED (Bw1)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (Bw1)
- REPLICATED MASONRY PIECES TO BE PRESERVED (Bw1)
- REINFORCING TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC PREFERENCE (Bw1)
- STONE LANTERNS TO BE PRESERVED (Bw1)

Material Schedule West

- 1 Brick Masonry Veneer Cladding - Forest Blend
- 2 Brick Masonry Veneer Cladding - Midland
- 3 Metal Panel - LT Grey
- 4 Metal Panel - DK Grey
- 5 Brick Masonry Veneer Cladding - Forest Blend
- 6 Brick Masonry Veneer Cladding - Midland
- 7 Brick Masonry Veneer Cladding - Forest Blend
- 8 Brick Masonry Veneer Cladding - Midland
- 9 Brick Masonry Veneer Cladding - Forest Blend
- 10 Brick Masonry Veneer Cladding - Midland
- 11 Brick Masonry Veneer Cladding - Forest Blend
- 12 Brick Masonry Veneer Cladding - Midland
- 13 Brick Masonry Veneer Cladding - Forest Blend
- 14 Brick Masonry Veneer Cladding - Midland
- 15 Brick Masonry Veneer Cladding - Forest Blend

BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - FOREST BLEND		1 METAL PANEL - LT GREY	
1 BRICK MASONRY VENEER CLADDING - FOREST BLEND		4 METAL PANEL - DK GREY	

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Tender	10/10/2023	GHK	GHK
2	Issue for Construction	10/10/2023	GHK	GHK
3	Issue for Construction	10/10/2023	GHK	GHK
4	Issue for Construction	10/10/2023	GHK	GHK
5	Issue for Construction	10/10/2023	GHK	GHK
6	Issue for Construction	10/10/2023	GHK	GHK
7	Issue for Construction	10/10/2023	GHK	GHK
8	Issue for Construction	10/10/2023	GHK	GHK
9	Issue for Construction	10/10/2023	GHK	GHK
10	Issue for Construction	10/10/2023	GHK	GHK
11	Issue for Construction	10/10/2023	GHK	GHK
12	Issue for Construction	10/10/2023	GHK	GHK
13	Issue for Construction	10/10/2023	GHK	GHK
14	Issue for Construction	10/10/2023	GHK	GHK
15	Issue for Construction	10/10/2023	GHK	GHK

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The Duck's Building
111 CHURCH STREET
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West Elevations
A304 5