

HALL BLOCK

727-729 YATES STREET, VICTORIA, BC

CONSERVATION PLAN

AUGUST 2017

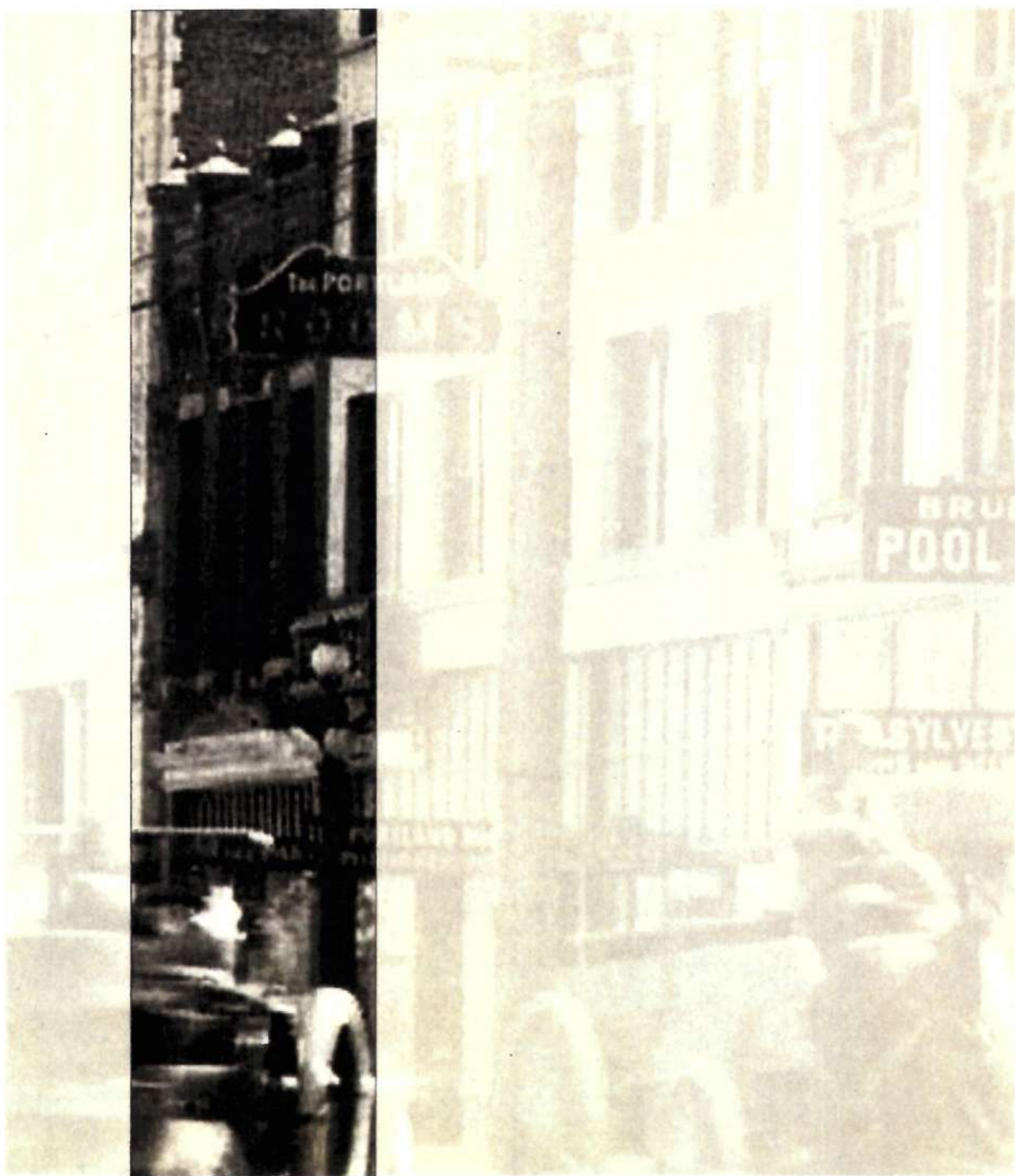
DONALD LUXTON
AND ASSOCIATES INC



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700 block Yates Street looking east from Douglas Street, 1912, John Howard Arthur Chapman (City of Victoria Archives M10005)

1.0 INTRODUCTION

HISTORIC NAME:	Hall Block
CIVIC ADDRESS:	727-729 Yates Street, Victoria
ORIGINAL OWNER:	Dr. Frank Walter Hall
CONSTRUCTION DATE:	1897
ORIGINAL ARCHITECT:	John Teague

The Hall Block is located at 727-729 Yates Street, and is valued for being one of the earliest surviving buildings along this block. It is a designated heritage building built in 1897, designed in Late Victorian-era style by architect John Teague for Dr. Frank Walter Hall.

A proposed rehabilitation scheme is being prepared by Studio One Architect Inc. that includes: consolidating the heritage asset with adjacent historic buildings (709-725 Yates Street); rehabilitating the storefront with historically appropriate design, based on available archival photos and drawings; and constructing a two-storey infill addition above roof level, recessed from the historic front facade along Yates Street.

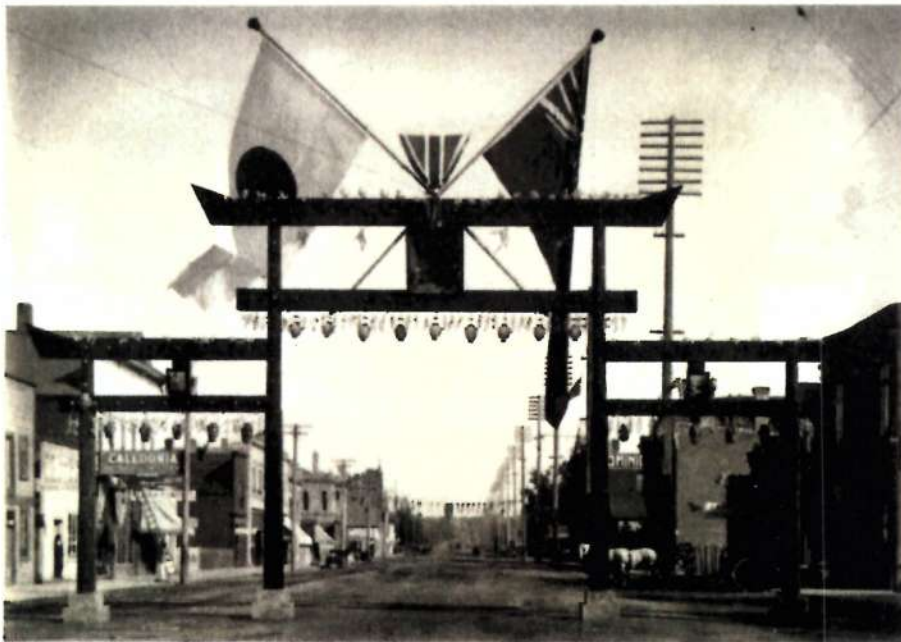
This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.



2.0 HISTORIC CONTEXT



*Looking east on Yates Street from Douglas; Bank of Montreal Building at the lower right.
(BC Archives B-06958)*



*Arch commemorating the visit of Governor General the Earl Grey to Victoria. circa 1906
(BC Archives G-07084)*



HISTORIC CONTEXT



700 Block On Yates Street, Victoria. (BC Archives, E-02737)



Detail photo showing historic front facade of Hall Block along Yates Street. (BC Archives, E-02737)

HISTORIC CONTEXT



727 Yates Street, City of Victoria Tax Assessment Photo, 1960. (City of Victoria Archives M01391)



3.0 STATEMENT OF SIGNIFICANCE

HALL BLOCK 727-729 YATES STREET

(Existing Statement of Significance retrieved from www.historicplaces.ca)

Description of the Historic Place

This historic place is a small, two storey brick commercial building located on the south side of Yates Street. It is articulated by two decorative cornice panels, and an arched central upper storey window.

Heritage Value of the Historic Place

727-729 Yates Street is valued as a good example of the type of modest commercial building erected in the late nineteenth century as the city grew steadily eastward, away from the waterfront. Designed by architect John Teague and built in 1897 for local developer Dr. F. W. Hall, this small yet decorative 1897 building is one of the oldest surviving structures on this block of Yates Street. It is important to Victoria's commercial downtown because it exemplifies the heritage character of the City before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

Character-Defining Elements

The character defining elements of 727-729 Yates Street include:

- its location on Yates Street as part of a row of historic buildings.
- its two storey stature.
- architectural elements relevant to its 1897 design by architect Teague, including its finely articulated brick and stone facade, upper storey double-hung wooden sash windows, and decorative cornice.
- its contribution to the continuity of the urban fabric of the street wall, seen in lack of front and side setbacks.
- interior elements relevant to its 1897 design.
- the integrity of the 1897 building envelope.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Hall Block is a municipally designated building, and is a significant historical resource in the City of Victoria. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Hall Block includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the Hall Block should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.



9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation, Restoration, and Rehabilitation of the exterior of the Hall Block. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.

<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 11: Rehabilitating Historic Storefronts.

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>



CONSERVATION GUIDELINES

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 44: The Use of Awnings on Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial and retail uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored. An overall rehabilitation scheme has been prepared by Studio One Architecture Inc.

The major proposed interventions of the overall project are to:

- consolidate the heritage asset with adjacent historic buildings (709-725 Yates Street);
- rehabilitate the storefront with historically appropriate design based on available archival photos and drawings;
- construct two-storey infill addition above roof level, recessed from the historic front facade along Yates Street.

Due to the proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."



The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced*

consideration of heritage value and sustainable rehabilitation measures.

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a designated building on the Municipal Heritage Register, the Hall Block may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the British Columbia Building Code (BCBC).

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the BCBC that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the “Alternative Compliance Methods for Heritage Buildings.”

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

The façade should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façade.

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures.

Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?



5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Hall Block was carried out during a site visit in February 2017. All of the recommendations for the preservation, restoration, and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

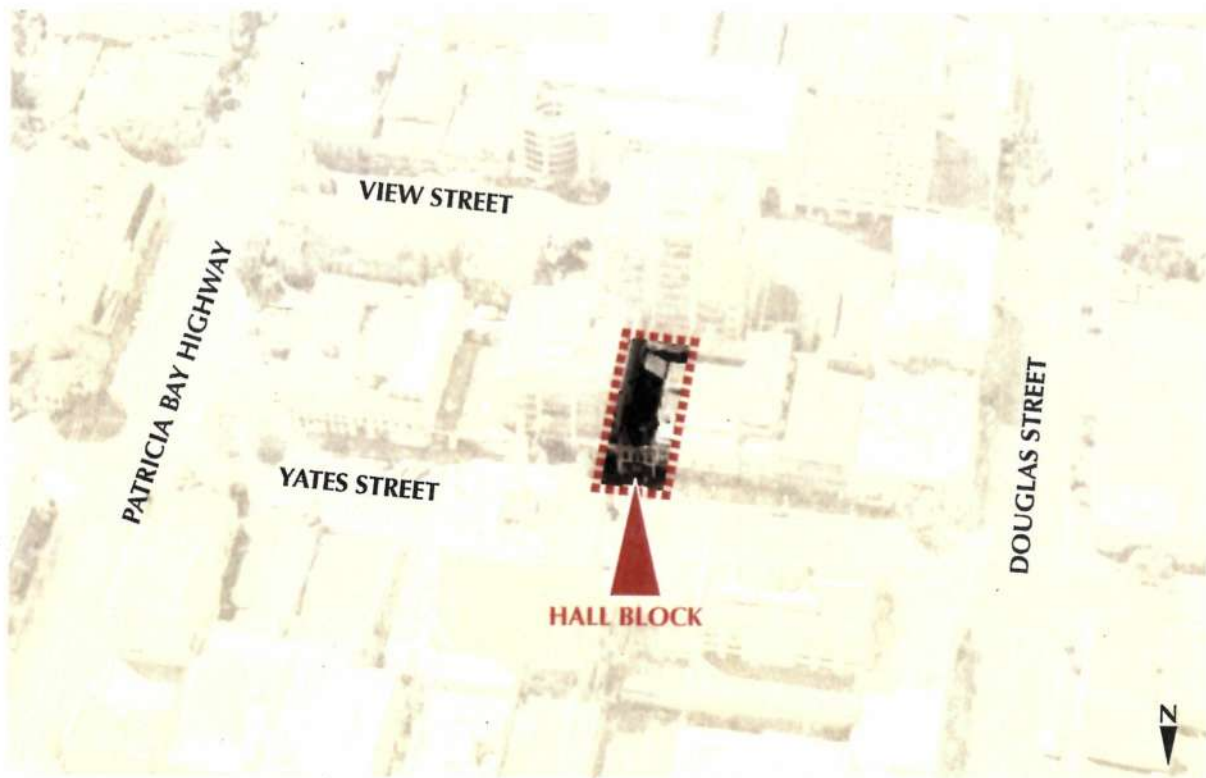
The following chapter describes the materials, physical condition and recommended conservation strategy for the Hall Block based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Hall Block, addressed at 727-729 Yates Street is one of the oldest surviving commercial structures in the block. Similar to nearby historic buildings in this commercial area, the heritage asset was built to the front and side property lines, with a paved pathway along the side elevation to the east. Its location is an important character-defining element that will remain intact as part of the proposed rehabilitation scheme.

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage along Yates Street.



Aerial view showing location of Hall Block at 727-729 Yates Street.

CONSERVATION RECOMMENDATIONS



Historic Front Facade of the Hall Block along Yates Street.





Detail photo showing historic front facade of the Hall Block and adjacent buildings along Yates Street. Note original storefront with transom ribbon, architectural metal cornice, and window openings with sandstone sill. (BC Archives, E-02737)

5.2 OVERALL FORM, SCALE & MASSING

The Hall Block is characterized by its two-storey height; rectangular plan; and historic front facade expressed symmetrically along the central bay.

A double-storey infill addition above the existing roof level is being proposed as part of the rehabilitation scheme. When viewed from the street level, the original overall form, scale, and massing of the heritage asset will remain intact because of the terraced configuration of the new addition, which includes a setback from the parapet wall along Yates Street.

Conservation Strategy: Rehabilitation

- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained.

5.3 EXTERIOR MASONRY WALLS

The Hall Block features original brick masonry wall construction that is typical of the commercial buildings along Yates Street. The storefront of the historic front facade along Yates Street has been rehabilitated in the past 50 years, while the second floor level show surviving original, exterior masonry walls in unsympathetic paint finish.

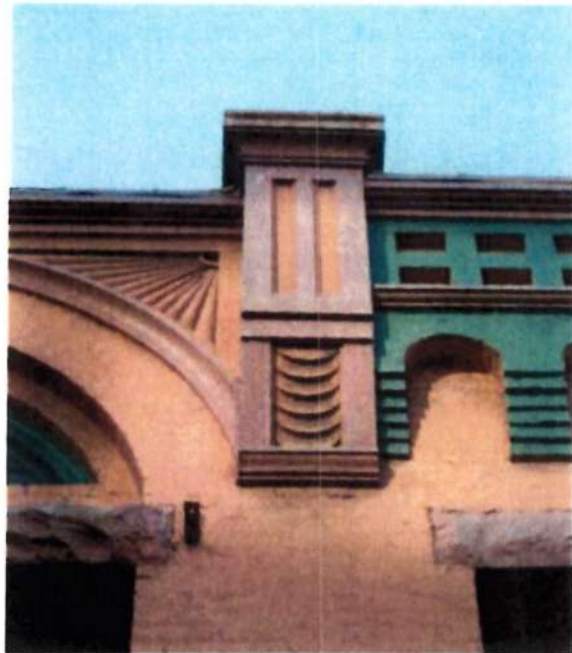
The existing storefront is characterized by later, storefront window assembly surrounded with unsympathetic parged concrete in painted finish. The masonry wall along the storefront level extends to east, with a metal gate at the return elevation that provides access to the paved pathway.

Based on archival images, the parged concrete cladding conceals the interface between the original storefront below (architectural metal cornice, and transom wood windows) and the window openings above. Further investigation is necessary to identify surviving original materials and their existing condition.

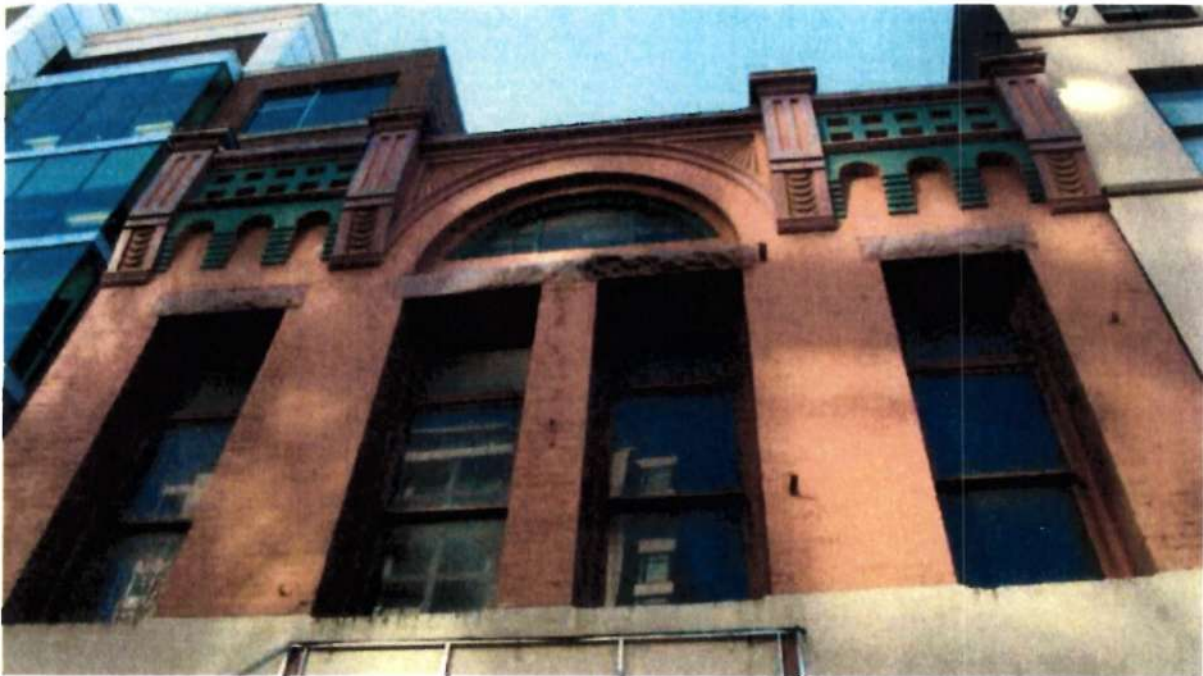
CONSERVATION RECOMMENDATIONS



Detail photo of storefront wall east extension, as viewed from behind along the side pathway.



Detail photo showing existing conditions of parapet with architectural metalwork and original masonry elements.



Detail photo showing existing condition of the masonry elements and architectural metalwork above storefront level of the historic front facade. Note existing parged concrete cladding at window sill to be removed.

Above the storefront, the historic front facade features surviving, original brick masonry units, with later painted finish that is similarly applied to the east and side elevations. The window openings feature surviving sandstone lintels with rock-faced finish, with the central bay window openings characterized by an extended stone lintel and an arched window opening with brick mould. Most of the original features of the parapet wall are also extant. It features original masonry detailing, with late-Victorian decorative elements in brick and architectural metalwork.

In general, the later cladding and surviving, original masonry elements above the storefront level appear to be in good condition, with signs of minor deterioration in localized areas, as evident by spalling, mortar deterioration (or loss altogether), peeling paint, holes in various sizes from redundant fasteners, discolouration, bird deposit staining, and some biological growth.

The exterior masonry of the historic front facade of the Hall Block are important character-defining elements of the heritage asset that should be preserved, and repaired as required. As part of the proposed rehabilitation scheme, deteriorated and missing masonry features of the historic front facade will be restored based on evidences from archival materials.

Conservation Strategy: Investigation & Restoration

- Preserve all surviving, original masonry elements whenever possible, and restore elements that are too deteriorated for safe use, or missing altogether.
- Undertake complete condition survey of condition of all masonry surfaces.
- Ensure drip kerf is cut at underside of sandstone sills to improve water-shedding capabilities.
- Determine whether or not it is feasible to remove the unsympathetic parged concrete cladding, including paint, to expose the original brick. Undertake test samples for paint

removal in an inconspicuous area using only approved restoration products. If paint removal is determined to be feasible, prepare removal specification. If not, prepare to repaint.

- If repainting is required, the colour of the front façade will be determined by the Heritage Consultant. When preparing the existing painted surface for repainting, be aware of the risk of existing lead paint, which is a hazardous material.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Overall cleaning of the masonry on the exterior front façade and rear elevation should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- If repointing of brickwork is required, rake out loose mortar material to a uniform depth. Take care that the arrises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.



CONSERVATION RECOMMENDATIONS



Archival photo showing parapet of the historic front facade with original architectural metalwork.



Existing condition of rehabilitated architectural metalwork that resembles original based on archival photos.

5.4 ARCHITECTURAL METALWORK

The historic front façade of the Hall Block features existing projecting moulded metalwork and metal cap flashing along the parapet. Based on archival photos, it also included a projecting metal cornice above the storefront; the original profiles and location of the storefront cornice is documented in archival photos.

5.4.1 PARAPET METALWORK & CAP FLASHING

The top of the parapet is integrated with architectural metalwork characterized with late-Victorian era decorative elements. The surviving decorative pieces resemble the profile found in archival photos, and appear to be in good condition. The roof was inaccessible during the initial site visit, and further investigation is required to determine its condition and structural integrity. Viewed from street level, they appear to be in good condition, with evidence of some biological growth, and bird deposit staining.

The architectural metalwork along the parapet are important character-defining elements that should be preserved, and repaired as necessary.

Conservation Strategy: Preservation

- Evaluate the overall condition of the parapet cap flashing, if any, to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surfaces.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

5.4.2 STOREFRONT CORNICE

Based on archival photos of the Hall Block, the original storefront also featured a projecting metal cornice. This character-defining element has been removed as part of later rehabilitation in the past 50 years

As part of the proposed rehabilitation scheme, the storefront metal cornice will be restored in a historically appropriate manner that resembles the original feature based on archival photos.

Conservation Recommendation: Restoration

- Restore the storefront cornice in its original location based on archival photos, and finish with paint according to colour scheme developed by Heritage Consultant.

5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.

5.5.1 STOREFRONTS

The original storefront of the Hall Block has been rehabilitated within the past 50 years, and has been replaced with the existing storefront that does not contribute to its historic character. Based on evidences from archival images, the original storefront featured a deep, recessed main entrance door, flanked by two display windows on both



CONSERVATION RECOMMENDATIONS

sides, with a horizontal band of transom windows, and an architectural metal storefront cornice above.

The proposed rehabilitation scheme will include demolition of the existing, unsympathetic storefront with the street wall extension, and restoration of the storefront with a historically appropriate assembly.

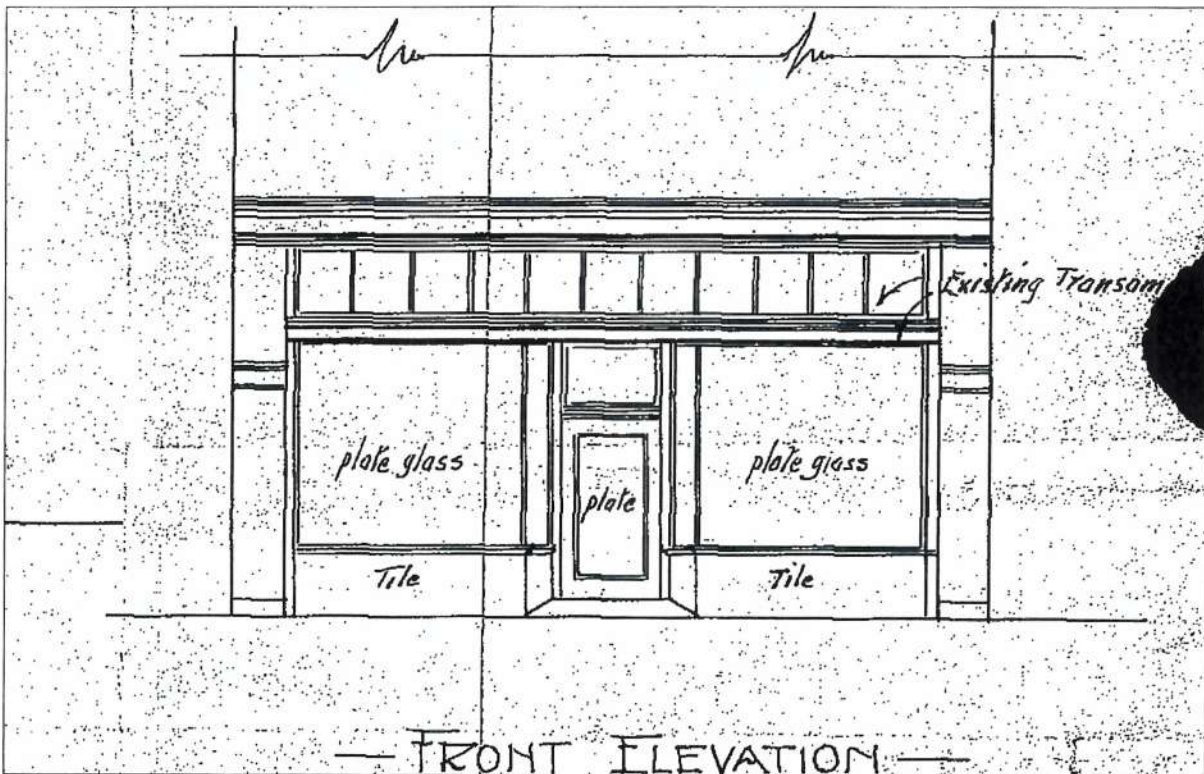
Conservation Strategy: Rehabilitation

- If a rehabilitated wooden storefront system is to be reinstated, reference the historic design as noted in archival images and original architectural drawings. The design of the rehabilitated storefronts should resemble the original historic precedents.
- Integrate commercial signs and new lighting systems as required.
- Provide new accessible entryways for the ground floor, as required.

5.5.2 WINDOWS

The historic front facade of the Hall Block features four original, tall window openings above the storefront level, characterized by surviving, original double-hung wood window assemblies with fixed, transom light. Above the paired window openings at the central bay is an arched window opening that is characterized by true divided multi-light, fixed wood window assembly.

In general, the extant original windows are in good condition, with minor signs of deterioration as a result of natural weathering. All original wood windows contribute to the historic character of the Hall Block, and should be preserved, and repaired as necessary.



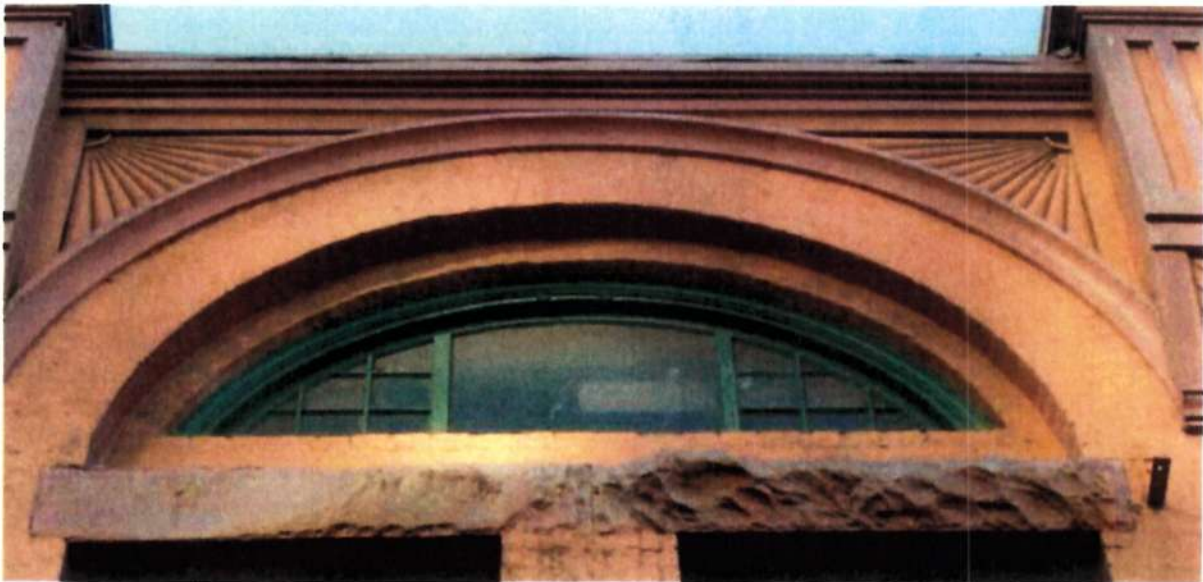
Archival drawing showing historically appropriate storefront configuration of Hall Block, with original character-defining elements along Yates Street.

CONSERVATION RECOMMENDATIONS



Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair.
- Retain existing window sashes; repair as required.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening,



Top: Photo showing typical existing condition of original double-hung wood window assembly with transom light.

Bottom: Photo showing arched window opening and original multi-light wood-window assembly at central bay of the Hall Block.



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to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.

- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.5.3 DOORS

No original doors were noted during the initial site visit. As part of the proposed rehabilitation scheme, all new doors should be sympathetic to the historic character of the building.

Conservation Strategy: Rehabilitation

- New doors should be visually compatible with the historic character of the building.

5.6 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

Conservation Strategy: Rehabilitation

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building".

- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.

5.7 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building facade in historically appropriate paint colours. The upper facade has not been accessible; sampling of original colours has therefore not been possible. Once access is available, tests should be undertaken to determine whether or not paint can be removed from the masonry elements (brick and sandstone).





If possible, the paint should be carefully removed, and the masonry repaired. Further detailed review of the final colour scheme will be undertaken once testing can occur. Until then, the following potential colour treatment can be considered.

Conservation Strategy: Investigation

- Determine an appropriate historic colour scheme for exterior painted finishes.



PRELIMINARY COLOUR TABLE: HALL BLOCK, 727-729 YATES STREET

Element		Colour	Code	Sample	Finish
Brick & Storefront Flanking Columns		Stripped to original brick, or repainted in red brick colour	-	-	-
Sandstone		Stripped to original sandstone, and painted in Keim Mineral Paint colour to match original appearance	-	-	-
Window Sash, Frames & Storefront		Comox Green*	VC-19		High Gloss
Sheet metal elements in cornice	Colour on all protruding elements and four capping elements	Pendrell Green*	VC-18		Semi-Gloss
	Colour on all insets, sunbursts and receding panel elements	Pendrell Verdigris*	VC-22		Semi-Gloss
	Storefront Cornice	Comox Green*	VC-19		Semi-Gloss

*Paint colours come from Benjamin Moore's *Historical Vancouver True Colours*

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Hall Block. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Hall Block is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive



cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.



MAINTENANCE PLAN

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Hall Block, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation

- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is any moisture problem general or local?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?



- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Storefronts

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are materials in direct contact with the ground without proper protection?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any surface damaged from UV radiation?
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flushing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Roof

- ☐ Are there water blockage points?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?



MAINTENANCE PLAN

INTERIOR INSPECTION

Basement

- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Commercial Space

- ☐ Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- ☐ Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- ☐ Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect masonry wall for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting and drain replacement; replacement of deteriorated building materials; etc.



APPENDIX A: RESEARCH SUMMARY

HISTORIC NAME: Hall Block
CIVIC ADDRESS: 727-729 Yates Street, Victoria
DATE OF CONSTRUCTION: 1897
ORIGINAL OWNER: F. W. Hall
ORIGINAL ARCHITECT: John Teague

ASSESSMENT INFORMATION

- 1879: Lot 15; 60' by 120'; Yates Street; L. Loewenberg; Land: \$700, Improvements: \$0.
- 1880-1882/83: Same.
- 1884: "1/2 Lot 15; 30' by 120'; Hugh Calwell; Land: \$350, Improvements: \$0." Penciled in.
- 1885: Second 1/2 Lot 15; Hugh Calwell; Land: \$1,000, Improvements: \$700.
- 1886-87-1888: Same.
- 1889: West 1/2 Lot 15; Hugh Calwell; Land: \$1,125, Improvements: \$1,000.
- 1890: Same.
- 1891: Land: \$4,500, Improvements: \$900.
- Note: Sold to Dr. F.W. Hall between 1892 and 1898.
- 1892: Land: \$4,500, Improvements: \$450.
- 1894: Land: \$3,900, Improvements: \$225.
- 1897: Land: \$2,500, Improvements: \$750.
- 1898: Dr. F.W. Hall; Land: \$2,500, Improvements: \$2,500.
- 1900 + 1905: Same.

PLUMBING PERMITS

- Plumbing Permit #636: 23.8.1897; for Dr. F.W. Hall, "Finch & Finch" written over; Office; John Teague, agent for owner.

NEWSPAPER REFERENCES:

- Victoria Daily Colonist, July 9, 1897, page 6: Dr. Frank W. Hall is erecting new office premises on Yates street, immediately adjoining the Bishop's palace.

DIRECTORIES:

1897 Henderson's B.C. Gazetteer & Directory, page 761:

- Hall & Co. Chemists and Druggists, Cor. Yates and Douglas
- Hall, Frank, physician, 103 Yates (now 757 Yates), h 61 Herald

VITAL EVENTS:

- Groom: Frank Walter Hall; Bride: Annie Elizabeth Davies; Event Type: Marriage; Registration Number: 1890-09-043665; Event Date: 1890-08-29; Event Place: Vancouver.

