

A Moving Experience

A heritage home gets saved, moved and restored

BY Carolyn Heiman. PHOTOS BY John Yanyshyn

When people talk about ‘moving house’ it evokes packing up belongings and installing them into a new abode. But, it means something quite literal when referring to 126-year-old, two-storey Victoria home.

The charming woodframe home is now resting in its third location in the historic James Bay, Victoria, B.C. neighbourhood and has been blessed with a restoration that matches its 1891 Italianate beauty. It has been carefully guided by heritage restoration regulations that will see it easily last another 100 years while giving the new owners their desired modern comforts.

Ryan Goodman, owner of Aryze Developments, led the charge on the restoration when he acquired the three-bedroom home from a development consortium that is transforming a city block near the iconic B.C. Legislature buildings. There were several heritage designated homes on the site and city planners were involved as the structures are part of the city’s history.



Heritage Restorations

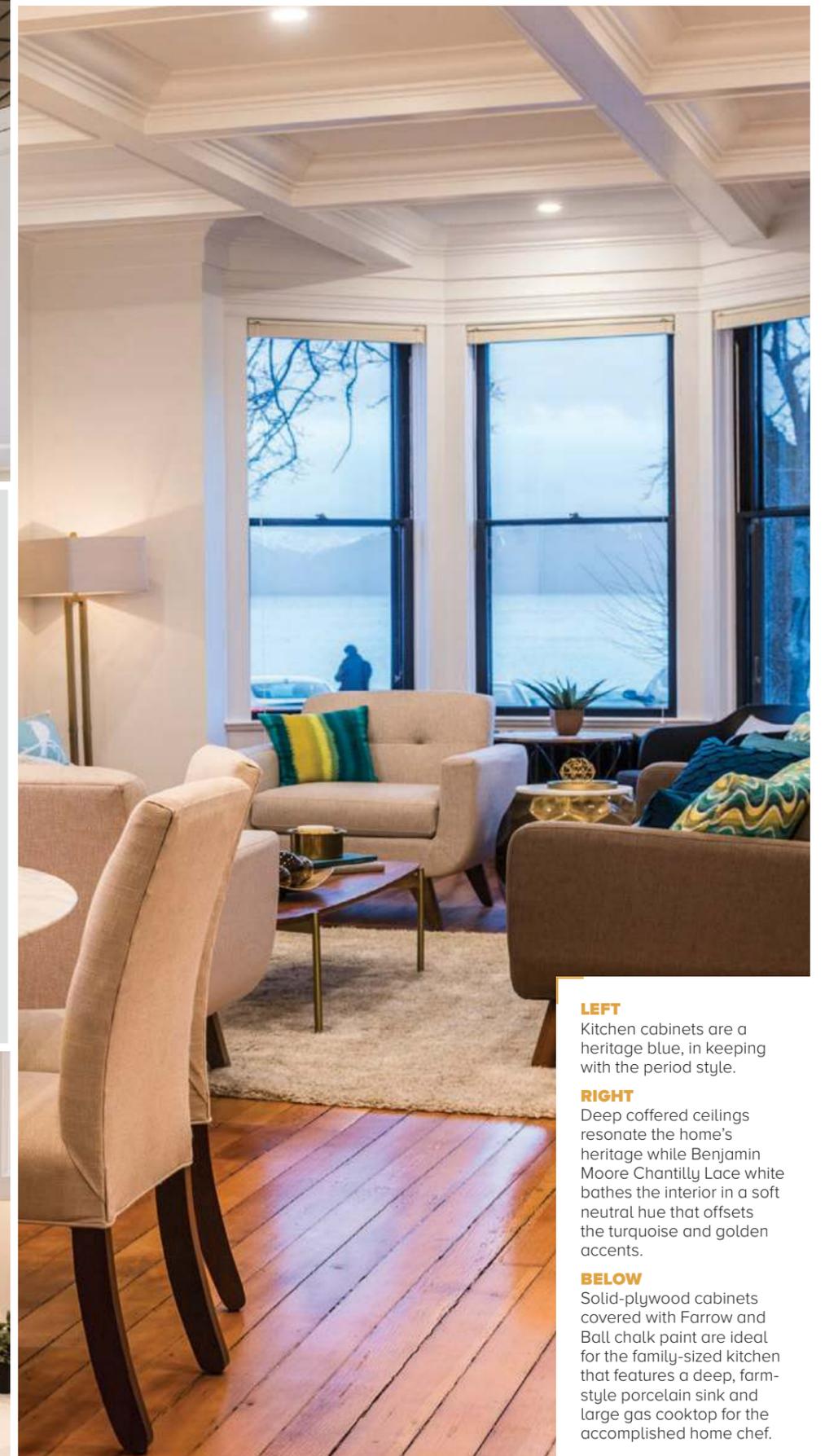
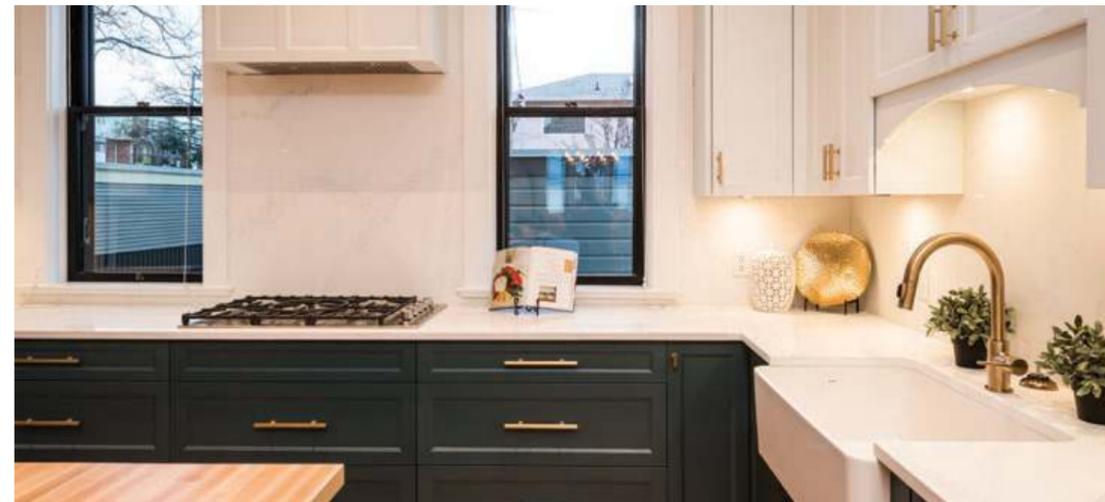
Changes made in 2010 to the province's Homeowner Protection Act Regulation are giving heritage restorations in British Columbia a bit of a break as they lift the responsibility to conform to the B.C. building code under certain conditions, thereby removing compliance barriers that conflict with heritage conservation standards and guidelines. In this case, the interior was completely gutted, and they were able to bring everything up to current building code standards.

The so-called Prout house had already been moved in 1910 to make way for development that took place at that time and relocation was acceptable from a heritage conservation perspective. It now stands proudly on a lot that faces the Victoria cruise ship terminal where millions of disembarking passengers are greeted by an architectural reminder of the city's early Edwardian days.

In addition to working on modern architecturally designed homes, Aryze has considerable expertise in heritage restorations, an asset when executing the prescriptive restoration repair-not-replace rules for heritage-designated homes. In

addition, he was able to call on the skills of his project manager who had recently lived through the restoration of his own home in the city.

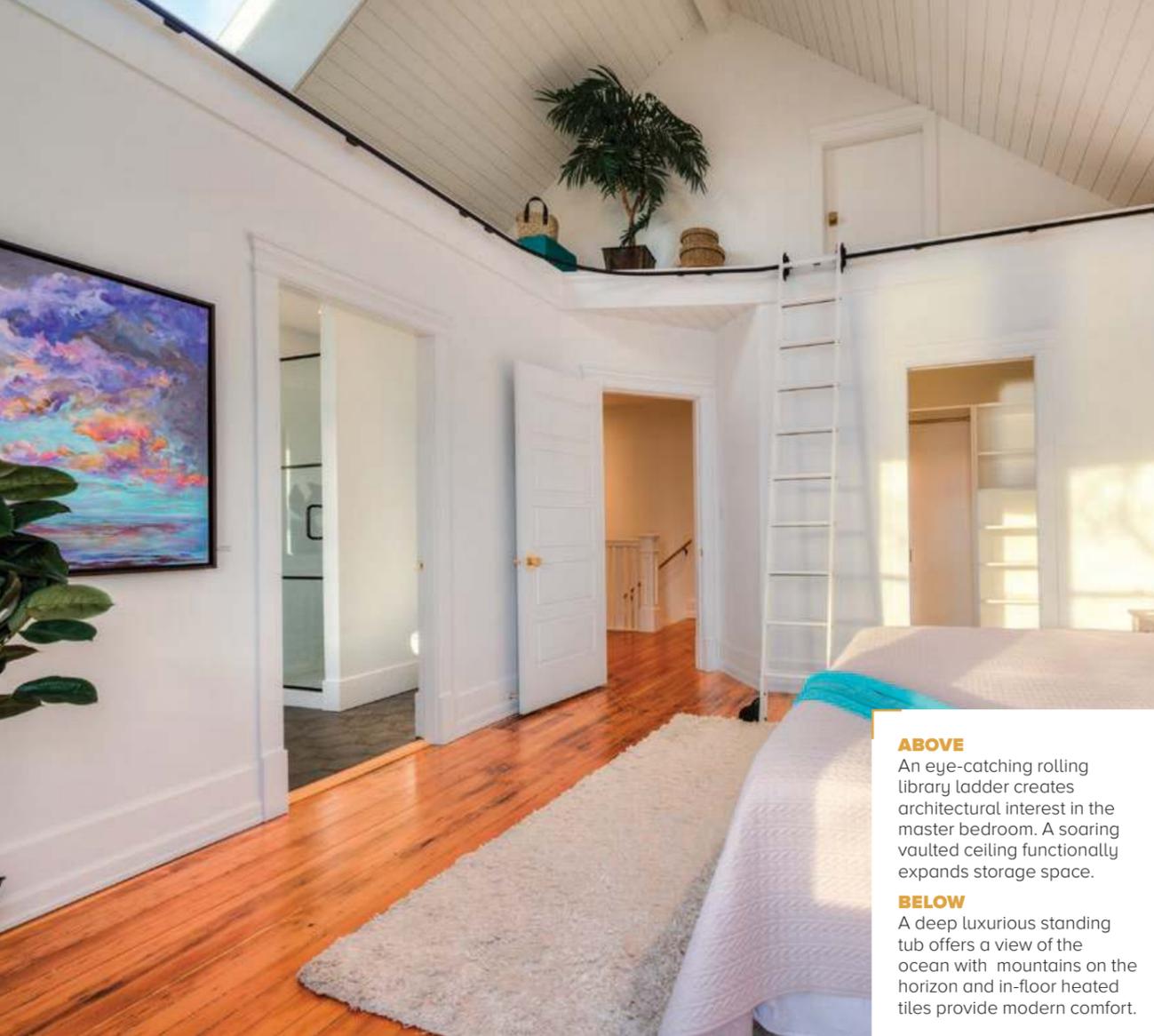
As part of the design rules set out for the Prout home, none of the exterior features could be altered including single-glazed glass, scroll-cut windows and window crowns which were in very poor condition before being sent to a restoration expert who steamed, stripped and repaired them to match the original. Some window glass was missing and was replaced with glass that closely matched the old window glass with distortion waves reflecting the glass-making technology at the turn of the century. ➔



LEFT
Kitchen cabinets are a heritage blue, in keeping with the period style.

RIGHT
Deep coffered ceilings resonate the home's heritage white Benjamin Moore Chantilly Lace white bathes the interior in a soft neutral hue that offsets the turquoise and golden accents.

BELOW
Solid-plywood cabinets covered with Farrow and Ball chalk paint are ideal for the family-sized kitchen that features a deep, farm-style porcelain sink and large gas cooktop for the accomplished home chef.



ABOVE
An eye-catching rolling library ladder creates architectural interest in the master bedroom. A soaring vaulted ceiling functionally expands storage space.

BELOW
A deep luxurious standing tub offers a view of the ocean with mountains on the horizon and in-floor heated tiles provide modern comfort.

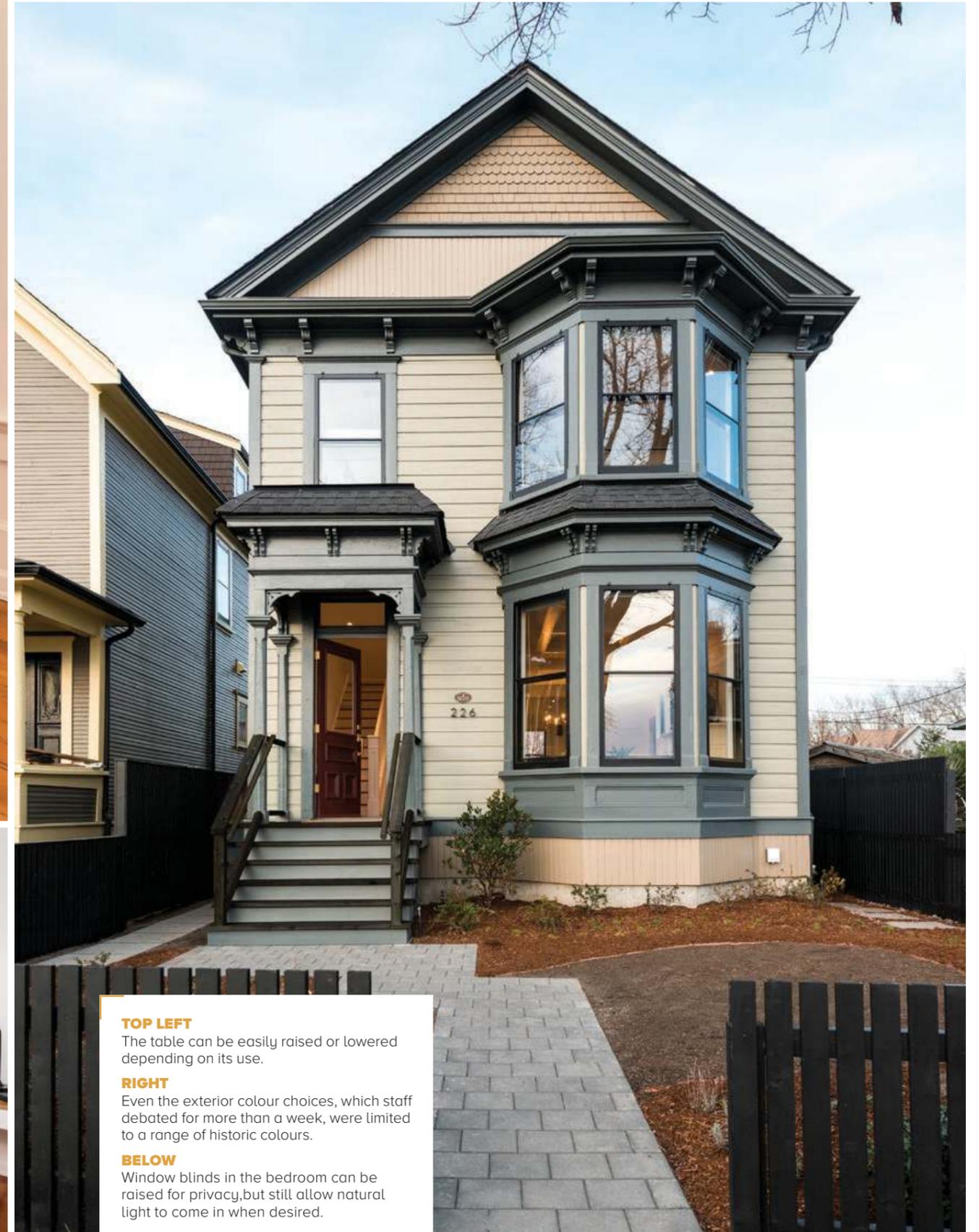


There is considerable collaboration with city heritage planners and that creates a bureaucratic layer that isn't present in most construction projects.

New storm windows were installed in the interior. "They work really well," Goodman says. "The home is quite warm and cozy. We always assumed that the (original) single pane windows would be drafty and loud. But once restored, and all the mechanisms re-established, they are quite efficient." The original wood frames were temporarily removed from the home and the components carefully documented before they were steamed, stripped and painted. Many of the original wavy glazed panes were unbroken

and retained. The vertical v-joint siding at the foundation level was considered to be character property. Pieces that were beyond restoration were replicated to be visually compatible with the original. When it came to using new materials, heritage regulations called for materials that resembled the original. No combed or textured lumber could be used, nor hardiplank or other cement boards. Aryze worked with a mill that created a custom knife set-

up to match the profile of the existing siding and any heritage materials that were beyond repair were replaced with new custom-milled cedar. Even the exterior colour choices – which staff debated for more than a week — were limited to a range of historic colours and in this case Goodman turned to Benjamin Moore's line of heritage colours. The gutted interior also gave the company a blank canvas when considering the creation of a space for a modern family. But beyond introducing modern comforts, improved insulation, and modern mechanical systems, Goodman aimed to create a sense of authenticity in the interior including retro hardware and sourcing old radiators from a 'bone yard' and connecting them to a high-efficiency gas boiler system. While a few walls were moved, the changes don't interfere with the overall



vintage aesthetic of the home that includes deep coffered ceilings and bay windows. After some deliberation, and resistance from flooring contractors who were pushing for a new installation, the first-growth fir flooring was restored. The 10-inch, two-step baseboards adds to the sense of a home that has been around a long time.

Goodman's happy with that decision. "They are a little more rustic than we are used to today but they have a fantastic patina and create a sense of authenticity in the interior," he says.

Doing a heritage restoration, as opposed to a renovation, takes more thinking, Goodman says. As well, there is considerable collaboration with city heritage

planners and that creates a bureaucratic layer that isn't present in most construction projects. But Goodman isn't complaining.

"Our company does a lot of heritage restorations and we definitely care about this. It is part of our business and a part that is growing. We want to get this right and want to do it in the best way possible," he says.

"If we could do anything we wanted we would do heritage restorations and work with leading architects on contemporary homes. The reason these homes still exist is that they were beautiful, unique and sought after homes of their times. We care about what we do and we're interested in quality and things that will stand the test of time." HC



TOP LEFT

The table can be easily raised or lowered depending on its use.

RIGHT

Even the exterior colour choices, which staff debated for more than a week, were limited to a range of historic colours.

BELOW

Window blinds in the bedroom can be raised for privacy, but still allow natural light to come in when desired.