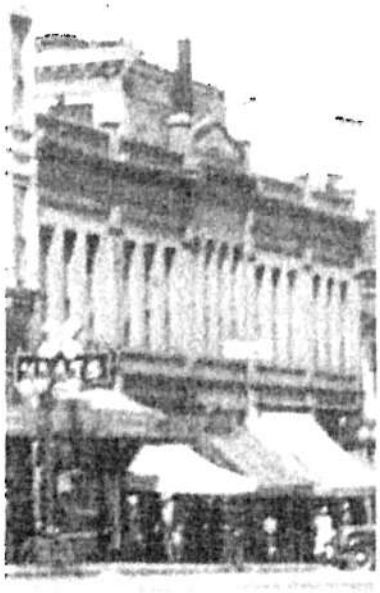


MORGAN BLOCK

1314-1324 DOUGLAS STREET, VICTORIA, BC

CONSERVATION PLAN

FEBRUARY 2018

DONALD LUXTON
AND ASSOCIATES INC

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The Morgan Block, Douglas Street, Victoria

1.0 INTRODUCTION

HISTORIC NAME:	Morgan Block
OTHER NAME:	Doane Block
CIVIC ADDRESS:	1314-1324 Douglas Street, Victoria
ORIGINAL OWNER:	Miss Margaret Doane
SUBSEQUENT OWNERS:	The Morgan Family
DATE OF CONSTRUCTION:	1891
HERITAGE STATUS:	Municipal Heritage Designation 1970

The Morgan Block, located at 1314-1324 Douglas Street, was built during a time of economic expansion in the Old Town District of downtown Victoria. Originally known as the Doane Block, it was built for Margaret Doane in 1891, and is valued as one of the few buildings that were owned, commissioned, and used as a commercial asset by a woman during this period. The historic building retains its original commercial use throughout the years.

The historic front façade is oriented to the east along Douglas Street. It features a five-bay structure projecting parapet cornice, including a raised central bay that is characterized by round-arched upper-floor windows. The historic building has been rehabilitated over its lifespan, including a series of alterations to the parapet level, and the storefronts at the lower street level. Despite these alterations the building has retained its overall form, scale, and massing, and continues to contribute to the evolving streetscape of the Old Town District.

A redevelopment scheme for this property is proposed, including the adjacent historic Watson & McGregor Building to the west, addressed at 645-651 Johnson Street. The overall redevelopment scheme has been prepared Merrick Architecture, which include, but not limited to, the following interventions: retention of the historic structure, and preservation of the historic front facade along Douglas Street; rehabilitation of the rear elevation to the west by physically connecting with the adjacent Watson & McGregor Building; rehabilitation of storefronts in a manner that is consistent with the historic character of the Morgan Block; preservation of the upper floor windows; and, restoration of missing parapet elements based on available archival documentation. This document should be read in conjunction with the architectural drawing set prepared by Merrick Architecture.

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 overall proposed redevelopment, in context with an adjacent building at 645-651 Johnson Street.

2.0 HISTORIC CONTEXT

MISS MAGGIE DOANE

Miss Maggie Doane was the daughter of Captain Joseph Homer Doane and Charlotte Elizabeth Doane. Joseph Homer Doane was born circa 1811 in Nova Scotia, and died in London, England in 1882; in the 1881 Canadian Census he was listed as "Church of England and a "gentleman." He was married to Charlotte Elizabeth Doane, who was born in Cork, Ireland; Elizabeth was listed in 1881 as a Roman Catholic. Their daughter, Margaret, was born in the United States circa 1855. Like her mother, Margaret's religion was listed as Roman Catholic, and she attended the Sisters of St. Ann Academy. Margaret never married, died May 25, 1911 in Mill Bay, and was buried in Ross Bay Cemetery. Her younger brother Laurence Leander, born circa 1862, was an accountant at the Bank of B.C. in Portland at the time of his death of Typhoid Fever on October 29, 1889 at the age of 27; like his father, he was listed as being Church of England.

In his early life, Captain Doane was a shipmaster. He came to California in 1849, and amassed considerable wealth. In 1858 he transferred his capital to Victoria, British Columbia and acquired significant property. At one time he took a prominent part in public affairs; later in life he lived with his family on the continent or in England. He died in 1882. Elizabeth Doane died in Victoria on January 27, 1890.



Miss Margaret Doane [Sisters of St. Anne Archives P.1326]



Captain Doane, 1858. [British Columbia Archives G-05498]



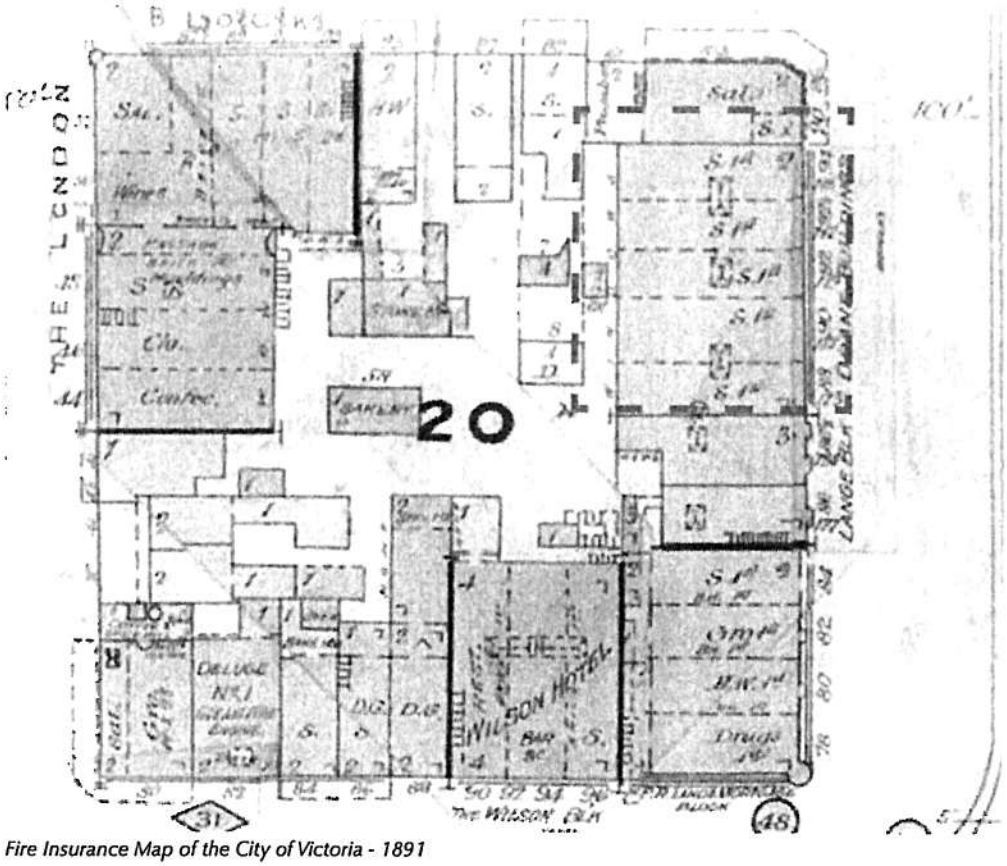


Top: Map of the City of Victoria - 1889

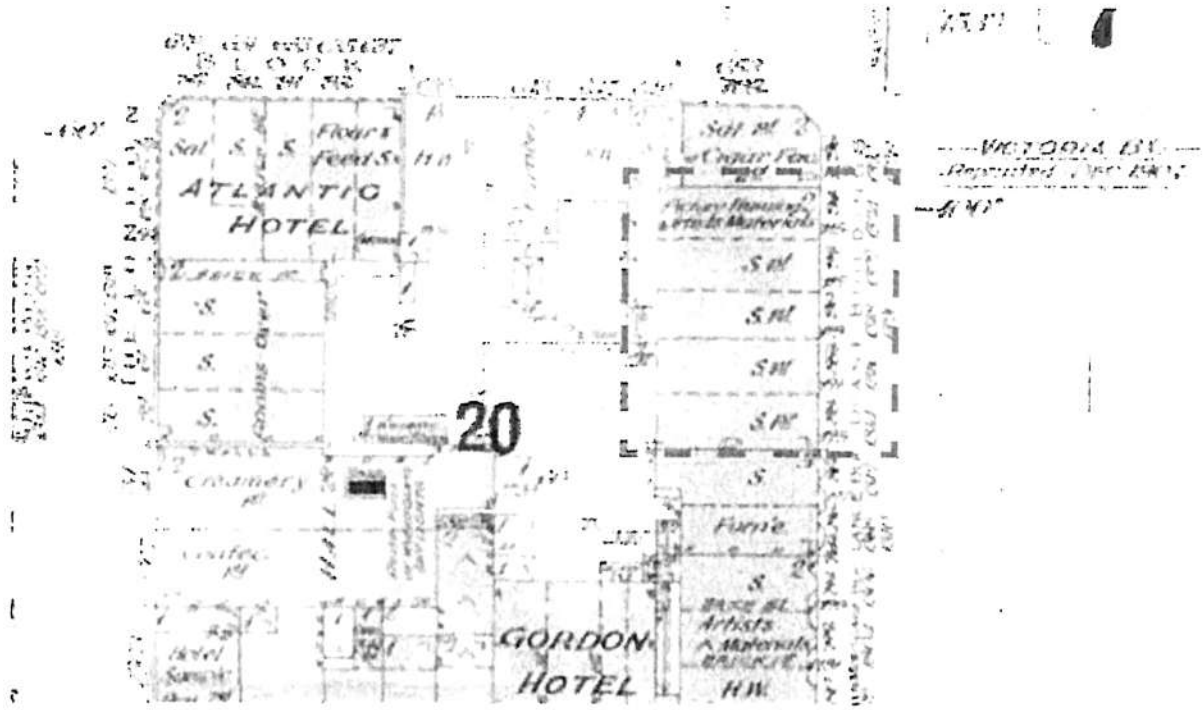
Bottom, Left: "A Plan of the Town of Victoria Shewing Proposed Improvements," [ca. 1852]. Cartographer: Joseph Despard Pemberton.
The Fort Victoria Graveyard is visible, upper left, at the edge of the Johnson Street Ravine.
[Hudson's Bay Company Archives, Archives of Manitoba HBCA G.2/38]



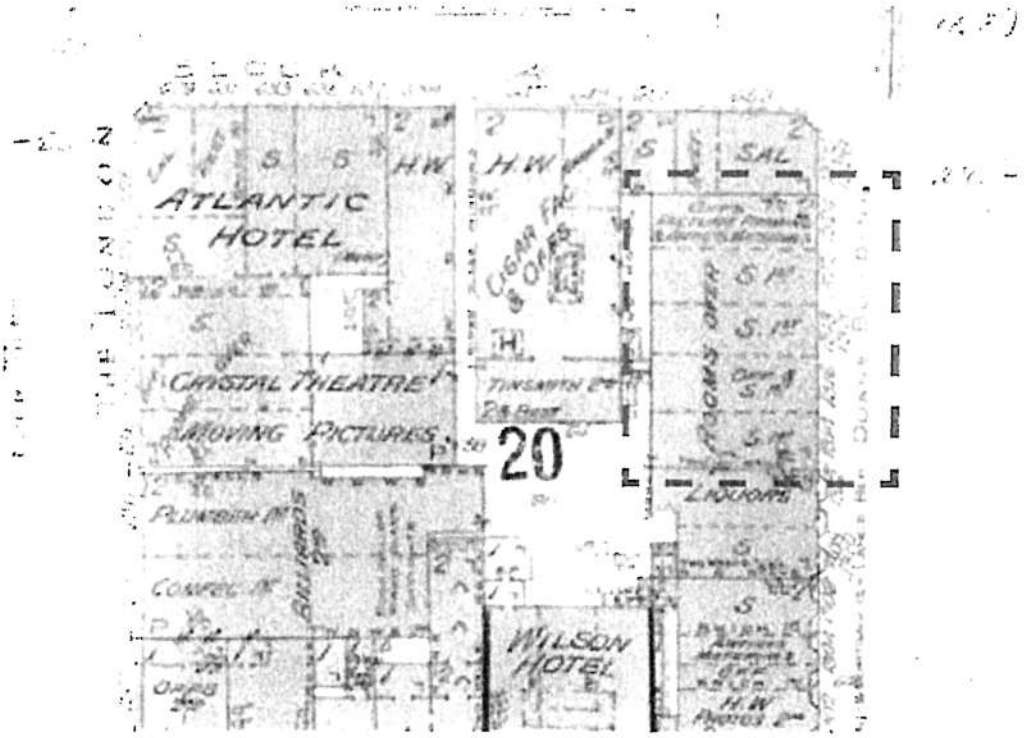
Looking North on Douglas Street From Yates Street, Victoria, circa 1914. [British Columbia Archives E-00027]



Fire Insurance Map of the City of Victoria - 1891



Fire Insurance Map of the City of Victoria - 1903-07



Fire Insurance Map of the City of Victoria - 1911

The Doane property was at Broad, Johnson, Douglas and Yates Streets. After Fort Victoria was founded in 1843, a small graveyard was established the following year at what is now the southwest corner of Douglas and Johnson Streets. As this was literally bordering on (and encroaching) the Doane property, Doane filed a petition for removal of the old burying ground. The petition was granted, and the bodies were removed for reburial at the Quadra Street Burying Ground. The work commenced by the end of 1859 but was not completed until the summer of 1861. New sidewalks were laid by Captain Doane in 1870 along the fronts of his property.

Maggie Doane inherited her parents' properties on the death of her mother in 1890, and continued to develop new buildings under the name of the Doane Estate. The original architect for the building is unknown, but there is some evidence that point to the involvement of Edward Mallandaine, Jr. (1867-1949). There was no tender call for the building, or surviving plans, but Mallandaine was know to have recently returned to Victoria at about this time, and was working on other projects for the Doane Estate. Maggie Doane appears to have also been involved in ongoing property management for the estate until her death in 1911.

In 1927, the Doane Estate was sold; it was announced that the prospective purchasers (the Morgans) intended to tear down the building when the lease expired and erect a modern office block in its place. This never occurred, presumably due to the Great Crash in 1929 and the ensuing Depression. The building was renamed the Morgan Block after owner Mr. L. Morgan, a businessman who was also an alderman.



Big snow: Douglas Street looking south from Pandora Avenue, 1916. [Detail; Bertram Emery, photographer. City of Vancouver Archives CVA 294-067]



View From Douglas Street Looking West - Morgan Block - 1890s [City of Victoria Archives M09112]



View From Douglas Street Looking West - Morgan Block - 1950s

THE MORGAN FAMILY

The site was acquired by the Morgan family in 1927. Mary Ellen O'Brien (1896-1969) was born in Spokane, Washington, and came to Victoria at a young age. She attended St. Ann's Academy (835 Humboldt Street, Fairfield), Victoria High School (1260 Grant Street, Fernwood), and the old Provincial Normal School in Saanich. She taught for a year at Willows School; in 1917 she married William Lloyd Morgan (1894-1974), who came from a prominent Spokane family. In 1931, the Morgans moved into a landmark home, *The Priory*, 729 Pemberton Road. During the 1930s Mary organized and wrote plays for the Priory Players and helped organize the Victoria Operatic Society. She was a founding member of the Craigdarroch Castle Preservation Society in 1959. During the Second World War, Mary ran *The Priory* as a guesthouse. The Morgans were proprietors were proprietors of a fuel company for many years. Supporters of the Multiple Sclerosis Society, Mary and her husband opened their gardens to the physically challenged. William sat on Victoria City Council for ten years, chairing the finance committee. William lived at *The Priory* until his death in 1974. The Morgan Block site was inherited by William and Mary's three children, and in turn was owned by the third generation of the Morgan family. In 2011, ownership was transferred the to the Morgan Family Trust.

3.0 STATEMENT OF SIGNIFICANCE

DOANE BLOCK/ MORGAN BLOCK
1314-1324 DOUGLAS STREET, VICTORIA, BC
(Retrieved from historicplaces.ca)

Description of the Historic Place
The Doane Block is a two storey, painted brick commercial building on Douglas Street. It has five bays, with the central bay accentuated with a raised cornice and slightly recessed window arches, and stained glass transom windows on the second storey.

Heritage Value of the Historic Place
The Doane Block possesses heritage value because it has qualities which maintain the heritage character of Victoria's historic downtown: a wide two storey form and its five small, separate storefronts.

Its five bay composition and consistent use by a wide variety of commercial enterprises since its construction in 1891 are integral to its heritage value, as these elements add diversity to both the scale and use of the commercial streetscape on the outer perimeter of Victoria's Old Town District. Physically, it adds cohesiveness to the street wall, extends a sense of visual continuity, and reinforces this portion of the 1300 block of Douglas Street, an entire block of heritage buildings from the late nineteenth century.

Furthermore, the fact that this building was originally constructed for a Miss W. Doane, and is one of only a handful of commercial structures of this era built in the Old Town District for female owners, speaks to the limited diversity of real estate speculators in Victoria in the late nineteenth century.

Character-Defining Elements
The character-defining elements of the Doane Block include:

- its two storey scale and wide composition,
- its distinct architectural rhythm, accentuated by prominent piers dividing each of the five bays and storefronts,
- its bilateral symmetry, highlighted by a more pronounced central bay possessing such design elements as a raised cornice, and recessed window arches,
- design elements which support its 1891 character, including corbelled brickwork along the cornice, and stained glass transom windows on the upper storey,
- interior spaces which pertain to its 1891 design, including the five separate commercial spaces at street level, and
- evidence of construction methods, and materials used to carry out its original design.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Morgan 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 Morgan 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 Morgan 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 elements 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 elements 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 aspects of preservation, restoration, and rehabilitation of the exterior of the Morgan 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 3: Improving Energy Efficiency in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.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

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

Preservation Brief 32: Making Historic Properties Accessible.
http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.
http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.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 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.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 residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored. A redevelopment scheme for this property has been prepared Merrick Architecture.

The major proposed interventions of the overall project are to:

- retain the historic structure, and preserve the historic front facade along Douglas Street;
- rehabilitate the rear elevation to the west, and physically connect with the adjacent Watson & McGregor Building;
- investigate if any surviving original storefront elements are intact, and rehabilitate in a historically appropriate manner;
- preserve the upper floor windows, and repair in-kind as required; and,
- restore missing parapet elements.

Any proposed addition to the historic building and new visible construction will be considered 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:

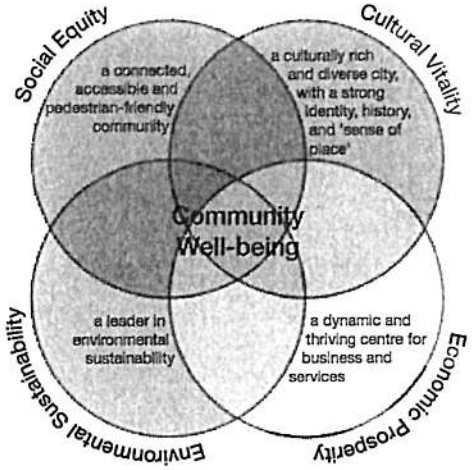
- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids 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.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

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.



Four Pillars of Sustainability [CityPlan 2030 - City of Norwood Payneham & St. Peters]

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 municipally designated historic resource, the Morgan 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 following municipal legislation.

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 British Columbia Building Code 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."

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?

The historic structure 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.

5.0 CONSERVATION RECOMMENDATIONS

A preliminary condition review of the Morgan Block was carried out during a site visit in July 2017. The review was limited to visual inspection of the exterior of the historic building from the ground floor level. Further investigation may be required to assess the overall condition and structural integrity of other existing character-defining elements in areas that were inaccessible during the preliminary site visit.

The recommendations for the preservation and rehabilitation of the historic resource are based on the site review 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 Morgan Block based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Morgan Block is addressed at 1314-1324 Douglas Street, at the Old Town District in downtown Victoria. It was built to the front, side, and rear property lines with no setback, with the historic front facade oriented to the east along Douglas Street. All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection for further information.

As part of the proposed redevelopment scheme, the site will be rehabilitated by physically connecting the Morgan Block with the adjacent historic Watson & McGregor Building.

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage along Douglas Street.
- Design of the new infill addition should be "physically and visually compatible with, subordinate to, and distinguishable from the historic place", as recommended in **Standard 11**.



Aerial view showing location of Morgan Block.

5.2 OVERALL FORM, SCALE, & MASSING

The Morgan Block retains its original overall form, scale and massing, as characterized by: its two storey height & wide composition; its distinct architectural rhythm, accentuated by prominent piers dividing each of the five bays and storefronts; and, its bilateral symmetry, highlighted by a more pronounced central bay possessing such design elements as a raised cornice, and recessed window arches.

The Morgan Block is part of a series of buildings that were build in the nineteenth century, featuring two to three-storey facades that provide an integrated historic street wall along Douglas Street. The original overall form, scale, and massing of the historic resource is an important character-defining element of the Morgan Block, and should be preserved.

Conservation Strategy: Preservation

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

5.3 EXTERIOR MASONRY WALLS

The Morgan Block features masonry construction, with a historic front facade that is characterized by surviving, original architectural brickwork detailing. A number of alterations to the front facade were made over a period of time, including the application of paint finish in unsympathetic colour scheme, and the application of unsympathetic stucco cladding on storefront piers.

The storefront is delineated from the upper level by three courses of brick corbelling, with the corbelling repeated along the pilaster as capitals and along the parapet as continuous horizontal band and dentil detailing. The recessed window openings at the upper level feature continuous brick window sills, as well as flat voussoir arches, except at the central bay that is characterized by window openings with semi-circular arches.

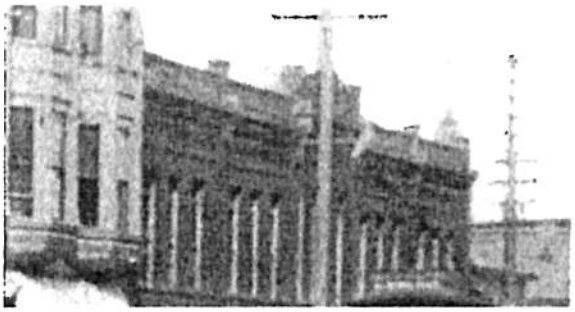
The roof was inaccessible during the initial site visit, and the condition of the roof parapet is currently undetermined. However, no signs of



Historic front facade of the Morgan Block along Douglas Street.

heavy deterioration were noted. Archival photos of the Morgan Block indicate that the parapet walls extend beyond the existing parapet cornice. The central bay originally featured a pediment, and the pilasters extended beyond the parapet walls. The parapet walls would have been presumably capped with stone coping or pressed metal cap flashing.

In general, the painted brick masonry facade appears to be in fair condition, with notable signs of natural weathering and deterioration in localized areas, as evidenced by mortar loss, spalling, staining and discolouration, organic growth, and redundant holes. Further investigation is required to determine if the removal of paint and stucco cladding are feasible, followed by an assessment of the existing condition of the brick masonry units beneath.



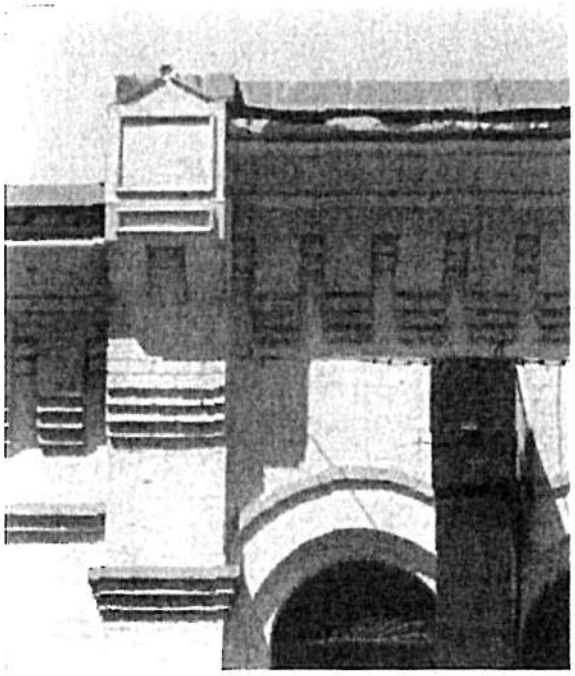
Conservation Strategy: Preservation & Restoration

- Restore the original brick parapet wall based on archival documentation.
- Preserve the brick whenever possible, and replace in kind brickwork that is too deteriorated for safe use.
- Undertake complete condition survey of condition of all brick surfaces.
- Determine whether or not it is feasible to remove the paint and 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 the brickwork on the front façade would require repainting, 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.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- 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.



Detail photos showing original parapet wall (outlined in red) that is no longer extant.

- Overall cleaning of the brick 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.
- Repoint the brickwork by raking out loose mortar material to a uniform depth. Take care that the arises 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.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.



Detail photo showing typical condition of architectural brick-work detailing and metalwork along parapet level.

5.4 ARCHITECTURAL METALWORK

The Morgan Block features later, replacement architectural metalwork along the parapet cornice. The existing cornice is finished with paint, and appears to be in good condition, with signs of minor deterioration, as evidenced by staining and discolouration, organic growth, build-up of bird deposits, and peeling paint.

The metal parapet cornice is an important feature of the Morgan Block's historic street facade, and should be preserved and repaired in-kind, or replaced to match original based on archival photos, as possible.

Conservation Strategy: Preservation or Restoration

- Evaluate the overall condition of the existing cornice and parapet cap flashing to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- The current attachment of all sheet metal cornices and cap flashings should be inspected, and should be re-anchored as appropriate.
- Repair and stabilize deteriorated architectural metal elements by structural reinforcement or correction of unsafe conditions, as required, until any additional work is undertaken. Repairs should be physically and visually compatible.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required.
- If the evaluation of the existing metal elements would determine that they are deteriorated beyond repair, remove and replace the elements with one that matches the historic appearance.
- The sheet metal work will be cleaned and prepared for repainting. Apply appropriate primer for galvanized surfaces. Paint in historically appropriate colour, based on colour schedule prepared by Heritage Consultant.
- The visual appearance of the cornices should match the historic appearance based on archival photos, as possible.

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 WOOD WINDOWS & TRIMS

The historic front façade of the Morgan Block features window openings above storefront level that are characterized by surviving original wood window assemblies on the upper floor. None of the existing storefront assemblies are original.

The upper floor window openings have original double-hung wooden sash units with true-integral sash horns, and multi-paned stained-glass transoms in true, divided lights. The arched windows at the central bay feature additional arched panel with sunburst motif. Based on initial visual inspection from the ground level, the surviving original windows are intact, and appear to be in good condition. Further review and assessment are required to confirm the existing condition of each assemblies, and to determine the appropriate extent of conservation work required.

Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- 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



Historic front facade of the Morgan Block, as viewed from Douglas Street.

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

5.5.2 STOREFRONTS

None of the existing storefront assemblies at the lower street facade are original. As part of the overall rehabilitation scheme, the new rehabilitated storefronts will be considered a contemporary addition, but they should be designed in a sympathetic manner that is consistent with the historic character of the Morgan Block.

Conservation Strategy: Rehabilitation

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



Detail photo partially showing existing window openings, with surviving original wood window assemblies at the upper level of the historic street facade.

5.6 EXTERIOR COLOUR SCHEDULE

Part of the Restoration process is to finish the building in historically appropriate paint colours. On-site sampling has not been completed, and further investigation is required to determine the feasibility of paint removal on brick face. A preliminary colour scheme has been developed by the Heritage Consultant as a place-holder, based on site information and historical precedent.

The final colour scheme will be based on a colour palette that will be determined by sampling. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure. If paint cannot be removed from the brick, it will also be repainted.

Conservation Strategy: Investigation

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

PRELIMINARY COLOUR TABLE: MORGAN BLOCK, 1314-1324 DOUGLAS ST, VICTORIA, BC

Element	Colour*	Code	Sample	Finish
Wood Window Frames & Sashes	Comox Green	VC-19		High Gloss
Cornices & Parapet Cap Flashings	Haddington Grey	VC-15		Semi Gloss

* Paint colours matched 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 Morgan 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 Morgan 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.

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 reminded 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 Morgan Block, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

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 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?

Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ 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 wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ 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?
- ☐ 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/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

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?

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 concrete 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, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

HISTORIC NAME: Doane Block / Morgan Block
ADDRESS: 1314-1324 Douglas Street
ORIGINAL OWNER: Miss Maggie Doane
ARCHITECT: Unknown
BUILDER: Unknown
DATE OF CONSTRUCTION: 1891

ASSESSMENT INFORMATION
Original Legal Description: Pt. Lots 430 & 431, Bl. 2 43' x 70' – Douglas Street

- 1879: Owners: J.H. Huntingdon & Doane (penciled in) Land: $700 Imp: $0
- 1880: Same as 1879, but Doane not listed
- 1881: Doane listed as owner
- 1882: Same as 1881 Land $700
- 1884: Same, but J.H. Doane Est. is crossed out, Mrs. Doane penciled in.
- 1885: Land: $2,150 Owner Miss Doane.
- 1886/87: Owner Miss M. Doane.
- 1888: Same as 1886/87
- 1889: Land: $3,440 Imp: $0
- 1890: Same as 1889
- 1891: Land: $8,660 Imp: $0
- 1892: Pt. 430 30' x 70' Land $6,000 Imp: $1,350 Owner Miss Doane
- 1894: Land: $5,700 Imp: $650
- 1897: Land: $4,800 Imp: $2,400
- 1900: Land: $5,100 Imp: $2,400
- 1905: Land: $5,400 Imp: $2,400

BUILDING PERMIT

- Not located.

PLUMBING PERMIT

- #2150; August 15, 1905: Store for Miss W. [sic] Doane.

PUBLISHED REFERENCES

- *Victoria Daily Colonist*, October 27, 1889: Died at Portland, Oregon, Oct 29, 1889, Lawrence Leander Doane, only Son of late Captain J H Doane, aged 27y, 3m. For several years Mr Doane was teller of the Bank of British Columbia in Westminster. In 1888 he was promoted to the Portland office of the bank. Deceased was well-known at Victoria, British Columbia, where his mother and sister reside. Funeral from the Masonic Temple, Victoria, British Columbia. Pallbearers: Messrs Northcote, Becker, Cox, Dodd, Wilson, Cowper, Stearski, Montgomery. Native of Victoria, British Columbia.
- *Victoria Daily Colonist*, January 26, 1890: Died Jan 25, 1890 at Victoria, British Columbia, Charlotte Elizabeth, rlct of late Captain J H Doane, aged 68, native of Cork, Ireland. Was among 1st to arrive here in 1858, with her husband. An only daughter is left to mourn, a son having died a short time ago. Pallbearers: Edgar Marvin, W C Ward, George Byrnes, T J Jones, J F Englisbards, T S Gore.
- *Victoria Daily Colonist*, June 25, 1891, page 5: More Improvements. - occupiers of houses on Broad, owned by Doane Estate, requested to vacate - property required for building purposes.

- *Victoria Daily Colonist*, August 26, 1891, page 5: GROUND BROKEN: Mr. T.J. Lindsay broke ground, yesterday, for another four story brick building for John Turner, on the lot between the new Driard and the establishment of A. & W. Wilson; and also for the new Doane block, a two story brick, extending from the palace drug store block along Douglas street to the corner of Johnson.
- *Victoria Daily Colonist*, January 1, 1892 (for 1891): "Miss Doane – two-storey stores – Douglas Street - $10,000.
- *Victoria Daily Colonist*, January 19, 1892, page 5: The Good Work Goes On - Doane Estate, Edward Mallandaine jr. has prepared 2 sets of plans - one 2-storey and one 3-storey- for building Johnson from corner of Douglas to Broad and along Broad to Mirror Saloon and on Yates from Cochrane & Munn Building to T. Haughton & Co.'s premises.
- *Victoria Daily Colonist*, February 14, 1892, page 1: tender call Edward Mallandaine Jnr. brick building, Yates St. per p. 5 this is for the Doane Estate.
- *Victoria Daily Colonist*, July 6, 1893, page 5: Owing to shrinkage of the beams several of the ornamental bricks in the Doane building, on Douglas Street, fell to the sidewalk on Tuesday, and yesterday the accident was repeated, a number of passing pedestrians having a close call, and with difficulty avoiding the falling bricks. Building Inspector Northcott, on Tuesday evening, directed the attention of the agents of the property to the danger existing, and instructed them to have it immediately remedied.
- *Victoria Daily Colonist*, July 20, 1927, page 5: Doane estate may be sold... corner of Johnson and Douglas streets...

B.C. VITAL EVENTS

- Person: Charlotte Elizabeth Doane; Event Type: Death; Registration Number: 1890-09-006933; Event Date: 1890-01-27; Event Place: Victoria; Age at Death: 68.
- Person: Margaret Doane; Event Type: Death; Registration Number: 1911-09-024003; BC Archives Mfilm Number: B13082; GSU Mfilm Number: 1927292; Event Date: 1911-05-25; Event Place: Mill Bay; Age at Death: 56.

ROSS BAY CEMETERY RECORDS

- Margaret Doane; Died 1911-05-25, Aged 56; Born USA, Died Mill Bay, B.C.