

J. **REPORTS OF COMMITTEES**

J.1 **Committee of the Whole**

J.1.b **Report from the October 4, 2018 COTW Meeting**

J.1.b.j **840 Fort Street - Heritage Designation Application No. 000175
(Harris Green)**

Mayor Helps recused herself from the meeting at 11:57 p.m. due to non-pecuniary conflict of interest as her campaign office is located across the street.

Moved By Councillor Alto

Seconded By Councillor Coleman

That Council approve the designation of the property located at 840 Fort Street as a Municipal Heritage Site, specifically the front facade and remaining sidewalls of the historic building as described in the attached statement of significance, pursuant to Section 611 of the *Local Government Act*, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

F. **LAND USE MATTERS**

F.6 **840 Fort Street - Heritage Designation Application No. 000175 (Harris Green)**

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development for an owner request to designate the exterior façade of the property located at 840 Fort Street.

Mayor Helps recused herself from the meeting at 11:59 a.m. due to non-pecuniary conflict of interest as her campaign office is located across the street.

Committee recessed at 12:00 p.m. and returned at 12:31 p.m.

Councillors Isitt and Lucas were not present at the time the meeting reconvened.

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council approve the designation of the property located at 840 Fort Street as a Municipal Heritage Site, specifically the front facade and remaining sidewalls of the historic building as described in the attached statement of significance, pursuant to Section 611 of the *Local Government Act*, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

the relocation of the entrance from the third to the fourth bay and painting of the exterior brick surface. Character-defining elements include its continuous use as a retail space for almost a century; its location along the Fort Street corridor connecting the downtown core to the Rockland and Jubilee neighbourhoods; its modest, functional, two-storey Edwardian design and detailing; and the sheet metal cornices, cast iron columns, wood frame commercial storefront glazing and proportionally spaced second-storey window openings. The building is currently vacant; however, its original owner, Walter E. Staneland, built the structure to contain his paint shop. The paint company, Mowat-Grant, bought the property in 1946 and continued to operate it as a paint store until 1969, after which Sawyer Sewing Machines moved in and operated a sewing machine sales business until 2005. The Sawyer Building is valued for its connection with Victoria's history as a gateway economy. It is also associated with the career of a prolific and significant local architect named Charles Elwood Watkins, who designed Victoria High School, the Lee Benevolent Society building, the Quadra School and many other schools and institutions. C.E. Watkins designed the 1911 renovation of the building. At the time of construction, Fort Street was an important transit corridor featuring streetcar service from downtown to the Royal Jubilee Hospital.

This proposed designation is associated with a development approved by Council in 2015. The property changed ownership in April 2018. The previous owner obtained a development permit and building permit to redevelop the site with a six-storey rental apartment building featuring ground floor commercial retail space. These approvals remain in effect. The scope of the original permits included significant alterations to the ground floor of the historic building. The new owner intends to redevelop the property in accordance with the approvals; however, following negotiations with the City, the applicant has decided to minimize alterations to the ground floor of the building and rehabilitate the storefront based on its configuration in c1960, which is the date of the earliest known photograph of the site (attached).

Condition/Economic Viability

The building is in fair to good physical condition according to the Heritage Conservation Plan prepared by John Dam & Associates and dated August 1, 2018. The façade has undergone some alterations since its construction, including brick painting, relocation of the entrance and removal of the detailing on bulkheads below the ground floor windows.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan 2012*, which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its September 11, 2018 meeting and was recommended for approval. The Panel made the following motion concerning the application:

"That the Heritage Advisory Panel recommend that Council approve the designation of the façade and remaining portions in the form of character-defining elements."

CONCLUSIONS

This application for the designation of 840 Fort Street as a Municipal Heritage Site is for a building façade that is a surviving representative example of commercial development along Fort Street during the pre-World War One real estate boom of the early 20th century. It is also the work of a significant and prolific local architect. Staff therefore recommend that Council approve Heritage Designation Application No. 000175 for 840 Fort Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000175 for the property located at 840 Fort Street.

Respectfully submitted,



John O'Reilly, MCIP, RPP
Heritage Planner
Sustainable Planning & Community
Development



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

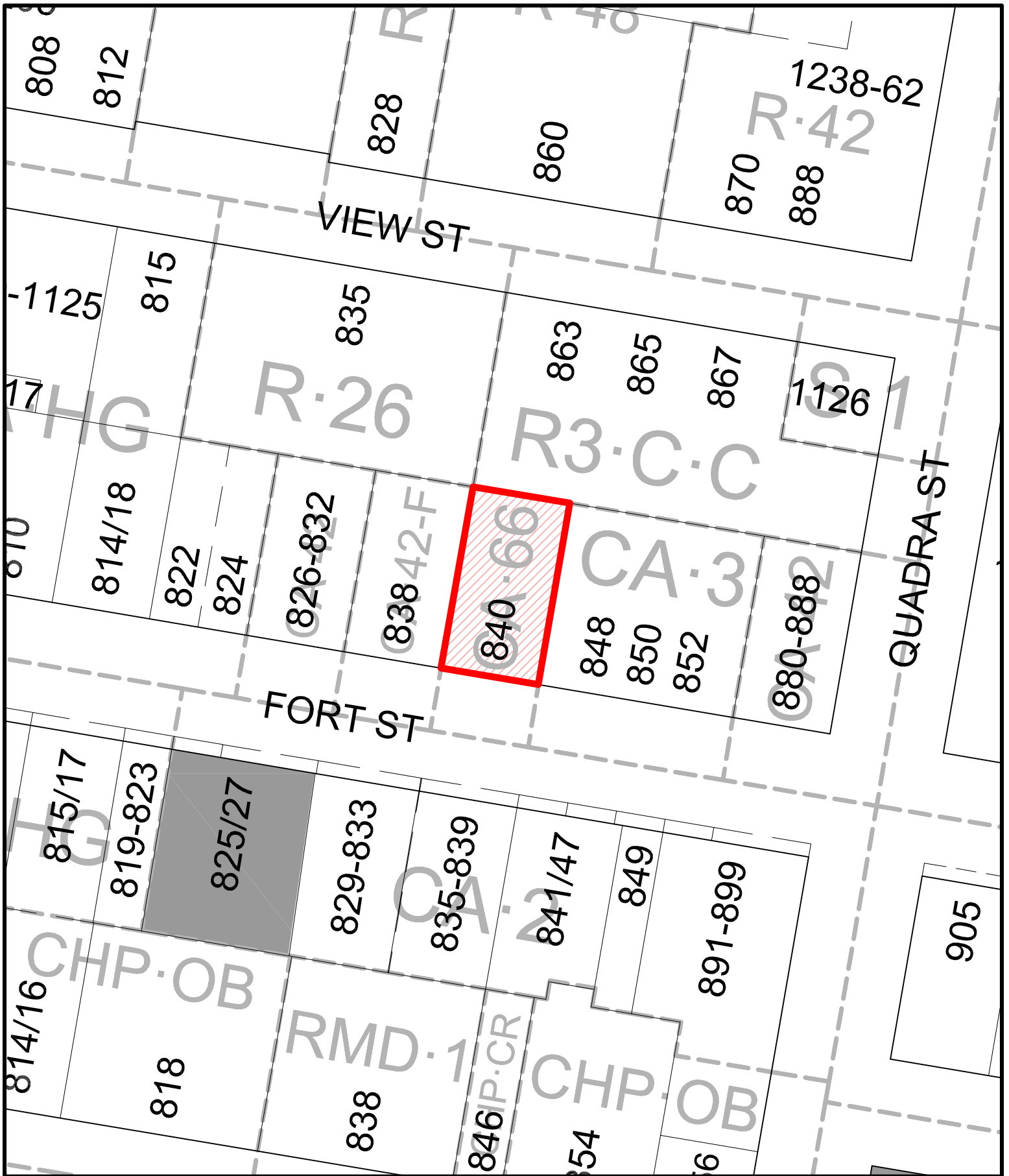


Date: _____

Sept. 24/18

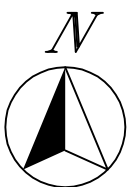
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance, dated August 1, 2018
- Attachment E: Heritage Conservation Plan, dated August 1, 2018
- Attachment F: Letter from the applicant, date stamped May 29, 2018.
- Attachment G: Minutes of the August 14, 2018 Heritage Advisory Panel Meeting
- Attachment H: Minutes of the September 11, 2018 Heritage Advisory Panel Meeting



840 Fort Street

Heritage Designation #00075

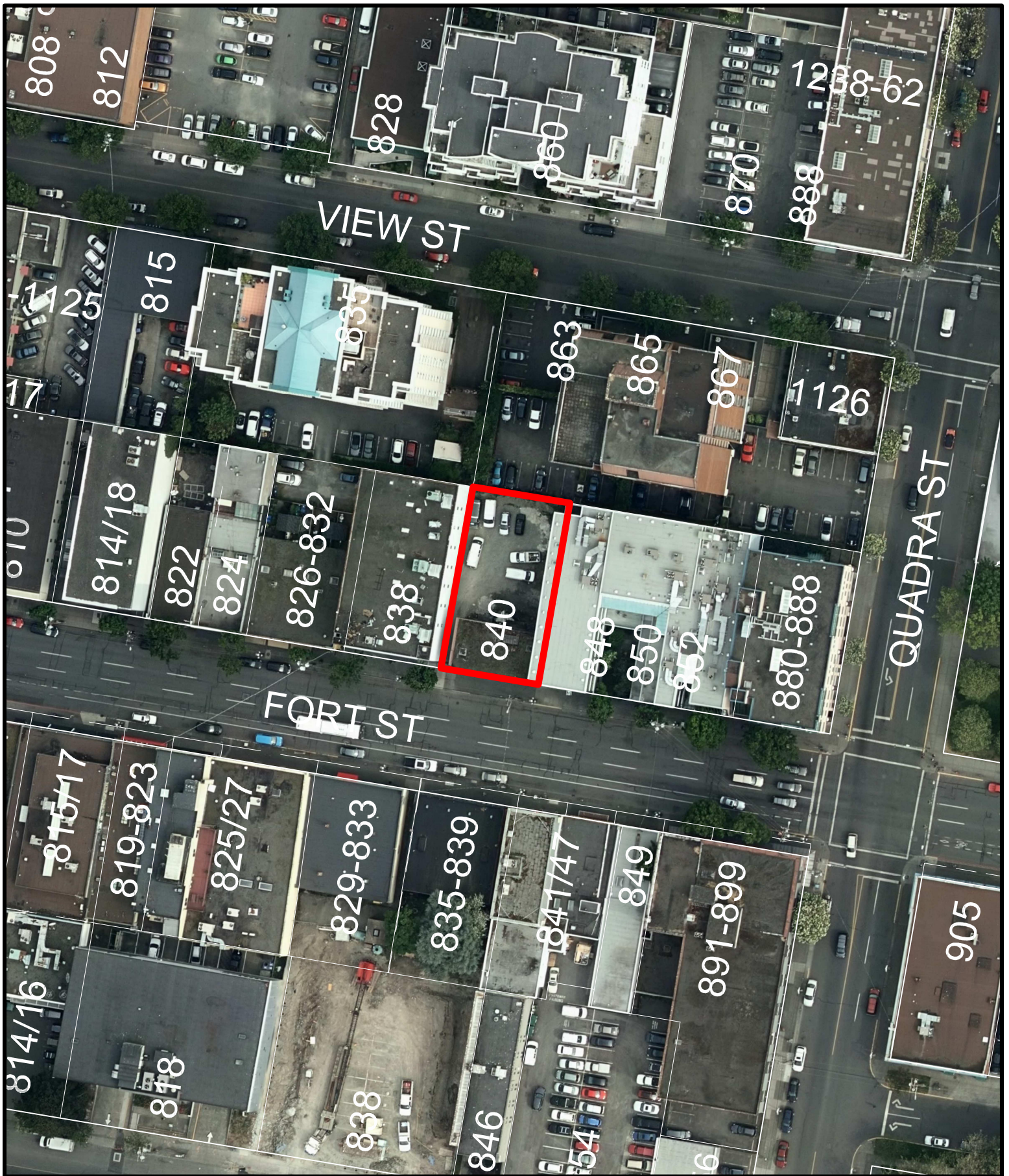


Designated



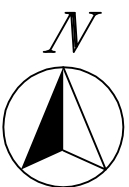
Registered





840 Fort Street

Heritage Designation #00075





840 FORT STREET



840 Fort Street



840 Fort Street



John Dam & Associates
Building Conservation Engineering

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Statement of Significance

840 Fort Street

Description

The two-storey, Edwardian façade of the Sawyer Building is a fine representative of the working class, retail zoning indicative of upper Fort Street. Located on the north side of Fort Street near the Quadra Street crossing, its' presence among a collection of old and new buildings reflects the characteristic diversity of development that has been allowed to occur there.

Heritage Value

The Sawyer Building is valued for its mainstay as a commercial building, offering paint and paint supplies to the retail consumer for a period of 60 years and then sewing machines and supplies for the next 35 years. Constructed in 1909, Walter E. Staneland, along with his brother Frank, was preparing to take advantage of the pre-World War 1 real estate boom, providing paints, varnishes, and associated supplies. Two years later, in 1911, Charles Watkins Elwood was commissioned to draft details to set back the front façade. It is believed that this work was commissioned to accommodate the widening of Fort Street. The drawings noted that the present materials of the original façade were to be utilized in the new façade. In 1946, Walter would sell the business and building to Mowat-Grant Ltd. Continuing to operate as a retail store supplying paint and paint supplies, Mowat-Grant would occupy the building until 1969. Sawyer Sewing Machines Ltd. then moved in and provided the building with its' title for the next 35 years. Further alterations to the storefront entrance, including relocating the main entrance, were completed at this time to accommodate the needs of the new enterprise. In the 1970's, the building was subdivided into additional units offering space to a variety of retailers and professional firms. Through the 90's, a variety of non-descript businesses would occupy the space with Sawyer Sewing Machines until 2005 when the building is noted to be vacant.

The location of 840 Fort Street manifests the development of Victoria's gateway economy. Walter Staneland strategically located his building along the arterial commercial and transit corridor of Fort Street that would link traffic flowing from the downtown core to the outlying neighbourhoods of Rockland and Jubilee, taking advantage of the streetcar system that was constructed in the 1890's to service the Royal Jubilee Hospital. Today, the Sawyer Building is located in the transition between the Core Business and Corridor Heritage areas adding to a blend of modest historic and modern buildings that provide a characteristic streetscape that transcends the value of the individual buildings themselves.

Received
City of Victoria

AUG 01 2018

Planning & Development Department
Development Services Division

The Sawyer Building is an example of a modest, Edwardian, commercial style, typical of the era and location on upper Fort Street. Despite the layers of alteration, restoration and renewal works, the street façade notably retains many of the buildings' original character defining elements including the wood frame, store front glazing with large glass panes beneath multi pane transom windows, the cast iron columns delineating the glazing bays, and the sheet metal cornices providing horizontal definition.

Character Defining Elements

The key elements that define the heritage character of 840 Fort Street and support its' heritage values are:

- Nearly a century of continuous use as commercial retail space
- Location along the heritage corridor of Fort Street connecting the downtown town core to the Rockland and Jubilee neighbourhoods, enhancing the diverse character of the local streetscape.
- Modest, functional, two-storey, Edwardian design and detailing
- Triple, sheet-metal cornices defining the street front facade
- Cast iron columns delineating the storefront glazing
- Wood frame commercial storefront glazing
- Proportionally spaced, second storey window openings



John Dam & Associates
Building Conservation Engineering

840 Fort Street

HERITAGE CONSERVATION PLAN



Prepared for:

Salient (840 Fort) Properties Ltd.
Suite #225 – 209 Carrall Street
Vancouver, British Columbia
V6B 2J2

Prepared by:

John Dam & Associates Inc.
2884 Gorge View Drive
Victoria, British Columbia
V9A 2H9

August 1st, 2018
#1027.003

Received
City of Victoria

AUG 01 2018

Planning & Development Department
Development Services Division

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1.0 Introduction

840 Fort Street, Victoria – Sawyer Building –Protected by Covenant

The two-storey, Edwardian façade on upper Fort Street reflects in its location, design, and materials, the historic character of Victoria as it evolved through the early 20th century.

At the request of Salient (840 Fort) Properties Ltd. (the Owner), John Dam & Associates (JDA) has been retained to assist with the conservation of the historic façade, providing a Statement of Significance and this Heritage Conservation Plan, for the City of Victoria to consider towards an anticipated Heritage Revitalization Agreement. Contained in this plan is a brief summary on the history and significance of the building, suggested conservation guidelines, and the proposed scope of conservation work including appropriate recommendations.

As part of the Heritage Revitalization Agreement, the Owner intends to designate the building facade.

2.0 History

Prior to the construction of the existing building, the site was already identified, as early as 1901, as a paint works location.

In 1908, a building permit was issued to Staneland Co. Ltd. for a one-storey wood frame structure.

On December 21st, 1909, a permit without an attached architect or builder name was issued for a two-storey wood and brick, store and office building. Strategically located along the Fort Street corridor, Walter E. Staneland and his brother Frank were preparing to take advantage of the pre-World War 1 real estate boom, setting up shop providing paints from England, varnishes from New York, and window glass along with paint and glazier supplies.

Two years later, it is understood that the widening of Fort Street required the local businesses to set back their front façades. In 1911, Charles Watkins Elwood was retained to draft the necessary details. On the drawings, the note 'present materials used for new front' suggests that the façade was simply moved back and not redesigned.

Business remained well enough for Walter to build his residence of 'Ardrossan' at the corner of Fort Street and Richmond Avenue. It was not until after WWII, in 1946, that Walter would sell the business and building to Mowat-Grant Ltd, a subsidiary of Douglas Paint in Vancouver.

Continuing to operate as a retail store supplying paint and paint supplies, Mowat-Grant would occupy the building as a division of the Glidden Co. Ltd through the 60's until 1969, when Sawyer Sewing Machines Ltd. would move in and provide the building with its' common name, the Sawyer Block, for the next 35 years.

Further renovations to the front façade were completed with the purchase of the building by D.W. Sawyer for his new business. The storefront was altered to relocate the main store entrance to the east corner alongside a second entrance that would lead directly to a flight of stairs to the second floor.

In the 1970's, the building was subdivided into 4 units offering space to a variety of retailers and professional firms including Henri's Tailors through the late 70's and early 80's and Victoria Bailiffs through the 80's into the early 90's. Through the 90's a variety of non-descript businesses would occupy the space with Sawyer Sewing Machines until 2005 when the building is noted to be vacant.

Today, the façade is a testament of the conservation of a historic 'building' with original materials and assemblies interwoven with restoration and renewal work utilizing contemporary materials and assemblies to provide the current character of the building. It is this storied faced that will be preserved.

3.0 Statement of Significance

Description

The two-storey, Edwardian façade of the Sawyer Building is a fine representative of the working class, retail zoning indicative of upper Fort Street. Located on the north side of Fort Street near the Quadra Street crossing, its' presence among a collection of old and new buildings reflects the characteristic diversity of development that has been allowed to occur there.

Heritage Value

The Sawyer Building is valued for its mainstay as a commercial building, offering paint and paint supplies to the retail consumer for a period of 60 years and then sewing machines and supplies for the next 35 years. Constructed in 1909, Walter E. Staneland, along with his brother Frank, was preparing to take advantage of the pre-World War 1 real estate boom, providing paints, varnishes, and associated supplies. Two years later, in 1911, Charles Watkins Elwood was commissioned to draft details to set back the front façade. It is believed that this work was commissioned to accommodate the widening of Fort Street. The drawings noted that the present materials of the original façade were to be utilized in the new façade. In 1946, Walter would sell the business and building to Mowat-Grant Ltd. Continuing to operate as a retail store supplying paint and paint supplies, Mowat-Grant would occupy the building until 1969. Sawyer Sewing Machines Ltd. then moved in and provided the building with its' title for the next 35 years. Further alterations to the storefront entrance, including relocating the main entrance, were completed at this time to accommodate the needs of the new enterprise. In the 1970's, the building was subdivided into additional units offering space to a variety of retailers and professional firms. Through the 90's, a variety of non-descript businesses would occupy the space with Sawyer Sewing Machines until 2005 when the building is noted to be vacant.

The location of 840 Fort Street manifests the development of Victoria's gateway economy. Walter Staneland strategically located his building along the arterial commercial and transit corridor of Fort Street that would link traffic flowing from the downtown core to the outlying neighbourhoods of Rockland and Jubilee, taking advantage of the streetcar system that was constructed in the 1890's to service the Royal Jubilee Hospital. Today, the Sawyer Building is located in the transition between the Core Business and Corridor Heritage areas adding to a blend of modest historic and modern buildings that provide a characteristic streetscape that transcends the value of the individual buildings themselves.

The Sawyer Building is an example of a modest, Edwardian, commercial style, typical of the era and location on upper Fort Street. Despite the layers of alteration, restoration and renewal works, the street façade notably retains many of the buildings' original character defining elements including the wood frame, store front glazing with large glass panes beneath multi pane transom windows, the cast iron columns delineating the glazing bays, and the sheet metal cornices providing horizontal definition.

Character Defining Elements

The key elements that define the heritage character of 840 Fort Street and support its' heritage values are:

- Nearly a century of continuous use as commercial retail space
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- Triple, sheet-metal cornices defining the street front facade
- Cast iron columns delineating the storefront glazing
- Wood frame commercial storefront glazing
- Proportionally spaced, second storey window openings

4.0 Terms of Reference

840 Fort Street is an unlisted, though protected by covenant, historic, commercial facade located on upper Fort Street amongst a diverse collection of old and new commercial buildings. It is a fine example of the modest Edwardian masonry building with a double sheet metal cornices above cast iron columns defining the wood frame storefront glazing.

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (second edition) is the primary resource used to determine the appropriate conservation work on such buildings, especially when anticipating adding the building to the community heritage register or designating it as a heritage building. Referring to these guidelines, there are three steps to be taken during the conservation decision-making process: Determine the Primary Treatment, Review the Standards, and Follow the Guidelines.

When determining the primary treatment, there are three courses of action that can be followed overarching the entire conservation project and/or addressing individual assemblies. These courses of action include *Preservation*, *Rehabilitation*, and *Restoration*.

Preservation involves stabilizing and maintaining the existing form of the building or structure and its constituent materials and assemblies. This may include both short term measures to provide necessary protection, or long term measures to minimize long term deterioration.

Rehabilitation entails renewing the building, or particular assembly, to allow for continued, compatible coteremporary use while retaining the historic significance of the place, including all character defining elements. This course of action may also include the replacement of missing historic elements or the sensitive addition of elements compatible in style and character.

Restoration of a historic place would bring the place, or identified assembly, back to a period of time in which it once existed, accurately revealing or recovering missing elements while removing any elements or assemblies that detract from the selected time period representation.

The Standards provide guidance for consideration on any conservation project. A summary of the general standards and additional standards pertaining particularly to rehabilitation and restoration is as follows:

General

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, 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 properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing 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 their 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 on close inspection. Document any intervention for future reference.

Additional - 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 an historic place or 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 an historic place will not be impaired if the new work is removed in the future.

Additional – 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.

Upon determining the course of action and understanding the standard principles, specific decisions on how to best carry out conservation work can be developed with reference to the guidelines. Separate guidelines are provided for four types of places - Cultural Landscapes, Archaeological Sites, Buildings, and Engineering Works. In addition, there are guidelines for the conservation of materials. However, on any given site, a combination of guidelines is often appropriate. In general, the guidelines follow a series of steps starting with understanding the character-defining elements, documenting these elements, then protecting and maintaining them, and, if necessary, stabilizing, repairing and/or replacing them.

Preservation Briefs

A recommended secondary resource for all conservation projects is the series of Preservation Briefs produced by the US Department of the Interior - National Park Service. These briefs, available online, provide detailed technical guidance on how to best address the deterioration of historic assemblies and materials such as *Roofing* and *Wooden Windows* and improving historic buildings for contemporary use such as, *Improving Energy Efficiency* and *Controlling unwanted Moisture*.

British Columbia Building Code

When completing conservation work on an historic building, important considerations may have to be made to bring the building up to current code standards, particularly when addressing matters of building and life safety. Such considerations may necessitate significant alteration work that may impact that historic character of the building and its character-defining elements. It is important to know the specific requirements of the local government pertaining to the BCBC and how allowable equivalencies can be utilized to meet these requirements.

Energy Efficiency Act

The Energy Efficiency Act was implemented to provide guidance towards improving the energy performance of products sold in BC, including buildings. Though amendments have been enacted to exempt heritage buildings from the Act, it is always recommended that energy efficiency measures be considered, where possible, in conservation work.

Homeowner Protection Act

The Homeowner Protection Act and Regulations, was developed and implemented to improve the quality of residential construction and consumer protection for buyers of new homes. In addition to new homes, this act also applies to residential renovation, with the caveat of two amendments provided to protect the heritage value of new homes: a warranty provider can exclude components of the building, and substantial renovation work has to occur to classify the home as new.

5.0 Conservation Recommendations

The drawings produced by Charles Watkins Elwood provide the earliest evidence of the original appearance of the building with no drawings or photographs pre-dating his proposed alterations. The earliest known photograph of the building is of when it was occupied by Mowat Grant Ltd. The appearance of the building in this photograph suggests alterations were already made including the refinishing of the upper storey and the addition of signs. In 1969, Sawyer Sewing Machines Ltd. would become the primary tenant of the building, altering the storefront while providing it with its historic namesake. In the following years the building would be subdivided into additional units to provide space to multiple commercial and professional enterprises. The building has since been restored to better reflect what it may have originally looked like.

A brief review of the existing building determined that the facade is in fair to good condition. As such, significant renewal works beyond integrating the facade into a new building structure are not planned to be carried out.

5.1 Site

840 Fort Street exists at the south end of a lot on the north side of upper Fort Street. The historic facade contributes significantly to the varied streetscape identified as a character defining element.



Proposal – Preservation

It is intended that the facade as it currently exists will be retained along with a short set back of both side walls.

The redevelopment of the lot is to be undertaken with great care to the preservation of the existing facade maintaining both the historic materials and construction in the current configuration.

5.2 Building

The two-storey building façade constructed of clay brick masonry with sheet metal cornices over wood frame windows is in fair to good condition. Both the design and material of the façade have been identified as character defining.

5.2.1 Exterior Form

The façade is a good example of Edwardian commercial design and materials, relying on simple, material geometry and assembly symmetry for its character defining form.



Proposal – Preservation/Rehabilitation

The masonry wall along with the location and orientation of the primary assemblies will be preserved. The wood frame storefront glazing will be rehabilitated to accommodate improved access from the sidewalk and provide for multiple points of egress.

All rehabilitation work is to be sympathetic to the original design and materials while providing improved features. It is recommended that the storefront glazing utilize wood framing to reflect the historic character of the original retail space.

5.2.2 Exterior Walls

The painted, exterior clay brick walls support three tiers of restored sheet metal cornice. Both the clay brick masonry and sheet metal cornices are identified as a character defining elements, though the cornices are contemporary replicas and not original.



Proposal – Preservation

The existing clay brick façade including short returns on both side elevations as well as the sheet metal cornice are intended to remain unchanged. Any observed deterioration will be repaired using historically sensitive materials and methods.

It is recommended that all work on the exterior walls be minimized, completing renewal work only where necessary. Any restoration work that is undertaken is to be completed with materials that match with the original and existing materials.

5.2.3 Fenestration

The fenestration, excepting the location of the cast iron columns and multi-lite transom windows, is not original to the building. The upper wood frame windows reflect a historic design with historic wood frames but both the drawings by C.W. Elwood and the earliest known photograph of the building show a single lower lite beneath double upper lites. The storefront glazing also shows the main entrance in a central bay and accessed by a flight of steps.



Preservation/Rehabilitation

The cast iron columns and transom glazing will be preserved as they are with new storefront glazing infilled to support improved and additional egress. The main entrance will be restored to its original location though lowered to be at grade. Two additional entrances will provide egress through each side bay. The upper wood framed windows, despite not being original, will be preserved.

It is recommended that all work on the fenestration and trim material be minimized, retaining as much of the original/existing material as possible. The rehabilitation work that is undertaken is to be completed with materials that match with the original and existing materials.

It is recommended that all conservation work be completed by qualified contractors having past experience with the proposed scope of work. In general, retention of as much of the original material as possible is recommended and, where necessary, renewal materials match the appearance and properties of the existing materials.

6.0 Conclusion

It is intended that the current building façade at 840 Fort Street will be primarily preserved with the anticipation of rehabilitation work being limited to the storefront glazing, improving access and increasing egress into the building. This project is looking to designate the finished works on this historic façade, conserving both the heritage building and streetscape of upper Fort Street.

This report was prepared for Salient Projects 2016 Ltd. for the purpose of securing a heritage revitalization agreement on the property at 840 Fort Street. It is not for the use or benefit of, nor may it be relied upon, by any person or entity without written permission of JDA or Salient Projects 2016 Ltd.

It is trusted that the information in this plan satisfies the expectations and requirements of both Salient Projects 2016 Ltd. and the City of Victoria. Please do not hesitate to contact JDA should you have any questions or comments pertaining to this plan and its associated recommendations.

Sincerely,


John Dam, Principal
Building Conservation Engineer
B.A.Sc., M.Sc., P.Eng., CAHP

S A L I E N T

Letter to Mayor and CouncilMay 28th, 2018

City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6



Dear Mayor Lisa Helps and Members of City Council,

Re: Application for Heritage Designation for the "Sawyer Block" at 840 Fort Street

Salient (840 Fort) Properties Ltd. c/o The Salient Group is pleased to enclose an application accompanying this letter to designate 840 Fort Street as heritage under the City of Victoria's Register of Heritage Properties.

Salient recently acquired this building in April 2018 with both an approved Development Permit and Building Permit to redevelop the existing 2-storey building into a 6-storey rental apartment building with ground floor commercial retail space. Although the property is not formally designated, a heritage covenant has been registered on title that restricts any alteration to the property without approval from Council.

The scope of work permitted by the Development Permit and Building Permit includes the retention of the existing 2-storey facade with significant alterations to this facade to accommodate the approved redevelopment design. Following a series of conversations with the City and design team Salient is revising the proposal, choosing to minimize interventions to the facade.

Salient's revised application proposes to rehabilitate the storefront based on the circa. 1960 configuration.

Historical Criteria

840 Fort represents the eastward expansion of Victoria's commercial precinct and the traditional retail zone of Fort Street. The building was originally constructed in 1908-1909 by Walter E. Staneland to be used as a paint shop. It was sold to Mowat-Grant in 1946 where it continued to operate as a retail paint store until 1969 when Sawyer Sewing Machines moved in, ultimately giving the building its title as the "Sawyer Block" which it has now become commonly known. Generations of the Sawyer family owned and operated the family business in this location for the next 35 years until 2005. It has been vacant since this time. The Sawyer Block has experienced almost a century of continuous commercial retail space, a tradition that Salient intends to carry on within this building.

Architectural Criteria

840 Fort is modest 2-storey Edwardian building designed by Walter E. Staneland and constructed with a wood and brick structure. Defining elements of the original facade include wood frame store front

glazing with large glass panes beneath multi pane transom windows, cast iron columns and sheet metal cornices providing horizontal definition on the south face. Though the building was constructed to the property line at the street, a narrow lane on the west side of the building connected Fort Street to parking behind the building. This breezeway will be retained, featured and will provide the primary access to the homes above.

Integrity

The revised design proposed by Salient reduces the scope of approved alterations to the existing façade. The building façade will be retained in situ and rehabilitated storefronts will be reconstructed in wood based on the circa 1960 configuration, modified with the addition of two points of egress in the historic façade to comply with building code requirements. The exterior clay brick walls will be repaired, repointed and painted. The cornices and parapet will be repaired and seismically retained back to the building structure.

The contemporary addition is complementary to the historic façade, thoughtfully differentiated in details, materiality and pattern.

Although Salient intends to be the long-term owner and operator of this property, a designation of this façade will ensure its distinguishing features are retained and maintained in their historic form for the life of the building, and that the building cannot be demolished or altered without consent of City Council.

Thank you for the opportunity to submit this application to designate 840 Fort as heritage. We look forward to working with City Staff to progressing this application, and to working with the Victoria Civic Heritage Trust team to rehabilitate this historic façade to it's original configuration.

Sincerely,

Salient (840 Fort) Properties Ltd. c/o The Salient Group



Robert Fung
President

cc: Merinda Conley, Senior Heritage Planner

3. **840 Fort Street**
Heritage Designation Application No. 000175

Attendees: Robert Fung, The Salient Group

John O'Reilly provided a brief summary of the application.

Panel Questions and Comments

- The proposal is to restore the building to its 1960 appearance. Is that different than how it looks now? Merinda Conley: The fenestration openings and upper transom windows will remain the same; the structure will have a level, central entry and entries on either side to accommodate the configuration of the six-storey rental development.
- Merinda Conley: The building's character-defining elements (i.e. cast iron columns, upper transom windows, mid and upper cornices, brick, fenestration openings, detailing of the pilasters) will remain and be restored.
- The property is deserving of protection. Will the development proposal come to the Panel? Merinda Conley: The development proposal was approved in 2015.

Ken Johnson left the meeting at 12:20 pm.

A motion was not posed as quorum was lost. Further discussion of the application was adjourned until the September 11, 2018 meeting.

3. **840 Fort Street** **Heritage Designation Application No. 000175**

John O'Reilly provided a brief summary of the application.

Panel Questions and Discussion

- What is planned for this site? John O'Reilly/Merinda Conley: A development permit and building permit for a four-storey addition to the existing building were approved in 2015. A delegated development permit for a slight revision to the upper four storeys was approved in 2018. The storeys will be set back from the façade.
- Is the heritage designation for the façade only? Merinda Conley: Yes; the bylaw can specify part or a portion of the property.
- Was the development permit approved subject to heritage designation? Merinda Conley: No.
- If the building were not designated and the proponent decided to change it, would a new development permit be required? Alison Meyer: Yes, Council approval would be required. Currently, there is a covenant on the building that states that the building must be maintained as shown in the plans in an initial development permit application. Merinda Conley: A covenant protects a building, but heritage designation is the tool to prevent demolition. A heritage designation bylaw is more encompassing than a covenant. For example, the covenant did not prevent the relocation of upper fenestration openings.
- Will the designation include the returns on the cornice line? John O'Reilly: Yes. Therefore, any new building will be stepped back at least 24" like the cornices? John O'Reilly: Yes.
- The building does not merit designation, but does merit retention as part of the streetscape on Fort Street. Designating such buildings undermines the meaning of heritage designation which should be reserved for buildings of greater integrity. This building is a representative example of the commercial architecture of the time and would be best as part of an HCA.
- This façade does not meet the outstanding criteria required for heritage designation. The existing gutted structure is not worthy of designation. Might other buildings be gutted and then brought forward for heritage designation in the future?
- John O'Reilly read the meaning of "heritage value" from the *Local Government Act*. The building has historical value on the streetscape and that is enough to warrant designation.
- Designated buildings do not have to always be exemplary examples; if this were so, there would not be an encompassing view of what was.
- The façade of 728 Yates Street was retained and incorporated into the Era building development. The new building is set back so that the sides of the historic building are visible. This adds architectural flavour to the streetscape. It would be good to see the returns of the cornices and a few feet of wall retained on this building also.
- Heritage designation is simply a legal tool to protect historical buildings so that Council can control alterations and demolition of such buildings. Designated buildings do not have to be particularly significant.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the façade and remaining portions in the form of character-defining elements.

Carried (one opposed)

840 Fort Street- Proposed Designation



840 Fort Street- Proposed Designation



840 Fort Street- Proposed Designation



September 27, 2018



September 27, 2018

840 Fort Street- Proposed Designation



- Permit issued for 1-storey frame structure in 1908, followed by a permit for a 2-storey building in 1909 for the Stanland Paint Co.
- The building was altered in 1911 in accordance with designs by architect Charles Elwood Watkins. Alterations appear to have been triggered by a road-widening between 1909 and 1911



1909

1911

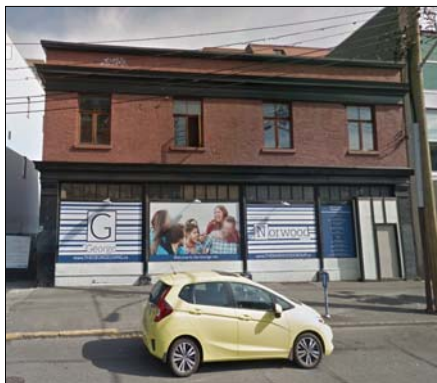
840 Fort Street- The Sawyer Building

- 2-storey Edwardian style building valued for its continuous use as a commercial building and as a representative example of the Edwardian commercial style
- Uses:
 - 1909-1946: Staneland Co. Paint Supplies
 - 1946-1969: Mowat Grant Ltd. Paint Supplies
 - 1969-2005: Sawyer Sewing Machines & Miscellaneous
- Victoria Heritage Thematic Framework: Gateway Economy



Appearance in 1960

840 Fort Street- Proposed Designation



A local government may, by bylaw, designate real property in whole or in part as protected under this section if the local government considers that

(a) the property has **heritage value** or **heritage character**

Test for heritage designation: **Does the property have heritage value or heritage character?**

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area
Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance

(Local Government Act, Schedule- Definitions & Other Interpretation Matters)

840 Fort Street- The Sawyer Building

- **Heritage Value:** Historical worth for association with career of Charles Elwood Watkins, the Fort Street commercial corridor, Staneland Paint Co.. Aesthetic value for Edwardian Commercial design
- **Heritage Character:** Edwardian design & detailing with sheet metal cornices defining floor levels, generously proportioned windows along ground floor and evenly spaced 2nd storey windows
- **Uses:**
 - 1909-1946: Staneland Co. Paint Supplies
 - 1946-1969: Mowat Grant Ltd. Paint Supplies
 - 1969-2005: Sawyer Sewing Machines & Miscellaneous
- Victoria Heritage Thematic Framework: Gateway Economy



840 Fort Street- Proposed Character Defining Elements

- Location along the heritage corridor of Fort Street connecting the downtown core to Rockland and Jubilee neighbourhoods, enhancing the diverse character of the local streetscape
- Modest, functional, two-storey Edwardian design and detailing
- Triple sheet metal cornices defining the street front façade
- Cast iron columns delineating the storefront glazing
- Proportionally spaced, second storey window openings
- Nearly a century of continuous use as a commercial retail space



c. 1960