



## Planning and Land Use Committee Report

---

**Date:** December 17, 2013 **From:** Steve Barber, Senior Heritage Planner

**Subject:** **804 Foul Bay Road**  
**Heritage Alteration Permit Application #00177**  
Proposed exterior alterations to a Heritage-Designated building (pending)  
Current Zone: R1-G - Single Family Dwelling (Gonzales) (rezoning pending)  
Within DPA 16 - General Form and Character

---

### Executive Summary

The purpose of this report is to present the Planning and Land Use Committee with background information, analysis and recommendations regarding a Heritage Alteration Permit Application for exterior alterations to the house proposed for Heritage Designation and located at 804 Foul Bay Road. The application is in conjunction with a rezoning and four-lot subdivision application to allow for the retention and relocation of the existing house to a newly created lot on the corner of Foul Bay Road and Runnymede Avenue. The applicant has agreed to the Heritage Designation of the house as part of the rezoning. New windows and window wells for a basement suite are proposed for the existing northeast and northwest elevations.

The application was reviewed by the Heritage Advisory Committee at its December 10, 2013 meeting and was recommended for approval.

Staff support the proposal.

### Recommendations

That Heritage Alteration Permit Application #00177 for 804 Foul Bay Road proceed for consideration at a Public Hearing in conjunction with Rezoning Application #00414 and Heritage Designation Application #000132 and in accordance with:

1. Application dated November 29, 2013
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. Final plans to be in accordance with the plans dated November 29, 2013.

Respectfully submitted,

A handwritten signature in blue ink that reads "Steve Barber".

Steve Barber  
Senior Heritage Planner  
Community Planning

A handwritten signature in blue ink that reads "Deb Day".

Deb Day  
Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

A large handwritten signature in blue ink that reads "Jocelyn Jenkyns".

Jocelyn Jenkyns

SB/ljm

## **1. Purpose**

The purpose of this report is to present the Planning and Land Use Committee with background information, analysis and recommendations regarding a Heritage Alteration Permit Application for exterior alterations to the house proposed for Heritage Designation and located at 804 Foul Bay Road.

## **2. Background**

The application is in conjunction with a Rezoning and four-lot Subdivision Application to allow for the retention and relocation of the existing house to a newly created lot on the corner of Foul Bay Road and Runnymede Avenue. The applicant has agreed to the Heritage Designation of the house as part of the rezoning. New windows, window wells and a new basement entrance for a basement suite are proposed for the existing northeast and northwest elevations. A new garage finished in wood shingles is proposed for the northeast corner of the newly created lot. The existing porch on the rear elevation and the side rear stair on the southwest elevation are proposed for removal and will be replaced with new windows. A new metal and glass guard rail is proposed for inside the existing balustrade above the porte cochere. The existing non-original wood siding on the side of this balustrade above the porte cochere will be replaced with new painted wood shingles to match the house. A new 0.9 m wood balustrade will be constructed around the existing front porch.

The application was reviewed by the Heritage Advisory Committee at its December 10, 2013 meeting and was recommended for approval.

## **3. Issues**

The issue is the installation of new windows, window wells and a new entrance for a basement suite.

## **4. Analysis**

### **Description of Historic Place**

The building at 804 Foul Bay Road is a one-and-a-half storey Swiss Chalet style house located in the eastern part of the Gonzales neighbourhood in Victoria, BC.

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

This large house is of value for its unusual architectural style and its association with the rapid growth of Victoria's eastern middle class neighbourhoods during the building boom of 1908-1913. Built in 1912 for contractor Duncan Alcorn, the Swiss Chalet design is of value for its unusual combination of a curved bow of seven windows on the main floor, with a shallow box bay above. Clad in wood shingles in the Arts and Crafts style, with a granite foundation and front pillars flanking the front steps, the house features a shallow front facing gable roof with heavy wood brackets, and large gable roofs on each side. A large porte cochere on granite piers is located on the south side, providing a sheltered entry for arriving guests. The owners of the house over its history illustrate its appeal to the upper middle class of retired lawyers, stockbrokers, businessmen and doctors, and confirm the value of Foul Bay Road as a desirable location for this level of Victoria society. Many of the houses in the neighbourhood were designed by noted architect Samuel Maclure, the architect of choice for the upper classes.

The house at 804 Foul Bay Road complements the character of these grand mansions nearby and exemplifies the type of domestic architecture popular at the time.

### **Character-Defining Elements**

All elements characteristic of the Chalet and Arts and Crafts styles including, but not limited to:

- Front and side facing gable roofs with exposed wood brackets
- Original wood sash windows
- Original exterior finishes of wood shingles, wood window rim, granite foundation, and granite piers and pillars
- Porte cochere on south elevation.

### **Excerpts from the *Standards and Guidelines for the Conservation of Historic Places in Canada*:**

#### **4.3.1 - Exterior Form**

##### **Recommended**

**17 Working** with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.

##### **Not Recommended**

Making changes to the exterior form without first exploring equivalent health, safety and security systems, methods or devices that may be less damaging to the character-defining elements and overall heritage value of the historic building.

#### **4.3.5 - Windows, Doors and Storefronts**

##### **Recommended**

**20 Designing** and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

##### **Not Recommended**

Installing new windows, doors or storefronts that are incompatible with the building's style, era and character, or that obscure, damage or destroy character-defining elements.

#### **4.3.6 - Entrances, Porches and Balconies**

##### **Recommended**

**16 Replacing** missing historic features by designing and constructing a new entrance, porch or balcony, based on physical and documentary evidence, or one that is compatible in size, scale, material, style or colour.

##### **Not Recommended**

Creating a false historical appearance because the new entrance, porch or balcony is incompatible, or based on insufficient physical and documentary evidence.

**17 Modifying**, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.

Altering a secondary entrance to give it the appearance of a main entrance.

Enclosing a porch or balcony in a manner that has a negative impact on the building's heritage value.

---

	Removing character-defining entrances, porches or balconies that are no longer needed for the new use.
	Constructing an addition that requires the loss of a character-defining entrance, porch, or balcony.
<b>18 Adding</b> new features to meet health, safety and security requirements, such as a new handrail, in a manner that conserves the heritage value of the entrance, porch or balcony and minimizes impact on its character-defining elements.	Damaging or destroying an entrance, porch or balcony while making modifications to comply with health, safety and security requirements.

### Discussion

The proposed moving of the house is supportable as it will allow its preservation and rehabilitation. While the new smaller lot will affect the spatial relationship of the house to its context, the alternative would be the demolition of the house to allow for the new subdivision which the City could not prevent.

The proposed basement windows and entrance are to accommodate a new suite in the basement. They are located away from the public views of the main elevations of the house and are designed to be compatible with the form, material and proportions of the existing window and door patterns. The proposed alterations to the porte cochere and front porch are compatible with the historic character of the house and the guidelines noted above.

### 4.a. Options

Council can recommend:

1. The application be approved as submitted.
2. The application be approved with conditions.
3. The application be declined.

### 4.b. Conclusions

The proposed relocation of the existing house will conserve an important heritage house in the Gonzales neighbourhood. The proposed alterations are compatible with the historic character and do not damage its character-defining features. It is recommended that the application be approved.

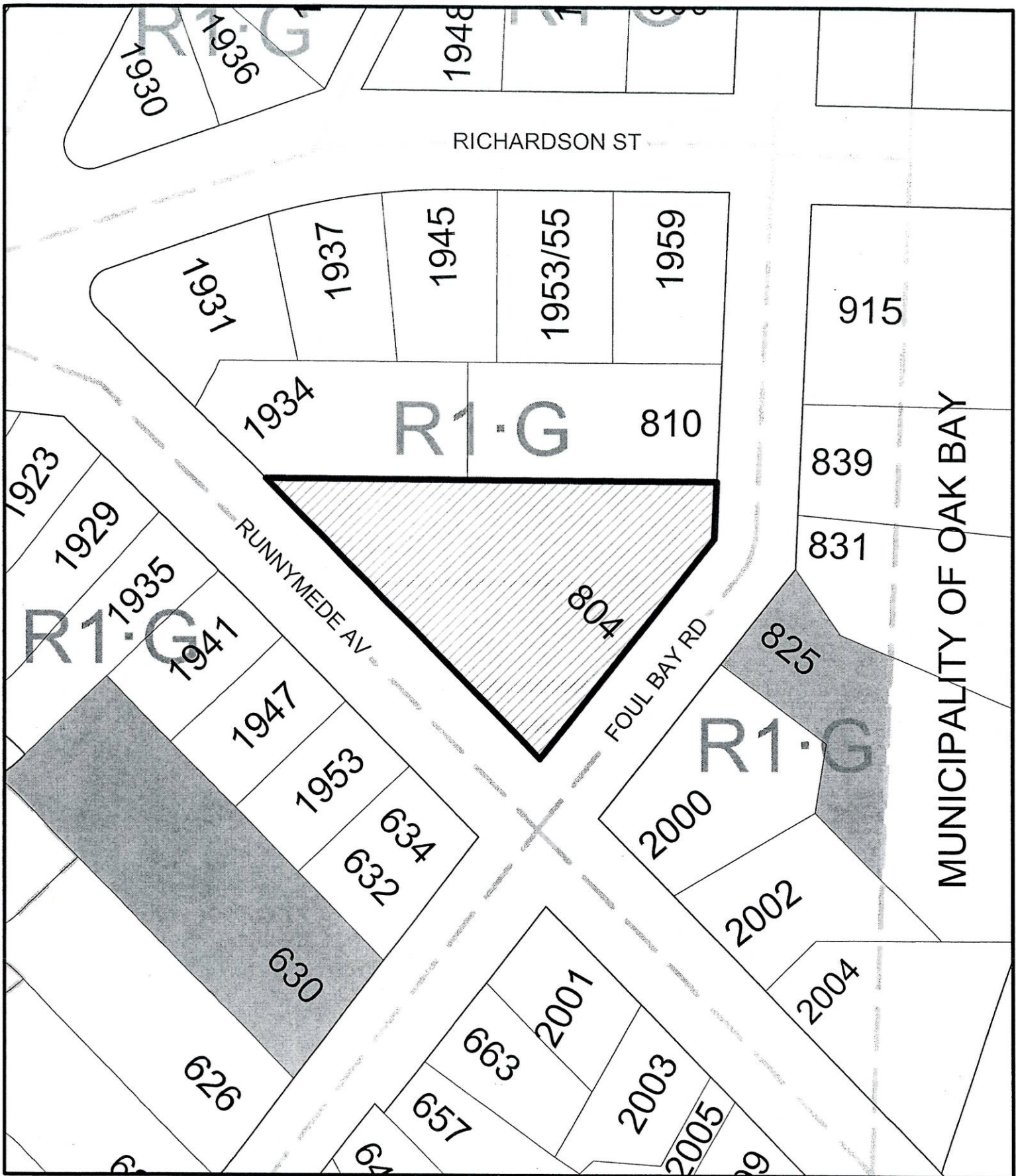
### 5. Recommendations

That Heritage Alteration Permit Application #00177 for 804 Foul Bay Road proceed for consideration at a Public Hearing in conjunction with Rezoning Application #00414 and Heritage Alteration Permit Application #00177 and in accordance with:

1. Application dated November 29, 2013
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. Final plans to be in accordance with the plans dated November 29, 2013.

6. **List of Attachments**

- Map of subject property
- Plans dated November 29, 2013.



804 Foul Bay Road

Heritage Alteration Permit #00177



Designated



Registered



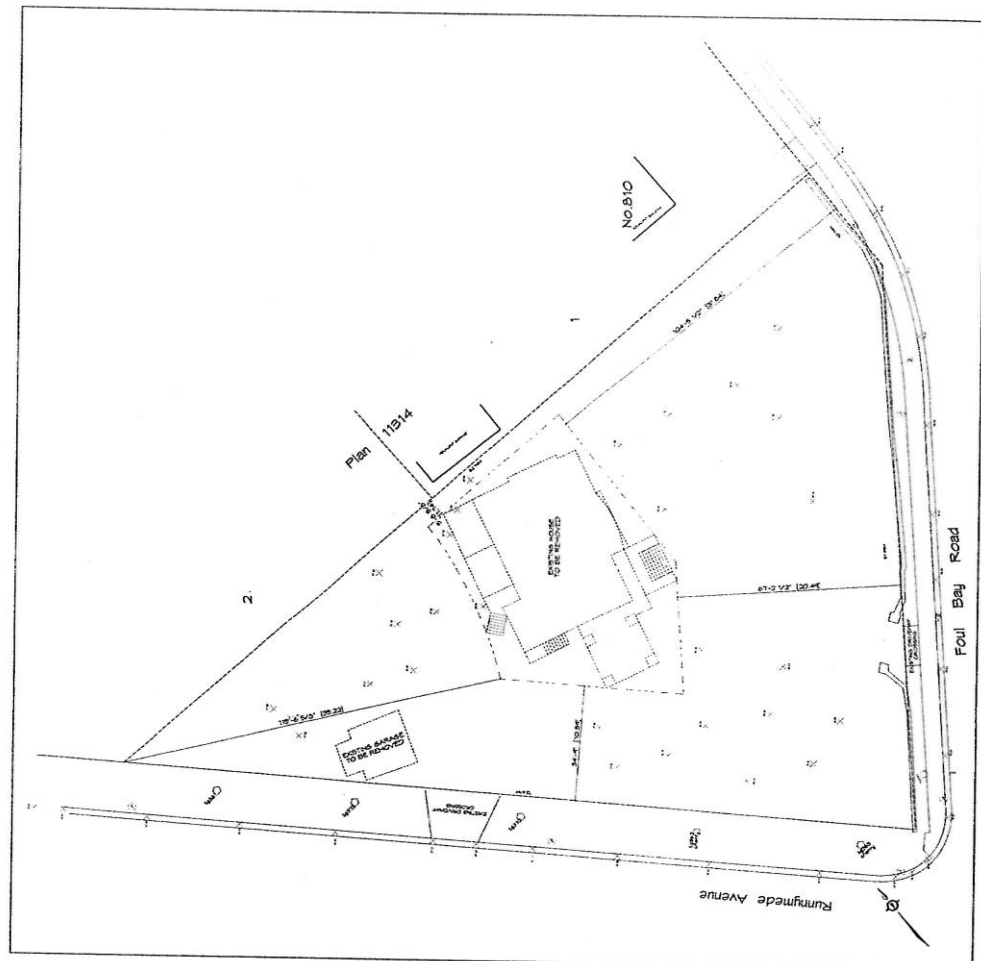


tree inventory (no tag)

tree no.	species	dia (cm)
565	cedar	0.19
566	cedar	0.08-0.14
577	arbutus	0.41
578	arbutus	2 x 0.05
584	cherry	0.44
585	oak	0.41
592	cedar	0.10
613	cedar	0.11
614	decid	0.08
616	decid	0.13
624	beech	0.68
625	cedar	0.19
626	cedar	0.22
627	cedar	0.14
628	cedar	0.14
629	cedar	0.19
630	cedar	0.16
631	decid	0.21
632	decid	0.09
633	cedar	0.35
634	arbutus	0.13
635	decid	0.11
636	decid	0.11
638	oak	0.14
641	arbutus	0.27
648	arbutus	0.32
652	arbutus	0.32
653	arbutus	0.41
654	arbutus	0.29
655	arbutus	0.83
656	arbutus	0.16
657	arbutus	0.19
658	arbutus	0.14
659	arbutus	0.11
661	arbutus	0.11
662	arbutus	0.24
663	arbutus	0.25
664	arbutus	0.24
665	arbutus	0.24
666	arbutus	0.24
667	arbutus	0.24
668	arbutus	0.24
669	arbutus	0.24
670	arbutus	0.24
671	arbutus	0.24
672	arbutus	0.24
673	arbutus	0.24
674	arbutus	0.24
675	arbutus	0.24
676	arbutus	0.24
677	arbutus	0.24
678	arbutus	0.24
679	arbutus	0.24
680	arbutus	0.24
681	arbutus	0.24
682	arbutus	0.24
683	arbutus	0.24
684	arbutus	0.24
685	arbutus	0.24
686	arbutus	0.24
687	arbutus	0.24
688	arbutus	0.24
689	arbutus	0.24

tree inventory (tagged)

tag no.	species	dia (cm)
373	cedar	0.23
374	cedar	0.38
375	cedar	0.25
376	cedar	0.24
377	cedar	0.37
381	cherry	0.30
408	cherry	0.24
354	fir	1.27
370	cedar	0.19
356	cedar	0.27
357	cedar	0.22
358	cedar	0.25
359	cedar	0.32
360	cedar	0.21
361	cedar	0.38
362	cedar	0.24
363	cedar	0.25
364	cedar	0.25
450	arbutus	2.0 x 0.22
456	arbutus	0.21
457	arbutus	0.18
458	arbutus	0.22
459	arbutus	0.22
460	arbutus	0.22
461	arbutus	0.22
462	arbutus	0.22
463	arbutus	0.22
464	arbutus	0.22
465	arbutus	0.22
466	arbutus	0.22
467	arbutus	0.22
468	arbutus	0.22
469	arbutus	0.22
470	arbutus	0.22
471	arbutus	0.22
472	arbutus	0.22
473	arbutus	0.22
474	arbutus	0.22
475	arbutus	0.22
476	arbutus	0.22
477	arbutus	0.22
478	arbutus	0.22
479	arbutus	0.22
480	arbutus	0.22
481	arbutus	0.22
482	arbutus	0.22
483	arbutus	0.22
484	arbutus	0.22
485	arbutus	0.22
486	arbutus	0.22
487	arbutus	0.22
488	arbutus	0.22
489	arbutus	0.22
490	arbutus	0.22
491	arbutus	0.22
492	arbutus	0.22
493	arbutus	0.22
494	arbutus	0.22
495	arbutus	0.22
496	arbutus	0.22
497	arbutus	0.22
498	arbutus	0.22
499	arbutus	0.22
500	arbutus	0.22



1 Existing Site Plan  
SK2 Scale: 1:200

ISSUED FOR REZONING JULY 24, 2013



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2114  
Fax: (250) 360-2115

Drawn By: K. BILIRKY  
Date: July 24, 2013  
Scale: AS NOTED  
Project: LOT B - REZONING  
804 FOUL BAY RD

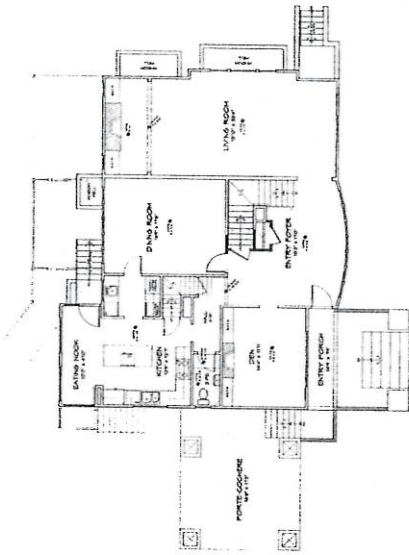
Title: EXISTING SITE PLAN

Revision: Sheet: 1: NEW DWG

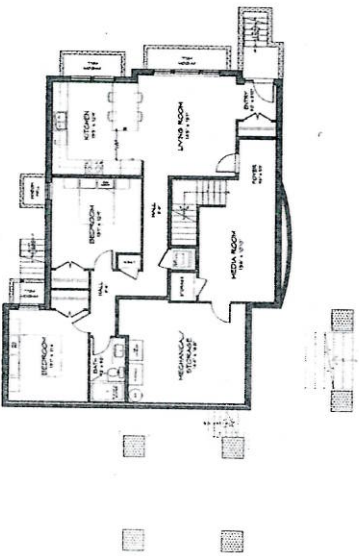
SK2

REV NO	DESCRIPTION	DATE
1	NO CHANGES	NOV 2013

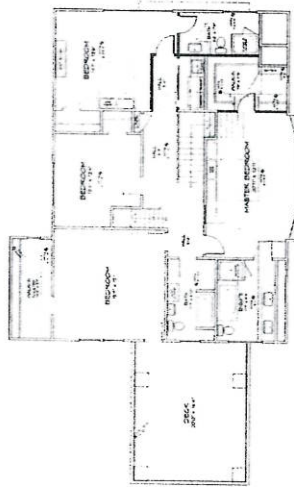




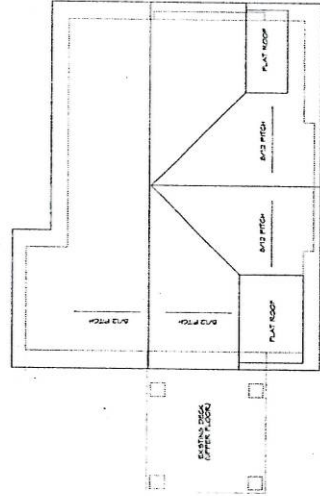
2 Main Floor Plan - Reno  
Scale: 1/8" = 1'-0"



1 Lower Floor Plan - Reno  
Scale: 1/8" = 1'-0"



3 Upper Floor Plan - Reno  
Scale: 1/8" = 1'-0"



4 Roof Plan  
Scale: 1/8" = 1'-0"

ISSUED FOR REZONING JULY 24, 2019

ZEBRADESIGN

1681 NEWPORT AVE  
VICTOR, B. 59454  
Phone: (202) 960-2144  
Fax: (202) 960-2115

Drawn By: K. BELLFRY  
Date: JULY 24, 2019

Scale: AS NOTED

Project: LOT B - REZONING  
804 FOUL BAY RD

Title: FLOOR PLANS

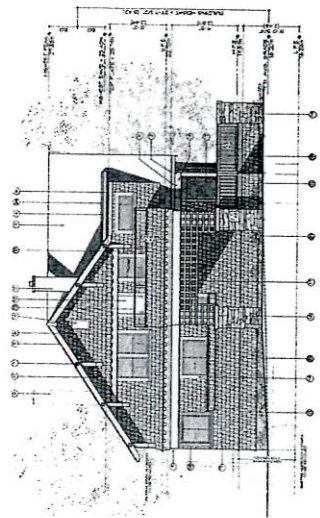
REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
1	NO CHANGES	NOV 13/19		11 OF 019

SKS  
#12/16/19

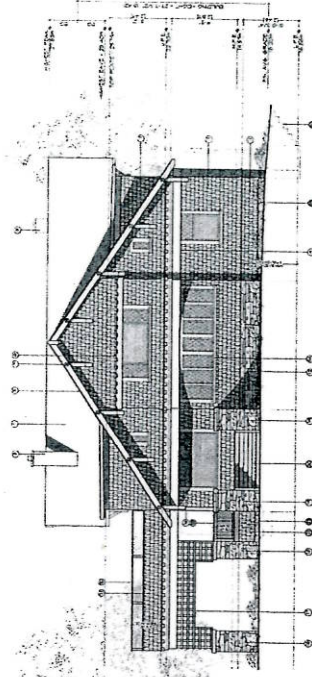
- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
  - 2 PREFR. METAL GUTTER
  - 3 BRICK CHIMNEY
  - 4 SHALE END VENT
  - 5 WOOD FASCIA (PAINTED)
  - 6 WOOD RAFTER TAILS (PAINTED)
  - 7 WOOD KNEE BRACKET (PAINTED), DECORATIVE WITH WOOD ACCENT DENTILS
  - 8 WOOD BELLY BAND (PAINTED)
  - 9 METAL WOOD ACCENT DENTILS
  - 10 METAL WOOD ACCENT DENTILS (TYP. ALL WINDOWS, FLASH OVER & NEW)
  - 11 CEDAR SHINGLE FINISH (PAINTED)
  - 12 ROCKSTONE VENEER FINISH
  - 13 WOOD SLAB DOOR, PREFINISHED
  - 14 WOOD WINDOW/DOOR TRIM FLASH OVER ALL NEW DOOR/WINDOWS (TYP. ALL WINDOWS, FLASH OVER & NEW)
  - 15 WOOD GUARD RAIL (PAINTED)
  - 16 WOOD BEAM (PAINTED)
  - 17 1X6 WOOD TRELLIS/LATTICE (PAINTED)
  - 18 WOOD TRIM AND COLUMN (PAINTED) ON ROCKSTONE VENEER WALL
  - 19 ROCKSTONE VENEER PILLAR
  - 20 CONCRETE STAIRS (PAINTED)
  - 21 WOOD STAIRS (PAINTED)
  - 22 CONCRETE RETAINING WALL
  - 23 EXPOSED CONCRETE (MIN 8" ABOVE GRADE)
  - 24 SBS MEMBRANE ROOFING

EXISTING  
NEW (MATCH EXISTING AS REQ'D)

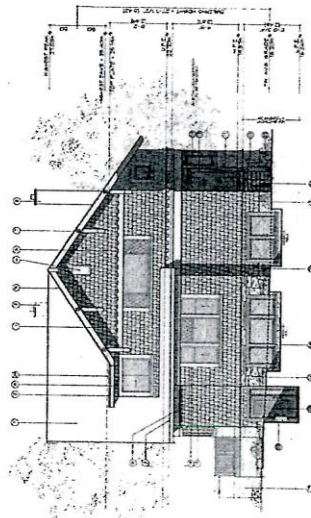
**NOTES:**  
FOR NEW WINDOWS & WINDOW OPERATIONS (I.E. DIRECTION AND CONFORMANCE TO B.C.C. 2013 REQUIREMENTS FOR EGRESS.  
FLASH OVER ALL NEW MATERIAL TRANSITIONS, NEW DOOR & NEW WINDOW HEADS  
ALL COLORS BY DESIGNER/OWNER



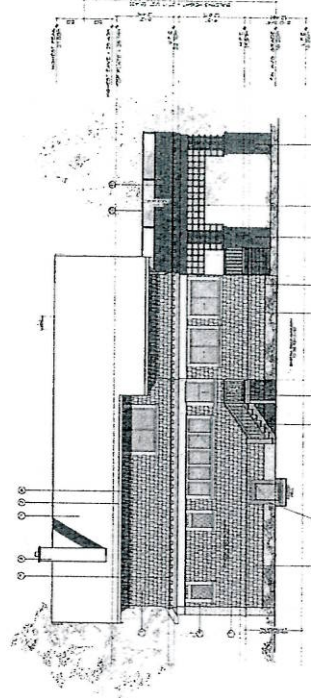
1 Front (Runnymede) Elevation  
SK3 Scale: 1/8" = 1'-0"



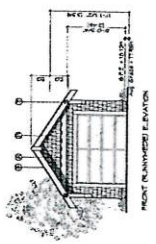
2 Side (Foul Bay) Elevation  
SK4 Scale: 1/8" = 1'-0"



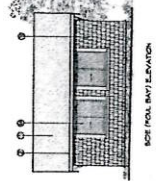
3 Rear Elevation  
SK4 Scale: 1/8" = 1'-0"



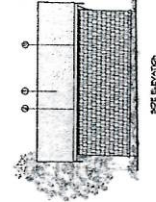
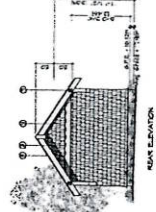
4 Side (Interior) Elevation  
SK4 Scale: 1/8" = 1'-0"



5 Garage Plan  
SK4 Scale: 1/8" = 1'-0"



6 Garage Elevations  
SK4 Scale: 1/8" = 1'-0"



ISSUED FOR  
JULY 24, 2018



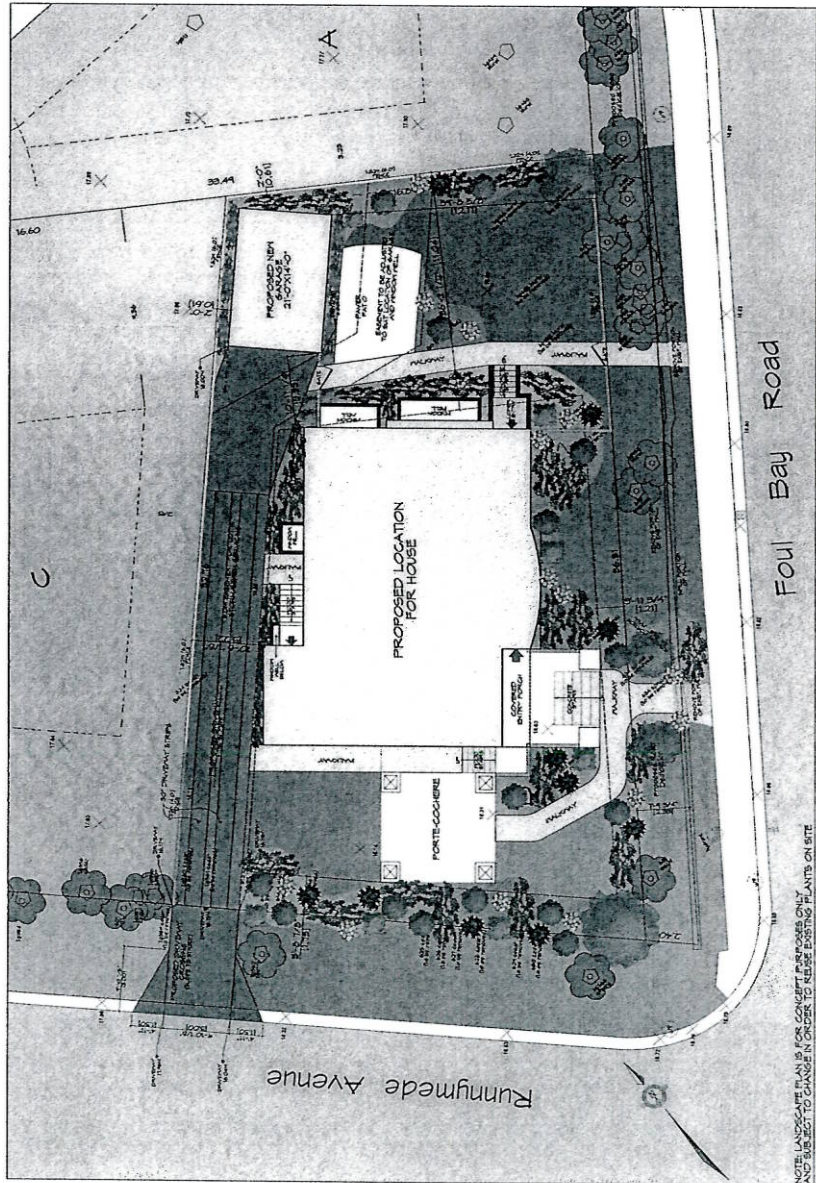
1161 NEWPORT AVE  
NEWPORT, BC V8L 2L1  
Phone: (250) 860-2144  
Fax: (250) 860-2115  
Drawn By: K. BELFRY  
Date: July 24, 2018  
Scale: AS NOTED  
PROJECT:  
LOT B - REZONING  
804 FOUL BAY RD

TITLE:  
ELEVATIONS

Revision: Sheet:  
1-NEW DWS

SK4  
#20 No. 750

REV	NO	DESCRIPTION	DATE
1	1	NO CHANGE	NOV 2018



1 Lot B - Landscape Plan  
SKS Scale: 1:100

LANDSCAPE PLAN LEGEND	
	TREES/SHRUBS
	NEW TREE
	NEW SHRUBS
	GROUND COVER
	LAWN
	PLANTED AREA
	HARD LANDSCAPING
	RETAINING WALL
	PAVED DRIVEWAY & CROSSING
	PAVED DRIVEWAY
	FENCES
	CEDAR FENCE (MAX 8' HIGH)
	EGRESS
	MAIN ENTRY
	SECONDARY ENTRY

**NOTES:**  
 1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES IMPLEMENTATION BY A QUALIFIED LANDSCAPING CONTRACTOR.  
 2. ALL LANDSCAPING SHALL BE PERFORMED TO BOLA BOLA STANDARDS.  
 3. ALL EXISTING TREES TO BE REMOVED UNLESS NOTED OTHERWISE.  
 4. ALL EXISTING TREES TO BE REMOVED UNLESS NOTED OTHERWISE.  
 5. EXISTING TREES TO BE MAINTAINED UNLESS NOTED OTHERWISE.  
 6. EXISTING TREES TO BE MAINTAINED UNLESS NOTED OTHERWISE.  
 7. EXISTING TREES TO BE MAINTAINED UNLESS NOTED OTHERWISE.

ISSUED FOR REZONING JULY 24, 2019



1161 NEWPORT AVE  
 VICTORIA, B.C. V8S 2E6  
 Phone: (250) 860-2144  
 Fax: (250) 860-2119

Drawn By: K. BELFREY  
 Date: JULY 24, 2019  
 Scale: AS NOTED

Project:  
 LOT B - REZONING  
 804 FOUL BAY RD

Title:  
 LANDSCAPE PLAN

Revision: Sheet:  
 1 of 1

SKS  
 Proj. No. TBD

REV. NO.	DESCRIPTION	DATE
1	ADD LANDSCAPE PLAN	NOV 09/19