



## Planning and Land Use Committee Report For the Meeting of May 28, 2015

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**To:** Planning and Land Use Committee                      **Date:** May 14, 2015  
**From:** Murray G. Miller, Senior Heritage Planner  
**Subject:** Heritage Alteration Permit Application No. 00204 for 1156 Fort Street

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motions:

“That Council authorize the issuance of Heritage Alteration Permit Application No. 00204 for 1156 Fort Street, subject to and in accordance with:

1. Plans date stamped May 11, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be generally in accordance with the plans dated May 11, 2015, for Heritage Alteration Permit Application No. 00204, to the satisfaction of staff.”

### LEGISLATIVE AUTHORITY

In accordance with Sections 972 and 973 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to the terms consistent with the purpose of the heritage protection of the property, including:

- a. conditions respecting the sequencing and timing of construction;
- b. conditions respecting the character of the alteration or action to be authorized, including landscaping, siting, form, exterior design and finish of buildings and structures;
- c. security.

Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding Heritage Alteration Permit Application No. 00204 for the property located at 1156 Fort Street. This Application relates to the recent demolition of the Heritage-Designated outbuildings that existed on the subject property, shown in Attachment 3. The assemblage of outbuildings, constructed over a number of years, were originally envisioned to be retained and this

undertaking was outlined in Rezoning Application No. 00440 and Heritage Alteration Permit Application No. 00179 approved by Council in October 2014. Heritage Designation Bylaw No. 7029 and the *Local Government Act* prohibit the exterior alteration or demolition of protected heritage property without Council approval.

Staff have had good communications with the owner and architect throughout the design and on-site rehabilitation process, however, the circumstances which appear to have led to the demolition of the Heritage-Designated outbuildings involved a breakdown in external communications. The applicant will be reinstating some salvaged materials as part of the construction of a new outbuilding. Staff recommend that Council consider authorizing the issuance of Heritage Alteration Permit No. 00204.

## **BACKGROUND**

The Heritage-Designated house located at 1156 Fort Street, known as "Wentworth Villa" (1862), is one of the oldest buildings in Victoria. The outbuildings (1957) are also protected by the designating bylaw and are identified as being a character-defining element in the Statement of Significance for illustrating the evolution of the place.

On October 23, 2014, Council adopted Zoning Regulation Bylaw Amendment No. 14-086 to rezone Wentworth Villa from the R3-1 Zone (Multiple Dwelling District) to the new CA-76 Zone (Fort Street Commercial and Cultural Facility District) to permit the existing building to be used as a cultural facility with exhibit rooms, retail, office and public assembly space (the Museum of the Pacific Northwest Heritage Houses).

At the time that the Rezoning Application was being developed, the applicant requested that accessory buildings on the property be allowed to remain non-conforming as part of the scope of the rezoning.

In May 2015, staff received information that indicated that some of the work being executed on the site involved the demolition of the Heritage-Designated outbuildings that were to be retained and rehabilitated. Staff were advised that the architect and permit contacts were instructed by the Building Inspector to stop work until revised plans were submitted and approved. When the Building Inspector visited the site to do a foundation inspection, it was noted that the work undertaken had far exceeded the information that was submitted for the Building Permit. As a result, work was ordered to cease on April 28, 2015. Staff carried out a site visit to record the conditions (Attachment 3).

### **Description of Proposal**

The proposal is a retroactive application to address the recent demolition of the Heritage-Designated outbuildings, which were to be retained and rehabilitated in accordance with Heritage Alteration Permit Application No. 00179. This proposal, therefore, consists of the unauthorized demolition of the outbuildings and the construction of a new outbuilding of similar size using steel studs, reinstating the salvaged doors, windows and trim as shown in the current drawings prepared by Keay Cecco Architecture.

## **ANALYSIS**

### **Unauthorized Work**

The demolition of the outbuildings, in April 2015, was preceded by minor changes to the outbuildings to replace the structure's roof and make material changes to the north and east walls, which were approved by the City. Although the outbuildings were documented and



photographed before their demolition, staff were not involved at a critical juncture following the approved minor changes to assess whether the remaining portion of the outbuildings could have been retained and rehabilitated in-place before they were demolished. The Standards portion of the Standards and Guidelines recommend an approach that calls for minimum intervention, evaluation of condition and repair rather than replacement.

The demolition of the outbuildings has resulted in a number of BC Building Code implications on the new structure that prevent an in-kind reconstruction in timber. While the previously-approved form of the outbuildings can be reinstated, the new structure will be built of steel studs. Only one garage door will be operable because of the building separation between the new structure and the main house and all of the siding will need to be of cement board.

Staff have been working with the property owner to address the unauthorized work and have provided advice to the owner on how best to proceed. The demolition of the outbuildings was not considered by staff to be minor works and, given that the preservation of the outbuildings for future generations is an objective in the Heritage Designation Bylaw, Council's consideration of this unauthorized work and the proposed replacement structure is required.

## **OPTIONS**

1. Council may authorize the issuance of Heritage Alteration Permit Application No. 00204 for the demolition and reconstruction of the Heritage-Designated outbuildings at 1156 Fort Street.
2. Council may seek legal prosecution against the applicant under Section 9.81 of the Local Government Act for the demolition of a Heritage-Designated property without the prior approval of a Heritage Alteration Permit.

## **CONCLUSIONS**

The Heritage Designation Bylaw sets out the extent of the structures to be protected and it states that no person shall alter the exterior or demolish the protected structures without the approval of Council. Staff have had good communications with the owner and architect throughout the design and on-site rehabilitation process. However, the circumstances which appear to have led to the demolition of the Heritage-Designated outbuildings involved a lack of communications from the applicant regarding the feasibility of restoring the remaining portion of the outbuilding back to its original composition.

Staff have worked with the owner and architect to address the unauthorized work and consider that the demolition of the Heritage-Designated outbuildings is a departure from the scope of work anticipated in the previously-approved Heritage Alteration Permit and Building Permit and, therefore, Council's approval is required. Staff recommend that Council consider authorizing the issuance of Heritage Alteration Permit No. 00204.

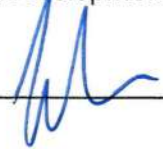
**ALTERNATE MOTION**

That Council decline Heritage Alteration Permit Application No. 00204 for the property located at 1156 Fort Street.

Respectfully submitted,

*for*   
Murray G. Miller  
Senior Heritage Planner  
Community Planning Division

  
Andrea Hudson, Acting Director  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:  \_\_\_\_\_ Jason Johnson

Date: May 22, 2015

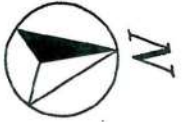
MGM:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\HAP\HAP00204\1156 FORT\_PLUC REPORT 28MAY2015.DOC

**List of Attachments**

- Attachment 1 - Subject map
- Attachment 2 - Aerial photograph
- Attachment 3 - As-found drawing showing the extent of the outbuildings
- Attachment 4 - Plans date stamped May 11, 2015
- Attachment 5 - Applicant letter date stamped May 11, 2015
- Attachment 6 - Statement of Significance
- Attachment 7 - Heritage Designation Bylaw No. 7029.

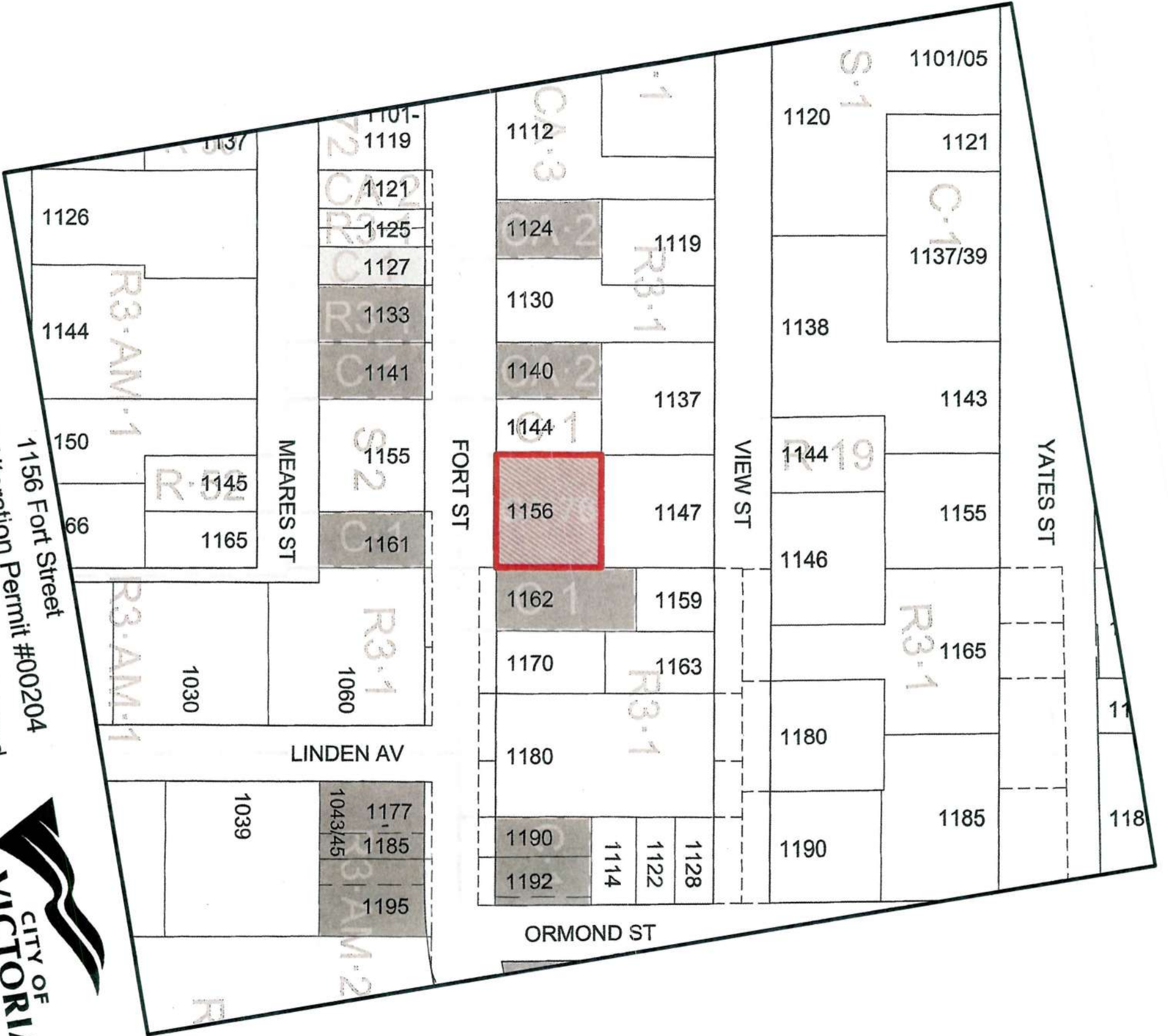




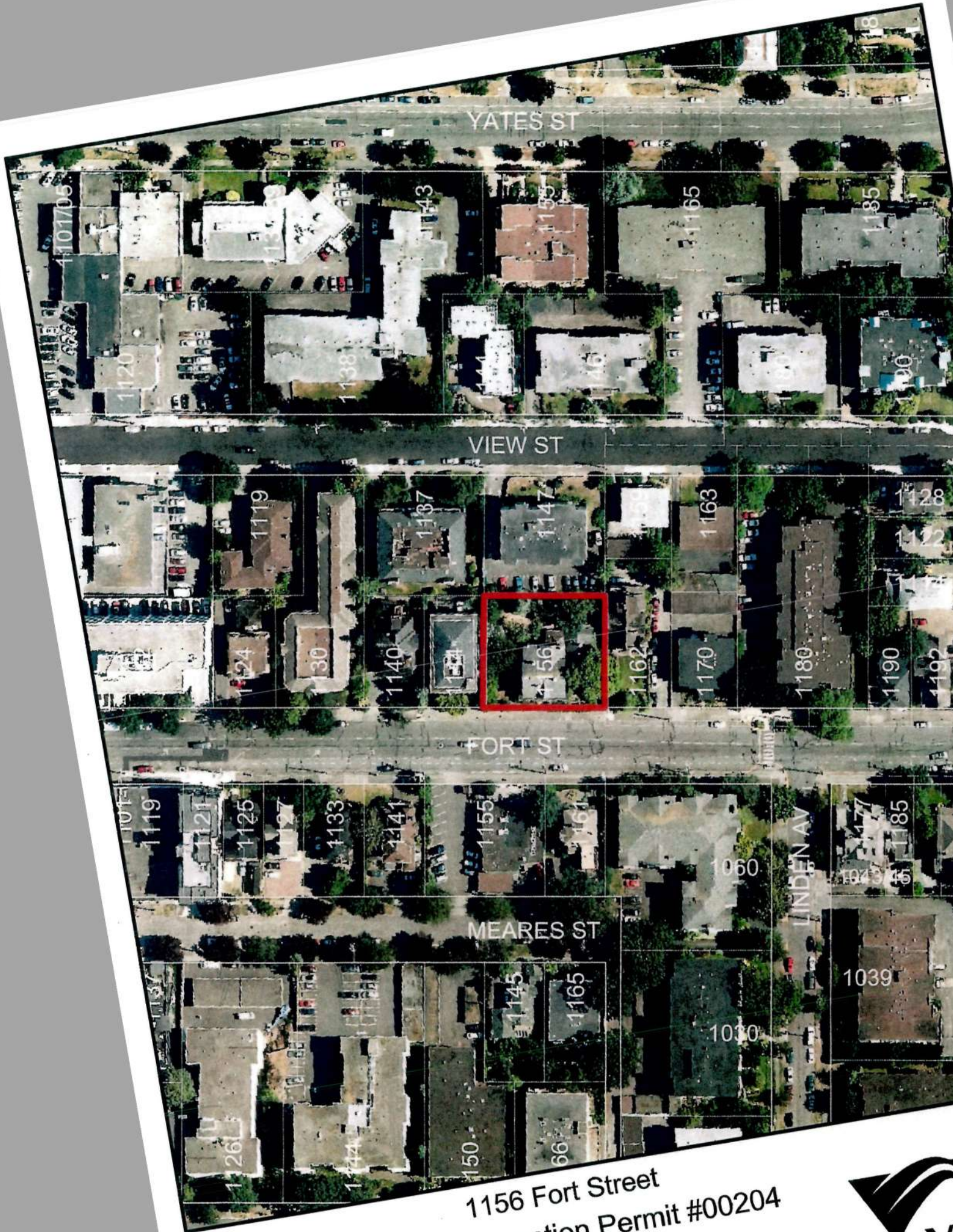
Heritage Alteration Permit #00204  
Designated

Registered

1156 Fort Street



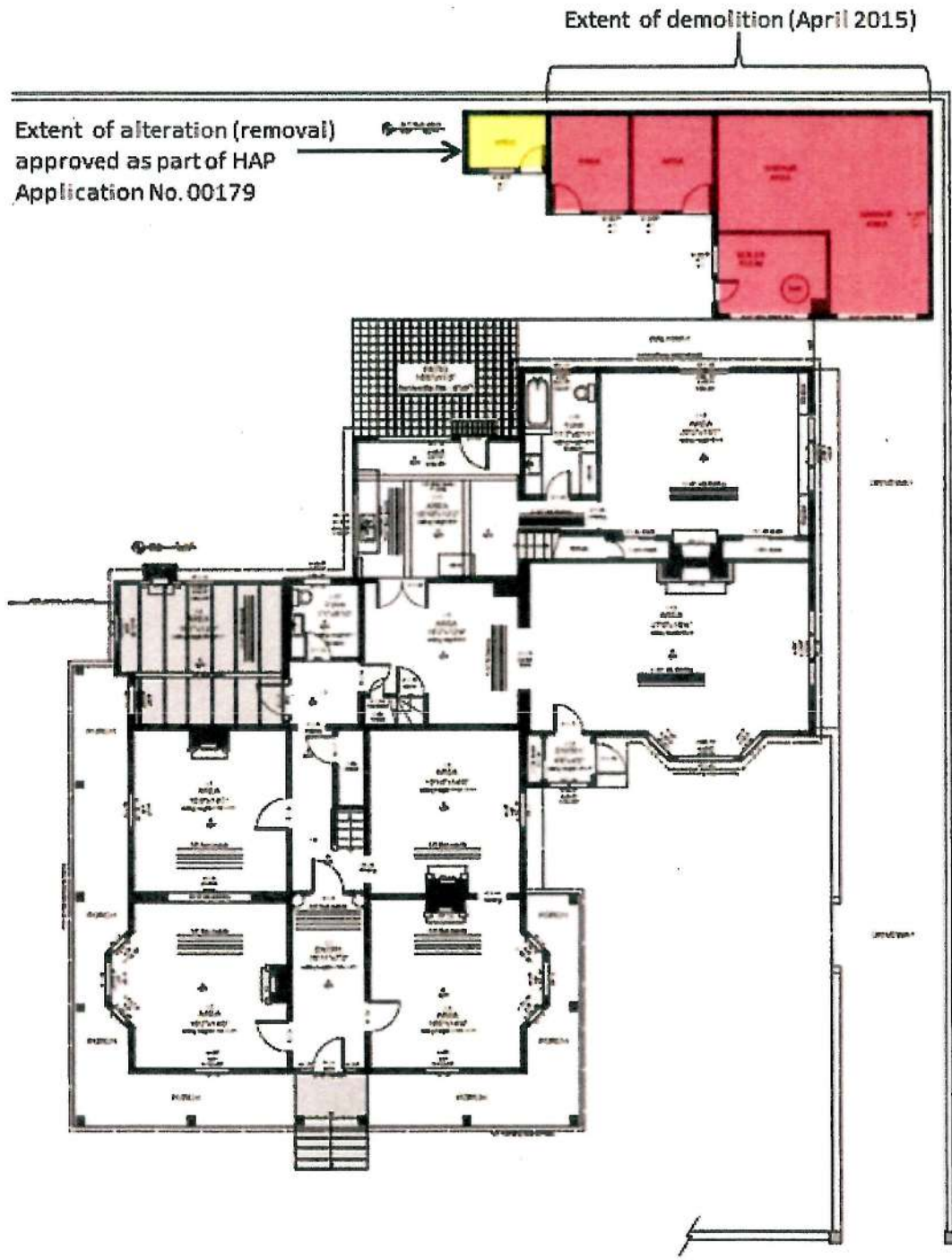




1156 Fort Street  
Permit #00204







**WENTWORTH  
VILLA**



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/13
2	ISSUED FOR PERMIT	10/1/13
3	ISSUED FOR PERMIT	10/1/13
4	ISSUED FOR PERMIT	10/1/13
5	ISSUED FOR PERMIT	10/1/13
6	ISSUED FOR PERMIT	10/1/13
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10	ISSUED FOR PERMIT	10/1/13

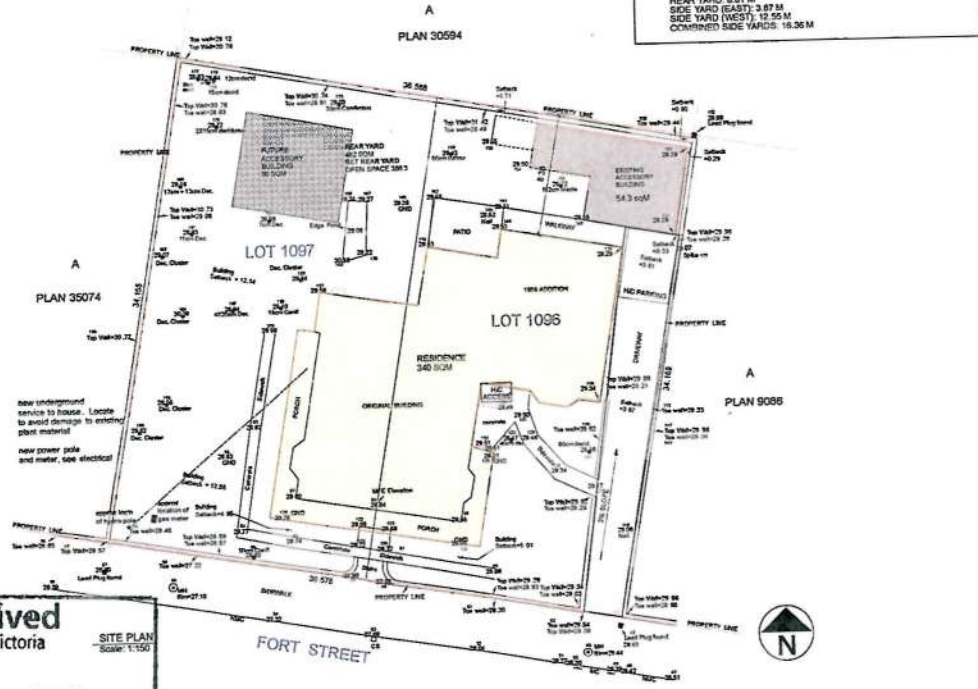
Wentworth Villa – "As-found" drawings - 2013



STREETSCAPE  
Scale 1/4" = 1'-0"

**PROJECT INFORMATION TABLE**

- OWNER: STEFAN AND MAGDA OPALSKI
- ARCHITECT: KEY & ASSOCIATE, ARCHITECTURE LTD.
- CIVIC ADDRESS: 1156 FORT STREET
- LEGAL DESCRIPTION: LOTS 1096 AND 1097, VICTORIA CITY  
EXCEPT THE SOUTHERLY 8 FEET THEREOF TAKEN FOR ROAD PURPOSES AS REGISTERED UNDER HQ 28319-1
- CURRENT ZONE: R-1
- PROPOSED ZONE: NEW ZONE
- SITE AREA: 1,249.7 M<sup>2</sup>
- COMMERCIAL FLOOR AREA: 501 M<sup>2</sup> (INCLUDING OFFICE AND STORAGE)
- FLOOR SPACE RATIO: 37 (PER EXISTING)
- NET FLOOR AREA: 510 M<sup>2</sup>
- OPEN SITE SPACE: 35.2% (REDUCED FROM EXISTING)
- SITE COVERAGE: 57.2 %
- HEIGHT OF BUILDING: 8.8M (OVER EXISTING)
- NUMBER OF STOREYS: 2 STOREYS
- PARKING REQUIRED (AS PER SCHEDULE C):  
COMMERCIAL EXIST: 4 SPACES  
RETAIL: 1 SPACE PER 37.5M<sup>2</sup>; 2.8M<sup>2</sup> = 1 SPACE  
TEA ROOM: 1 SPACE PER 6 SEATS; 20 SEATS = 6 SPACES  
OTHER OFFICE: 1 SPACE PER 65M<sup>2</sup>; 47.5M<sup>2</sup> = 1 SPACE  
PUBLIC ASSEMBLY: 1 SPACE PER 10 SEATS; 72 SEATS = 8 SPACES  
PROPOSED: 1 SPACE
- BICYCLE PARKING: 10 (CLASS 1: 5 / CLASS 2: 5)
- SETBACKS  
FRONT YARD: 4.95 M  
REAR YARD: 8.81 M  
SIDE YARD (EAST): 3.87 M  
SIDE YARD (WEST): 12.55 M  
COMBINED SIDE YARDS: 19.36 M



**OUTLINE SPECIFICATIONS  
GENERAL REQUIREMENTS**

1. All work to conform to the National and Local Code Requirements of the City of Victoria.
2. All work shall be done in accordance with the National and Local Code Requirements of the City of Victoria.
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**KEY & ASSOCIATE,  
ARCHITECTURE LTD.**

1124 Peel Street, Victoria, BC Canada V8W 2V6  
Office: 250.295.2222 Fax: 250.292.4640  
www.key.ca info@keyarchitecture.com

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2	PROPOSED EXISTING BUILDING
3	PROPOSED EXISTING BUILDING
4	PROPOSED EXISTING BUILDING
5	PROPOSED EXISTING BUILDING
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**GENERAL NOTES**

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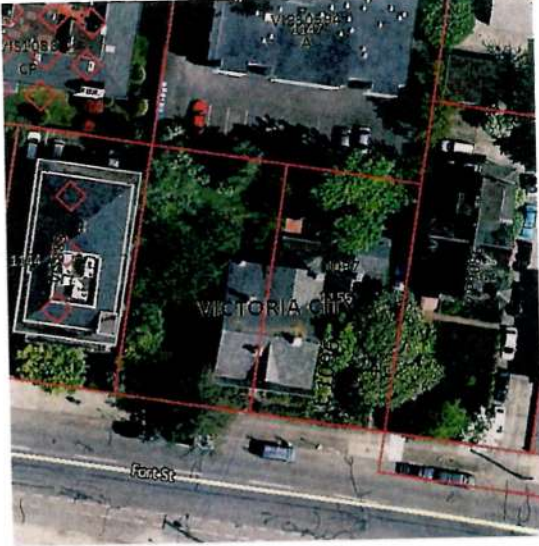
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Received  
City of Victoria  
MAY 11 2015

Planning & Development Department  
Development Services Division

1156 FORT STREET,  
VICTORIA, BC  
WENTWORTH VILLA

SITE PLAN,  
DATA INFORMATION,  
& SPECIFICATIONS

SCALE: AS SHOWN  
DATE PLOTTED: MARCH 23, 2015  
DRAWN BY: JUMP  
JOB NO: 1156-1014  
A-01

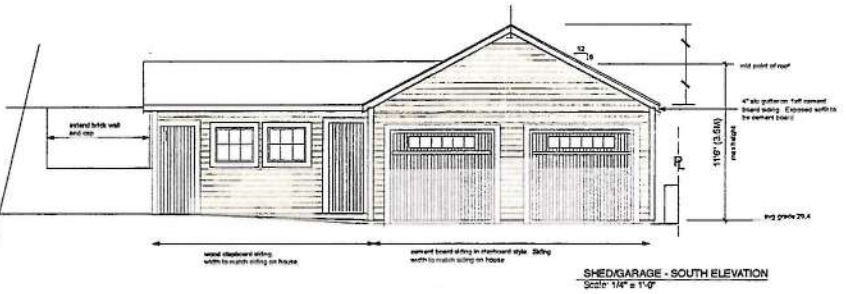
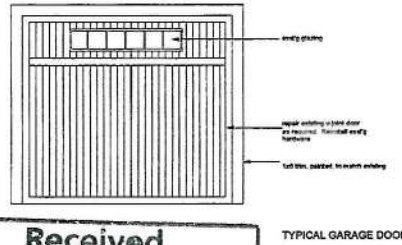
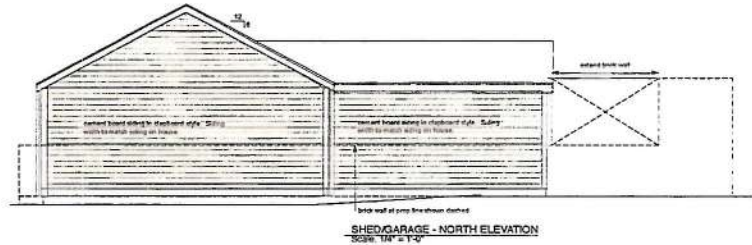
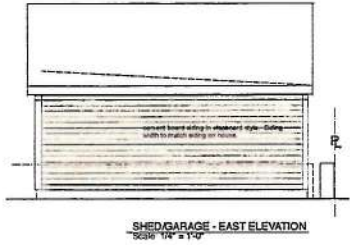
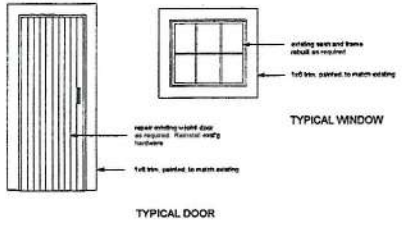
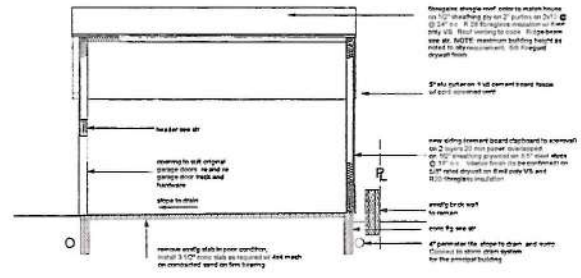
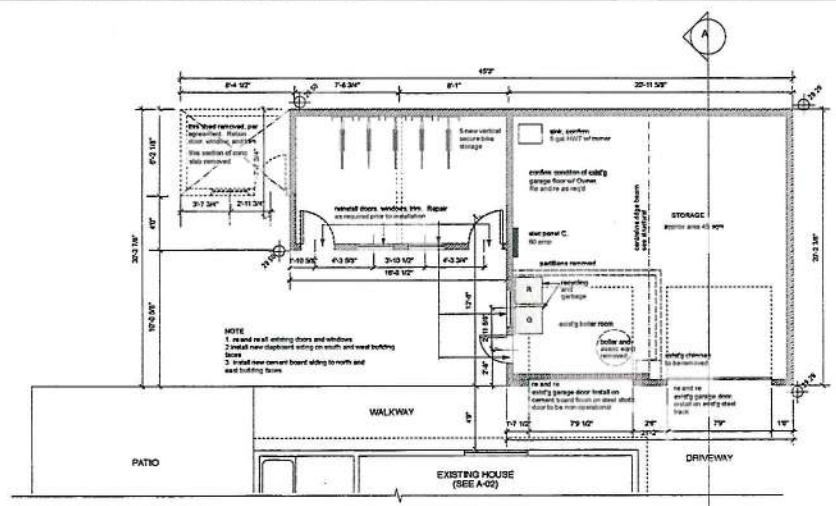


COMMENTS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	03/14	JWP
2	REVISED FOR PERMIT MEETING	03/14	JWP
3	REVISED FOR PERMITTING	03/14	JWP
4	REVISED DRAWING FOR RECORDING	03/14	JWP
5	REVISED FOR PERMIT	03/14	JWP
6	REVISED FOR PERMIT	03/14	JWP
7	REVISED DRAWING	03/14	JWP

GENERAL NOTES

1. All of these drawings are to be used in accordance with the Building Act and Regulations.



PROJECT: 1156 FORT STREET, VICTORIA, BC  
 WENTWORTH VILLA

PROJECT TITLE: SHEDS AND GARAGE

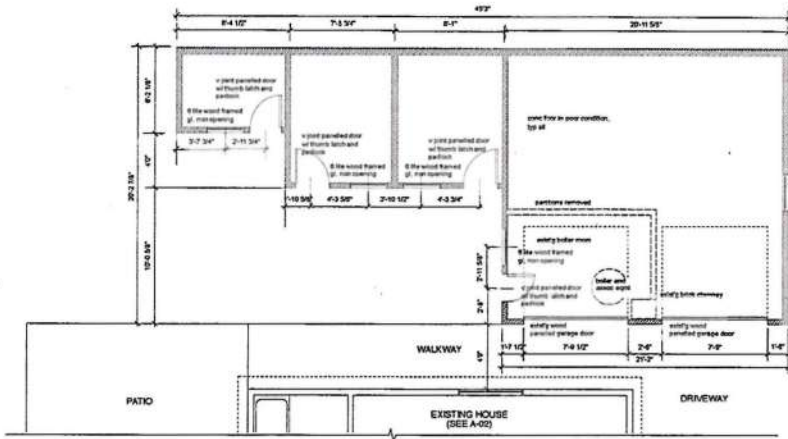
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DATE OF PERMIT: MARCH 23, 2015

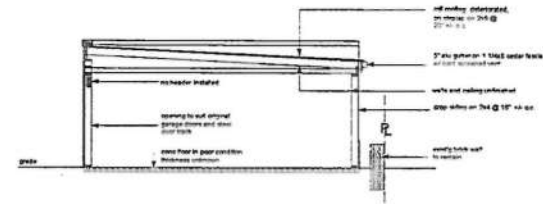
DESIGNED BY: JWP A-07

Received  
 City of Victoria  
 MAY 11 2015  
 Planning & Development Department  
 Development Services Division

**SHED/GARAGE - SECTION - A**  
Scale: 1/4" = 1'-0"



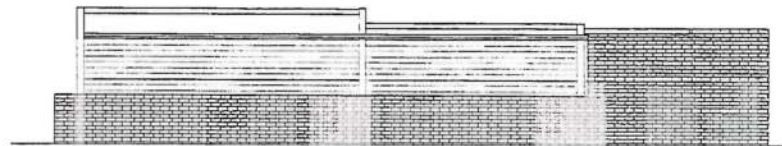
**ORIGINAL SHED/GARAGE FLOOR PLAN**  
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**SHED/GARAGE - SECTION - A**  
Scale: 1/4" = 1'-0"



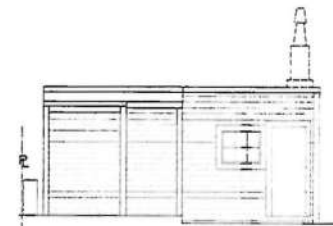
**SHED/GARAGE - EAST ELEVATION**  
Scale: 1/4" = 1'-0"



**SHED/GARAGE - WEST ELEVATION**  
Scale: 1/4" = 1'-0"



**SHED/GARAGE - SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



**SHED/GARAGE - WEST ELEVATION**  
Scale: 1/4" = 1'-0"

**KEY & ASSOCIATE  
ARCHITECTURE LTD.**

1124 West Street, Victoria, B.C. Canada V8W 2Y7  
tel: 250 382 3000 fax: 250 382 4600  
e-mail: info@key.ca website: www.key.ca

**COMMENTS**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	2014	JK
2	MODIFICATIONS MEETING	2014	JK
3	ISSUED FOR REVISIONS	2014	JK
4	REVISIONS FOR REVISIONS	2014	JK
5	REVISED EAST ELEVATION	2014	JK

**GENERAL NOTES**

1. List of applicable codes is located in the project file.  
2. See the construction details.

**PROJECT**  
1156 FORT STREET,  
VICTORIA, BC  
**WENTWORTH VILLA**

**PROJECT TITLE**  
EXISTING GARAGE

<b>FOUR</b> JOB NUMBER	2014-0718
<b>DATE PLOTTED</b> MARCH 25, 2015	
<b>DESIGNED BY</b> JERP	A-07A

Received  
City of Victoria

MAY 11 2015

Planning & Development Department  
Development Services Division





VIEW FROM SOUTH



VIEW FROM SOUTH



VIEW FROM SOUTH



REAR ELEVATION, FROM NORTH WEST



DETAIL OF NORTH WALL



REAR ELEVATION FROM NORTH EAST



BRICK WALL, AT WEST ELEVATION



BRICK WALL TO WEST OF BUILDING



EAST WALL DETAIL



NORTH EAST CORNER, DETAIL



Received  
City of Victoria



INTERIOR VIEWS



INTERIOR VIEWS, ROOF

<b>KEY &amp; ASSOCIATE ARCHITECTURE LTD.</b>			
<small>1124 Fern Street, Victoria, B.C. Canada V8W 2R8          TEL: 250 363-3020 FAX: 250 362-0403          e-mail: jpk@keyandassociate.com</small>			
<b>COMMENTS</b>			
No.	Description	Date	By
1	ISSUED FOR PERMITS	8/17/14	
2	INTERMEDIATE MEETING	8/25/14	
3	ISSUED FOR PERMITS	3/24/15	
4	REVISED DINGS FOR PERMITS	3/24/15	
5	REVISED CAT STAIR	5/14/15	
<b>GENERAL NOTES</b>			
Use of these drawings is limited to that intended in the development plan.			
<b>PROJECT</b> 1156 FORT STREET, VICTORIA, BC WENTWORTH VILLA			
<b>SHEET TITLE</b> GARAGE PHOTOGRAPHS			
<b>SCALE</b> AS SHOWN	JOB 1124-1118		
<b>DATE PLOTTED</b> MAY 2, 2015	<b>PROJECT</b> JAGP		
<b>PROJECT</b> JAGP			
<b>A-09</b>			

MAY 11 2015

Planning & Development Department  
 Permit Services Division

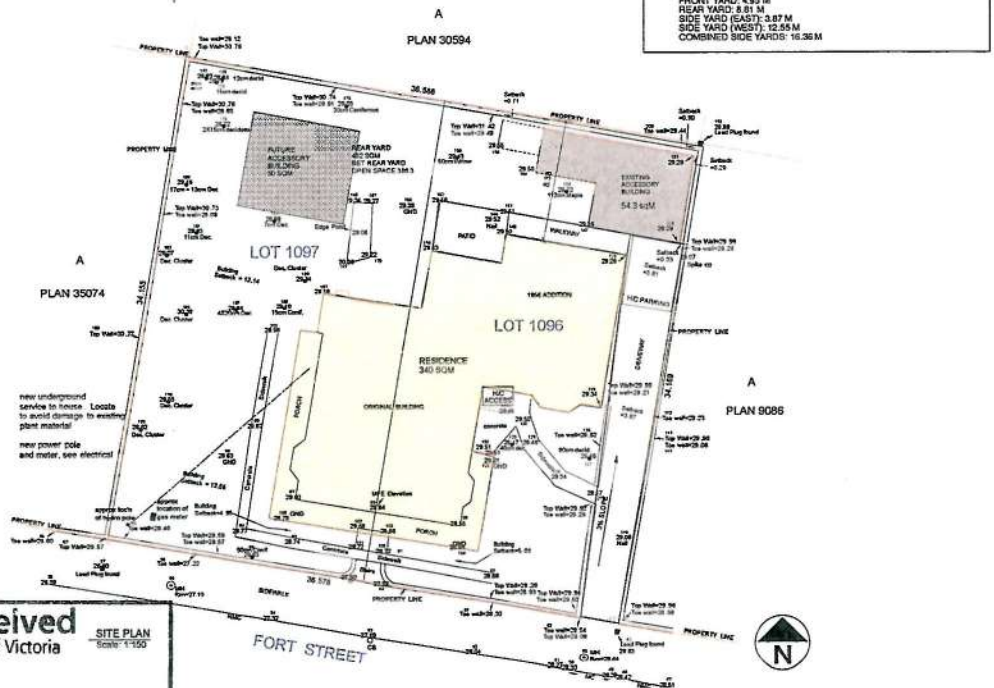




STREETSCAPE  
SCALE: 1/4" = 1'-0"

**PROJECT INFORMATION TABLE**

1. OWNER: STEFAN AND MAGDA OPANSKI
2. ARCHITECT: KEAY & ASSOCIATE ARCHITECTURE LTD.
3. CIVIC ADDRESS: 1156 FORT STREET
4. LEGAL DESCRIPTION: LOTS 1096 AND 1097, VICTORIA CITY EXCEPT THE SOUTHERLY 4 FEET THEREOF TAKEN FOR ROAD PURPOSES AS REGISTERED UNDER NO. 18393-1
5. CURRENT ZONE: RD-1
6. PICKWOOD ZONE, NEW ZONE
7. SITE AREA: 1,248.7 M<sup>2</sup>
8. TOTAL FLOOR AREA: 519 M<sup>2</sup>
9. COMMERCIAL FLOOR AREA: 501 M<sup>2</sup> (INCLUDING OFFICE AND STORAGE)
10. FLOOR SPACE RATIO: 37.7 PER EXISTING
11. SITE COVERAGE: 30.2% (REDUCED FROM EXISTING)
12. OPEN SITE SPACE: 57.5 %
13. HEIGHT OF BUILDING: 8.8M (PER EXISTING)
14. NUMBER OF STOREYS: 2 STOREYS
15. PARKING REQUIRED (AS PER SCHEDULE C):  
 COMMERCIAL: 4 SPACES  
 RETAIL: 1 SPACE PER 27 M<sup>2</sup>; 3482 = 12 SPACES  
 TIA ROOM: 1 SPACE PER 5 SEATS; 26 SEATS = 5 SPACES  
 OTHER OFFICE: 1 SPACE PER 60 M<sup>2</sup>; 47,502 = 1 SPACE  
 PUBLIC ASSEMBLY: 1 SPACE PER 10 SEATS; 72 SEATS = 8 SPACES  
 PROPOSED: 1 SPACE
16. BICYCLE PARKING: 10 (CLASS 1: 5 / CLASS 2: 5)
17. SETBACKS:  
 FRONT YARD: 4.85 M  
 REAR YARD: 9.81 M  
 SIDE YARD (EAST): 3.87 M  
 SIDE YARD (WEST): 12.55 M  
 COMBINED SIDE YARDS: 16.36 M



**OUTLINE SPECIFICATIONS  
GENERAL REQUIREMENTS**

- REGULATORY AGENCIES**
1. All work to be done in and about the site.
  2. comply with the provisions of the Planning Act, including the provisions of the Official Community Plan and the Zoning Bylaw.
  3. comply with the provisions of the Building Act and the Building Code.
  4. comply with the provisions of the Fire Act and the Fire Code.
  5. comply with the provisions of the Environmental Act and the Environmental Protection Act.
  6. comply with the provisions of the Health Act and the Health Act Regulations.
  7. comply with the provisions of the Labour Act and the Labour Act Regulations.
  8. comply with the provisions of the Occupational Safety and Health Act and the Occupational Safety and Health Act Regulations.
  9. comply with the provisions of the Access to Information Act and the Access to Information Act Regulations.
  10. comply with the provisions of the Freedom of Information Act and the Freedom of Information Act Regulations.
  11. comply with the provisions of the Privacy Act and the Privacy Act Regulations.
  12. comply with the provisions of the Personal Information Protection and Access Act and the Personal Information Protection and Access Act Regulations.
  13. comply with the provisions of the Access to Information Act and the Access to Information Act Regulations.
  14. comply with the provisions of the Freedom of Information Act and the Freedom of Information Act Regulations.
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  18. comply with the provisions of the Freedom of Information Act and the Freedom of Information Act Regulations.
  19. comply with the provisions of the Privacy Act and the Privacy Act Regulations.
  20. comply with the provisions of the Personal Information Protection and Access Act and the Personal Information Protection and Access Act Regulations.
- PROTECTION OF WORK AND PROPERTY**
1. The Contractor shall be responsible for the protection of all existing structures, utilities, and other features on the site.
  2. The Contractor shall be responsible for the protection of all existing structures, utilities, and other features on the site.
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  20. The Contractor shall be responsible for the protection of all existing structures, utilities, and other features on the site.
- APPROVED PRODUCTS**
1. All materials and products used in the construction shall be approved by the City of Victoria.
  2. All materials and products used in the construction shall be approved by the City of Victoria.
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  20. All materials and products used in the construction shall be approved by the City of Victoria.
- ALTERATIONS**
1. Any alterations to the approved plans shall be approved by the City of Victoria.
  2. Any alterations to the approved plans shall be approved by the City of Victoria.
  3. Any alterations to the approved plans shall be approved by the City of Victoria.
  4. Any alterations to the approved plans shall be approved by the City of Victoria.
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  20. Any alterations to the approved plans shall be approved by the City of Victoria.

**KEAY & ASSOCIATE  
ARCHITECTURE LTD.**

1156 FORT STREET, VICTORIA, BC V8W 2E1  
 TEL: 250-363-3320 FAX: 250-363-3321  
 WWW: www.keayandassociates.com

**COMMENTS**

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITS	2015/03/23	JK
2	APPROVED FOR PERMITS	2015/03/23	JK
3	ISSUED FOR PERMITS	2015/03/23	JK
4	ISSUED FOR PERMITS	2015/03/23	JK
5	ISSUED FOR PERMITS	2015/03/23	JK
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18	ISSUED FOR PERMITS	2015/03/23	JK
19	ISSUED FOR PERMITS	2015/03/23	JK
20	ISSUED FOR PERMITS	2015/03/23	JK

**GENERAL NOTES**

1. All work shall be done in accordance with the provisions of the Building Act and the Building Code.
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20. All work shall be done in accordance with the provisions of the Building Act and the Building Code.

PROJECT:  
1156 FORT STREET,  
VICTORIA, BC  
WENTWORTH VILLA

SHEET TITLE:  
SITE PLAN,  
DATA INFORMATION,  
& SPECIFICATIONS

SCALE:  
AS SHOWN

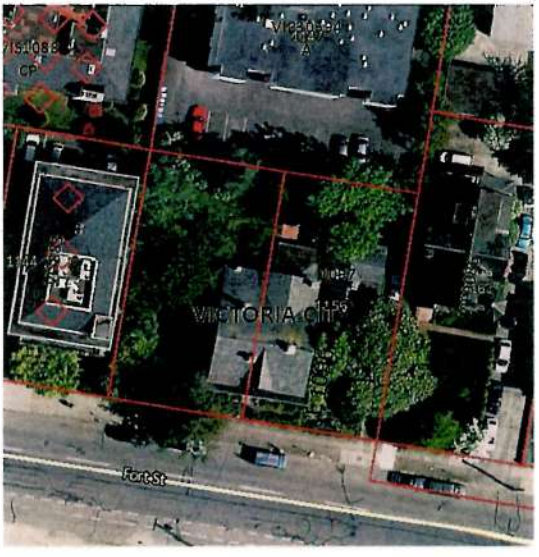
DATE PLOTTED:  
MARCH 23, 2015

SCALE: 1/4" = 1'-0"

NO: 1104-012

PLANNING BY:  
JKP

NO: A-01



**Received**  
City of Victoria

SITE PLAN  
Scale: 1/4" = 1'-0"

MAY 11 2015

Planning & Development Department  
Development Services Division

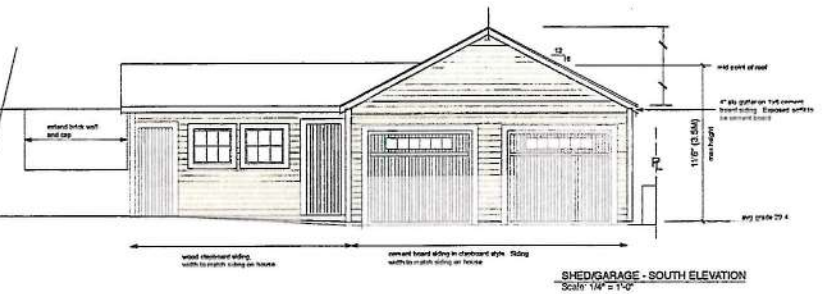
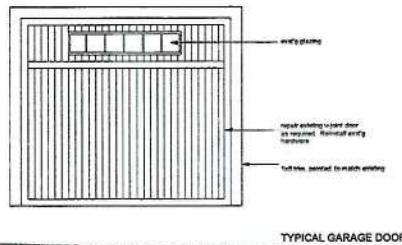
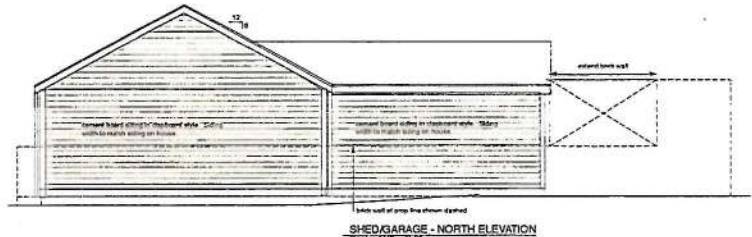
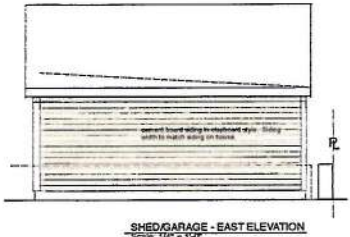
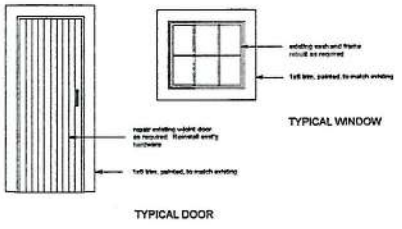
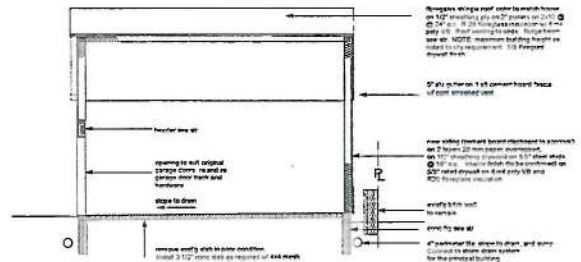
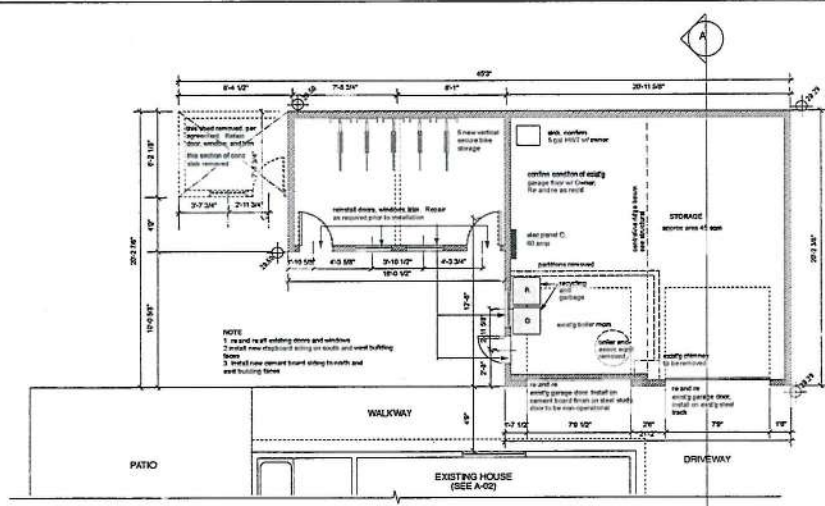


COMMENTS

No.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2014-11-17
2	REVISIONS FOR PERMIT	2014-11-17
3	ISSUED FOR PERMIT	2014-11-17
4	REVISED FOR PERMIT	2014-11-17
5	REVISED FOR PERMIT	2014-11-17
6	REVISED FOR PERMIT	2014-11-17
7	REVISED FOR PERMIT	2014-11-17

GENERAL NOTES

Use of these drawings is limited to that stated in the building permit application.



PROJECT

1156 FORT STREET,  
VICTORIA, BC

WENTWORTH VILLA

PROJECT TITLE

SHEDS AND GARAGE

SCALE: AS SHOWN

DATE: MARCH 20, 2015

DESIGN BY: JUMP

JOB: 1124-1316

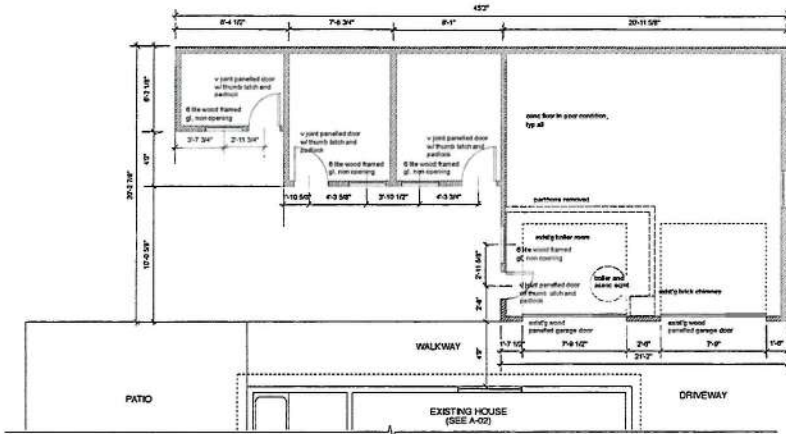
A-07

Received  
City of Victoria

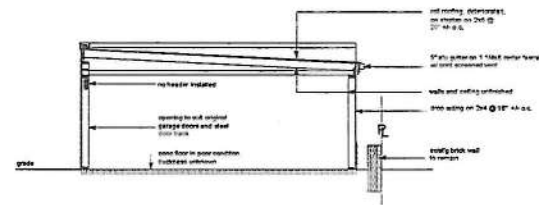
MAY 11 2015

Planning & Development Department  
Development Services Division

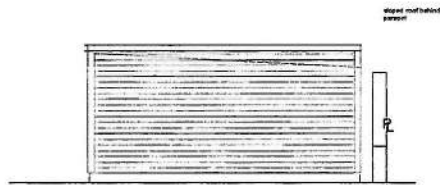
SHED/GARAGE - SECTION - A  
Scale: 1/4" = 1'-0"



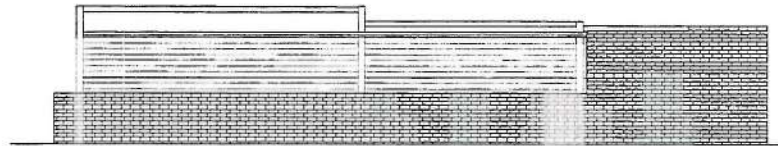
ORIGINAL SHED/GARAGE FLOOR PLAN  
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SHED/GARAGE - SECTION - A  
Scale: 1/4" = 1'-0"



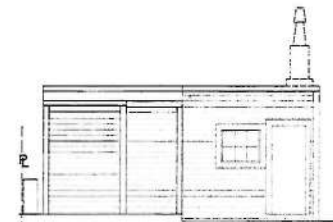
SHED/GARAGE - EAST ELEVATION  
Scale: 1/4" = 1'-0"



SHED/GARAGE - WEST ELEVATION  
Scale: 1/4" = 1'-0"



SHED/GARAGE - SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



SHED/GARAGE - WEST ELEVATION  
Scale: 1/4" = 1'-0"

KEY & ASSOCIATE  
ARCHITECTURE LTD.

1124 Fort Street, Victoria, BC Canada V8W 2P7  
phone 250 363 3323 fax 250 382 4843  
www.keya.ca

COMMENTS

No.	REVISION	DATE	BY
1	ISSUED FOR PERMITS	09/14/11	
2	REVISIONS FOR MEETING	09/14/11	
3	REVISIONS FOR RECORDING	09/14/11	
4	REVISIONS FOR PERMITS	09/14/11	
5	REVISED FOR STAIR	09/14/11	

GENERAL NOTES

Use of these drawings is limited to that stated here.  
© The Architect/Engineer

1156 FORT STREET,  
VICTORIA, BC  
WENTWORTH VILLA

EXISTING GARAGE

SCALE: 1/4" = 1'-0"

DATE PRINTED: MARCH 23, 2011

PROJECT NO: A-07A

DATE: MAY 11, 2015

PROJECT: WENTWORTH VILLA

SCALE: 1/4" = 1'-0"

DATE: MARCH 23, 2011

PROJECT: WENTWORTH VILLA

SCALE: 1/4" = 1'-0"

DATE: MAY 11, 2015

PROJECT: WENTWORTH VILLA

Received  
City of Victoria  
MAY 11 2015  
Planning & Development Department  
Development Services Division





VIEW FROM SOUTH



VIEW FROM SOUTH



VIEW FROM SOUTH

KEY & ASSOCIATE  
ARCHITECTURE LTD.  
1127 Fort Street, Victoria, BC Canada V8W 2E1  
Phone 250-385-3020 Fax 250-385-3023  
www.keyandassociates.com

COMMENTS		
No.	DESCRIPTION	DATE
1	REVISED FOR PERMITS	05/04/15
2	REVISION FOR PERMITS	05/04/15
3	REVISION FOR PERMITS	05/04/15
4	REVISION FOR PERMITS	05/04/15
5	REVISION FOR PERMITS	05/04/15
6	REVISED EXIST STAIR	05/04/15

GENERAL NOTES  
Use of these drawings is limited to that specified in the contract documents.



REAR ELEVATION, FROM NORTH WEST



DETAIL OF NORTH WALL



REAR ELEVATION FROM NORTH EAST



BRICK WALL AT WEST ELEVATION



BRICK WALL TO WEST OF BUILDING



EAST WALL DETAIL



NORTH EAST CORNER, DETAIL



City of Victoria



INTERIOR VIEWS



INTERIOR VIEWS, ROOF

PROPERTY  
1156 FORT STREET,  
VICTORIA, BC  
WENTWORTH VILLA

SHEET TITLE  
GARAGE PHOTOGRAPHS

SCALE AS SHOWN	JOB 1124-1318
DATE PLOTTED MAY 2, 2015	A-09
PLANNED BY JADP	

MAY 11 2015  
Planning & Development Department  
Development Services Division

# KEYAY CECCO ARCHITECTURE LTD

JOHN KEAY, ARCHITECT AIBC  
LARRY CECCO, IA, AIBC  
1124 FORT STREET,  
VICTORIA, V8V 3K8

May 7, 2015

Mayor and Council  
City of Victoria  
#1 Centennial Square  
Victoria, BC, V8W 1P6

Your Worship and Council

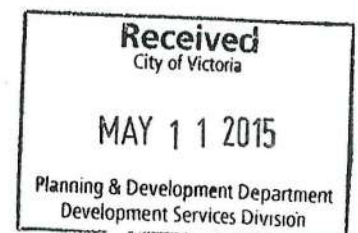
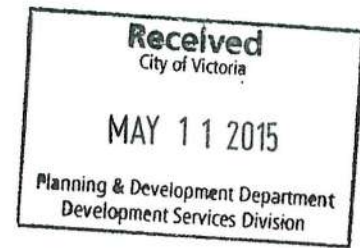
Re: Wentworth Villa, 1156 Fort Street, garage, Heritage Alteration Permit

Please find enclosed an application for a Heritage Alteration Permit for the garage located at the above address. Background information for this building follows.

The sequence of changes to this building is as follows:

- i. the building was designated as part of the Wentworth property. It appears that the garage structure was built between 1950 and 1956, following a fire which destroyed the original garage/barns. In 1956 an addition was constructed to the main building, which limited access to the garage
- ii. when the current Owners purchased the property it was decided to accept the designation, in addition the existing building allowed certain variances as an existing non conforming structure
- iii. we were aware that the building was in very poor condition. It was immediately tarped over for use as storage during construction of the main building, and was filled with salvaged materials. The building was accurately measured, and photographs taken, as it was assumed that any rebuilding would be extensive
- iv. approval was received for removal of the small structure on the west end, and the reduction in size of the middle part of the structure. In that the tree immediately to the south of the building has now been removed due to its poor condition, the Owners have confirmed that they will rebuild the building to its original perimeter. This is shown on the drawings.
- v. the owners applied for and received approval of alterations to the roof to provide some storage space for chairs and certain building components
- vi. the Building Department asked for the siding on the north and east elevations to be changed to non-combustible (cement board) in a clapboard style matching the house
- vii. upon starting work on the building it was found to be in even worse condition than originally thought. The foundation slab in particular was not suitable. Because of the condition and the changes which had been approved, the building was deconstructed. Windows, doors, and trim were retained, along with samples of siding.

tel: 250 382 3823  
email: john@kcarchitecture.com





Wentworth, 1156 Fort, garage

- viii. It is intended to re-install these missing elements, and to install cement board siding on the north and east sides, with wood clapboard siding on the other two faces. The use of clapboard siding has been approved previously by planning in a discussion with the Owner

I have forwarded the updated drawings to our code consultant, Murray Johnson, for his review. As the building is now a reconstruction rather than a renovation, he has identified the following requirements, in addition to his previous report:

- i. the north, east, and garage side south walls be of non-combustible construction and cladding. Other walls could be either wood or steel construction
- ii. the separation between the storage and bicycle storage have a 1 hr FRR, wood or steel studs and 5/8 rated drywall
- iii. the garage door which is to remain open have a fusible link
- iv. the roof can be of combustible construction, however eave construction will be non combustible
- v. rated 5/8 drywall be used throughout

I am enclosing drawings showing additional information regarding the original building. At this point, given the prior condition and the approved alterations, and our recording of the structure, in our view we can accurately replicate the building. Because of its location and condition, it was always apparent that substantial modifications would have to be made in order to keep the building, comply with Code requirements, and enable the structure to function. Minimal intervention was not an option in this case. The proposal is consistent with the "Standards and Guidelines for the Conservation of Historic Places" as follows:

- i. #5, the proposed use as storage and bicycle storage is compatible with the previous use
- ii. #6: during deconstruction, several artifacts, including miscellaneous hardware and other small artifacts, were conserved
- iii. #7,8,10: the major character defining elements, the windows and doors, have been preserved and will be repaired and reinstalled in the replicated structure.

Upon completion the garage will have a higher level of fire protection vis-a-vis the main building, and will comply with current structural requirements. In that it is intended as secure storage for artifacts related to Wentworth this is a significant benefit to the project. The garage should be reviewed in the context of the overall preservation work which has been done to Wentworth, which has had a sensitive and comprehensive program of conservation and stabilization, allowing its use as a community asset.

I look forward to explaining the project further to Council

Yours truly,



John Keay, Architect

cc: Stefan and Magda Opalski

## **Statement of Significance**

### **1156 Fort Street**

#### **Description of Historic Place**

Wentworth Villa is a grand, two-storey, wood-frame residence designed in the Gothic Revival style. It is located on the north side of Fort Street at the southern edge of the Fernwood neighbourhood in Victoria. The historic resource is characterized by its medium-pitched, side-gabled roof with central gable wall dormer, pierced and scroll-cut bargeboards, and wraparound verandah at the first floor level. There are expansive views of Victoria from the site and the house, which is prominently situated at the rise of a hill. The house sits close to the front property line, with a brick wall at the front capped by an iron fence. A later addition wraps around the northeast corner of the original house.

#### **Heritage Value of Historic Place**

Built in 1862, Wentworth Villa is valued as a testament to the earliest pioneer development of Victoria and is esteemed as one of the oldest extant buildings in the province of British Columbia. This venerable residence is a manifestation of early English colonization, and is important in the understanding of Victoria and its social context. Established as a trading post for the Hudson's Bay Company, settlement in Victoria exploded during the Fraser River Gold Rush of 1858. The construction of this house, undertaken the same year as Victoria's incorporation, denotes the earliest establishment of the City, and the rapid maturation and sophistication that occurred in short order.

Wentworth Villa is additionally significant as the family residence of Captain Henry Bailey Ella (1826-1873), his wife, Martha (nee Beeton Cheney, 1835-1911), and their family. Martha, who was born in the United Kingdom, travelled to Canada in 1850 with her aunt and uncle, Ann and Thomas Blinkhorn. They were the first white settlers in Metchosin and worked a farm that they named Bilston. In 1855, at Bilston, Martha was married to London native, Captain Henry Bailey Ella. Henry arrived in Victoria in 1851 after serving as Chief Officer of the *Norman Morrison*. Captain Ella regularly sailed between England and Victoria through his employment at the Hudson's Bay Company (HBC); he became a captain with HBC in 1853. Following their marriage, Henry and Martha resided at Bilston until 1856, at which time they moved to Victoria. In 1862, they had Wentworth Villa built, considered to be some distance from the city centre at the time of its construction. Wentworth Villa was retained by the Ella family, which consisted of seven children, until 1938. In 1940, the house was sold to Faith and George Grant, who resided in the house and also utilized the house as the site of their antiques business, Faith Grant Connoisseurs Shop. The shop has enjoyed a successful tenure as one of Victoria's oldest antique shops, celebrating over 80 years in business.

Wentworth Villa is also valued as one of Victoria's most distinguished wood-frame early residences and a superior example of the Gothic Revival style, which conveys an aesthetic that is a synthesis of church and secular architecture. Characterizing mid-Victorian era domestic taste, Wentworth Villa reflects the status of its owners in the hierarchical class system prevalent at the time. Likely a pattern book design, it is one of the oldest surviving examples of middle-class homes in Victoria. It also retains many intact interior and exterior elements that date to 1862. The interior, which features the



extensive use of California redwood for its trim and flooring, is a demonstration of the high degree of design and craftsmanship that was available in Victoria in the 1860s.

### **Character-Defining Elements**

Key elements that define the heritage character of Wentworth Villa include its:

- location on the north side of Fort Street, at the southern edge of the Fernwood neighbourhood in Victoria, at the rise of a slope and set close to the street, with expansive views
- residential form, scale and massing as expressed by its original 1862 rectangular plan, two-storey height, side-gabled roof with central wall dormer, three-sided bays on the east and west elevations, and wraparound verandah that spans three sides of the house
- wood-frame construction including wide lapped redwood siding, corner boards and trim
- elements of the Gothic Revival style including carpenter ornamentation, decorative pierced and scroll-cut bargeboards, lathe-turned drop finials at the roof peaks, and feature window in front gable
- regular fenestration including 6-over-6 double hung wood-sash windows in single assembly; 4-over-4 double-hung wood-sash windows in single and triple assembly; 2-over-2 double hung windows; feature front gable window with coloured glass; and double casement windows in gable ends with triangular geometric motif
- original front door assembly with glass sidelights and transom windows above
- internal and external brick chimneys with recessed niches, corbelling and chimney pots
- later additions dating to 1911 and 1957, illustrating the evolution of the house
- interior features that date to 1861 construction, including original room layout and configuration with grand front and rear halls, lath-and-plaster walls, woodwork (such as doors, floors and trim), fireplaces, and mahogany staircase
- associated site features including red brick wall at front property line with wrought-iron fence.

NO. 7029

A B Y - L A W

To designate buildings for  
heritage purposes at 1156  
Fort Street.

WHEREAS the Council has received evidence that the buildings and structures mentioned in this by-law contain evidence of the City's history, culture and heritage,

AND WHEREAS the Council deems it to be in the public interest to preserve such buildings and structures for the education and enjoyment of present and future generations;

NOW THEREFORE the Municipal Council of The Corporation of the City of Victoria enacts as follows:-

1. This by-law may be cited as the "Heritage Designation By-law (No. 14) 1976".
2. The buildings and structures on the lands described in the attached schedule are designated as heritage buildings and structures, pursuant to the provisions of Section 714A of the Municipal Act.
3. The said buildings and structures shall not be demolished or built upon.
4. The facades or exteriors of the said buildings and structures shall not be altered, except with the approval of the Council.
5. Any person contravening any provision of this by-law is guilty of an offence and liable, on conviction, to a fine not exceeding \$10,000.00 or to imprisonment for a period not in excess of 60 days or to both such fine and imprisonment.

Passed by the Municipal Council the 28th day



of October , A.D. 1976.

Approved by the Lieutenant-Governor in Council the 21st day of December, A.D. 1976.

Reconsidered, adopted and finally passed by the Municipal Council the 27thday of January A.D. 1977.

"Theresa W. Durshell"

A/ CITY CLERK

"W. D. Tindall"

A/MAYOR (L.S.)

SCHEDULE

Lots 1096 and 1097, Victoria City,  
EXCEPT the Southerly 8 feet thereof  
taken for road purposes as registered  
under No. 28313-I.

(Street address 1156 Fort Street)