

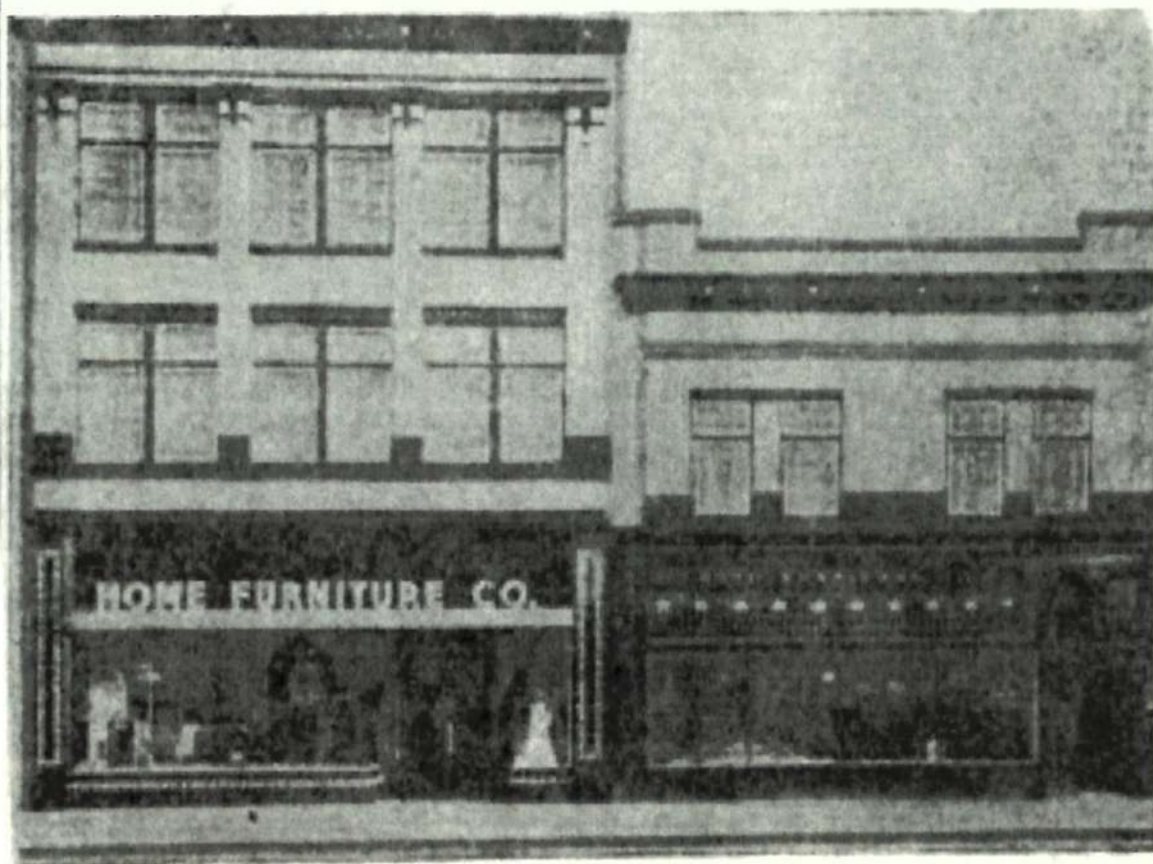


825 FORT STREET, VICTORIA, BC

## CONSERVATION PLAN

DECEMBER 2017

# For Variety and Value "There's No Place Like HOME"



**Six Floors of Furniture and Home Furnishings**

## STORE DIRECTORY

Basement—

McCLARY RANGES.

Linoleum, Congoleum Rugs, Etc.

Breakfast Room Suites.

Mezzanine—

Nursery Department.



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*Historic front facade of B.C. Hardware Company Building, addressed at 825 Fort Street. 2017*

# 1.0 INTRODUCTION

**HISTORIC NAME:** The B.C. Hardware Building Company

**CIVIC ADDRESS:** 825 Fort Street, Victoria, British Columbia

**ORIGINAL OWNER:** Ralph Randall & E.E. Greenshaw of B.C. Hardware Company

**ORIGINAL ARCHITECT:** Jesse M. Warren

**ORIGINAL BUILDER:** C. & S. Carkeek

**CONSTRUCTION DATE:** 1911-12; with alterations in 1913; 1925; 1946-1947; 1968; 1987

The heritage resource addressed at 825 Fort Street was built for Ralph Randall & E.E. Greenshaw of B.C. Hardware Company between 1911 and 1912. The building has been under continuous commercial use, and is considered a building that contributes to the overall continuity of Fort Street as part of the East end downtown Victoria.

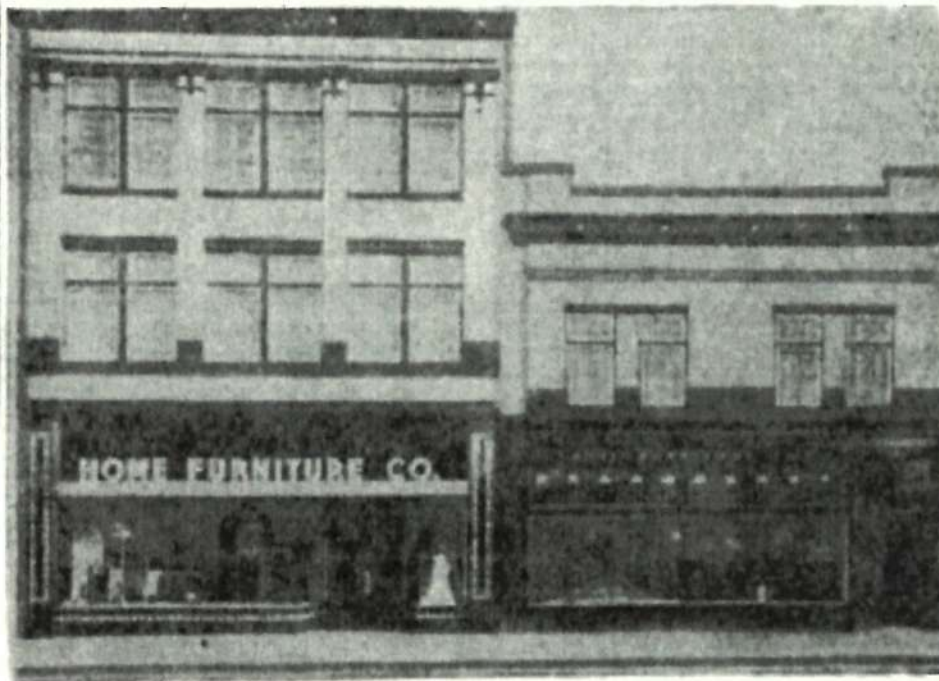
The building has been subject to numerous interventions over its lifespan, some of which have removed character-defining elements. Despite these alterations, the building has maintained its characteristic precast on the front elevation, red brick on other elevations and original second storey windows.

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 the two adjacent buildings on Fort Street.



## 2.0 HISTORIC CONTEXT

### For Variety and Value "There's No Place Like HOME"



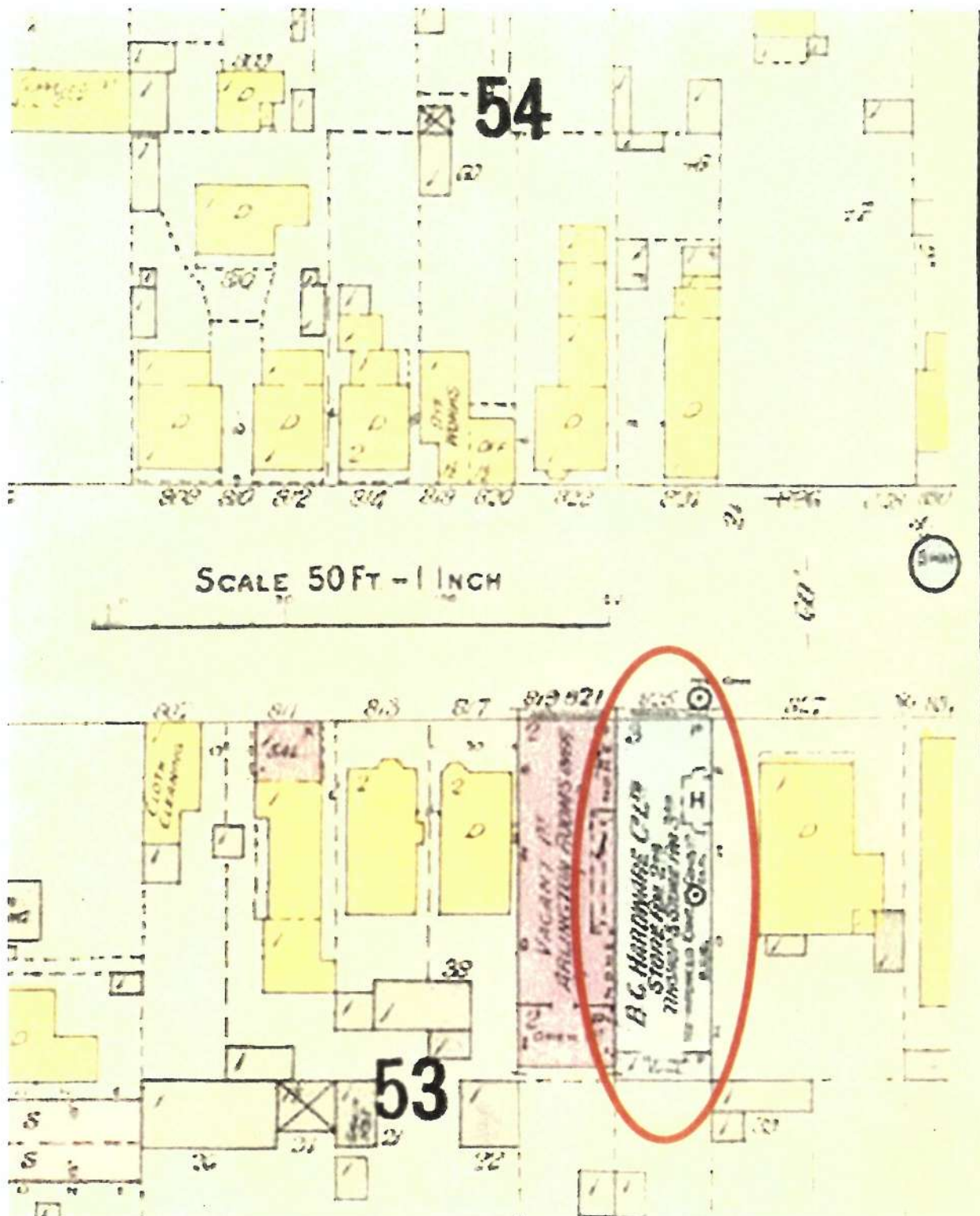
#### Six Floors of Furniture and Home Furnishings

##### STORE DIRECTORY

Basement— McCLARY RANGES. Linoleum, Congoleum Rugs, Etc. Breakfast Room Suites. Kitchen Furniture, Etc.	Mezzanine— Nursery Department.
Ground Floor— Chesterfield Suites. Living-Room Furniture.	First Floor— White Wood Furniture. Cedar Chests, Tea Wagons. Occasional Chairs. Occasional Furniture.
Ground Floor Annex— Bedroom Suites. SIMMONS Beds, Springs and Mattresses. Studio Lounges, Etc. Lamp Department.	Second Floor— Dining-Room Suites. Dinette Suites, Etc.

Victoria Daily Colonist, B.C. Hardware Co., December 31, 1911, page 11

## 2.0 HISTORIC CONTEXT



Fire Insurance Map of the City of Victoria - 1911, P.8



[illegible]

**B.C. HARDWARE COMPANY BUILDING: 825 FORT STREET, VICTORIA, BC**  
CONSERVATION PLAN | DECEMBER 2017 | DONALD LUXTON & ASSOCIATES



## 2.0 HISTORIC CONTEXT



Early photo showing the historic building at 825 Fort Street. [date unknown]

## 2.0 HISTORIC CONTEXT

### THE ARCHITECT: JESSE MILTON WARREN

(by Jennifer Nell Barr, from *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007)

Jesse M. Warren was born in San Francisco on December 14, 1888, to Frank and Eugenia Ward Warren. He graduated with a degree in engineering from Columbia University and later became a licensed architect. He worked in San Francisco for several years, then, following the 1906 earthquake, travelled for some time throughout Eastern Canada and the United States. He arrived in Seattle by 1909 and was married there in 1910, to Mabel Alice. The *Pacific Builder & Engineer*, October 23, 1909 listed him as the architect of a \$40,000, three-storey brick store building for the Liberty Building Company. After working with several Seattle architectural firms, including Beezer Brothers and Thompson & Thompson, Warren entered into partnership with William P. White; the firm was known as White & Warren, with a suite of offices in the Northern Bank Building.

Warren moved to Victoria in 1911. Two of his first buildings were the B.C. Hardware Company building on Fort Street, east of Blanshard, and the landmark Central Building at View and Broad Streets,

a handsome brick-faced office block with Classical Revival detailing, delineated by cream-yellow glazed terra cotta columns, stringcourses, capitals and cornice. In April 1915, Warren designed a large addition to an old house at Quadra and Cormorant Streets for Sands Funeral Furnishing Company. During his time in Victoria, he designed a number of residences ranging in size from small Craftsman Bungalows on Stanley and Chamberlain Streets; to substantial homes for the wealthy, including one on Dallas Road for A.A. Belbeck, 1912; and a number of apartment, office and store blocks, including the 1913 Station Hotel at Store Street and Pandora Avenue for the Victoria Phoenix Brewing Company. One of his best-known buildings in Victoria is the 1914 Italian Renaissance Revival style Pantages Theatre, now the McPherson Playhouse, on Government Street. Although an American, he was hired to design the Eastern-Canadian-style Hudson's Bay Block House for the Victoria-Vancouver Island Exhibit in 1913. One of his grandest designs, for which he won a public competition in 1912, was the First Baptist Church, proposed for a site at Fisgard and Vancouver Streets, but never constructed. The First Baptist congregation later took over the Congregational Church on Quadra Street, designed by architects Bresemann & Durfee.



Victoria Daily Colonist, January 1913



## 2.0 HISTORIC CONTEXT

Jesse's older brother, George Irving Warren, known as "Mr. Victoria," helped found the Victoria & Island Publicity Bureau in 1921 and was its Commissioner for forty years; he was also managing secretary of the Victoria Chamber of Commerce for many years. Both Warren brothers were prominent members of the Victoria Rotary Club, of which Jesse was a founding member in 1914. Jesse Warren addressed the group on at least two occasions, in February 1914 and May 1915. In 1914, he spoke on "Why Victoria is destined to be the New York of the Pacific," linking the construction of the Panama Canal with the need for Victoria to work to secure industries and hasten development. His speech, as quoted in the *Victoria Daily Colonist*, February 13, 1914, gave this opinion:

*Perhaps too much time and money has been spent in making the city known to outsiders as an ideal place to live in and too little to attract attention from the standpoint of industrial possibility... In the construction of the few buildings of which he, as an architect, had charge in the three years of his residence, he had sent away for approximately \$1,00,000 worth of material.*

*Victoria Daily Colonist, February 13, 1914, p.5*

Warren moved to Seattle about 1916 and continued to work as an engineer and architect. His son Jesse C. Warren later joined him in the firm, as Warren & Son, and they were active in construction, design and real estate, building structures of all kinds in Washington, Montana and North Dakota. In 1950 they moved the firm and their families to Santa Barbara, California, where they built many residences. Jesse C. Warren moved back to Seattle and returned to the real estate business when his father retired, due to ill health, in 1952. Jesse M. Warren died in Santa Barbara on September 1, 1953 at the age of sixty-four.

## 3.0 STATEMENT OF SIGNIFICANCE

### **B.C. Hardware COMPANY BUILDING 825 FORT STREET, VICTORIA, BC**

#### **Description of the Historic Place**

825 Fort Street is a three-storey commercial building situated on the south side of Fort Street, just east of downtown Victoria. This historic building is distinguishable by its tripartite façade, featuring a tall ground floor level with commercial storefront and inset front entrance with large glazed shop windows. The upper floors feature pairs of wooden sash windows with a transom situated above.

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

Constructed during the upswing of the pre-World War One real estate boom, 825 Fort Street is valued as a reflection of the surge of development that characterized Victoria's gateway economy. Built 1911-12, 825 Fort Street has been used continuously for commercial purposes, and significantly contributes to the historic character of this block of Fort Street. Originally constructed for B.C. Hardware Company, this three-storey commercial structure represents the eastward expansion of Victoria's commercial core. In 1913, following B.C. Hardware Company's amalgamation with Island Hardware and subsequent relocation to 717 Fort Street, 825 Fort Street was converted to the Borden Hotel. In 1922-25, the building was altered again to become the Home Furniture Company, which remained at the premises until 1974. The variety of commercial uses attest to the adaptability of this structure and the commercial vitality of Fort Street, one of the major thoroughfares to the eastern part of the City and the adjacent municipality of Oak Bay.

825 Fort Street is also valued for its vernacular Edwardian-era architectural expression, designed by prominent Victoria architect Jesse M. Warren. Born in San Francisco in 1888, Warren first moved to Seattle at the age of twenty and in 1911, he moved to Victoria. Over the next five years, as Victoria's building boom wound down, Warren designed a number of residences, as well as several office, apartment, and store blocks. 825 Fort Street displays vernacular Edwardian-era detailing with a tripartite articulated façade, demarcated by pilasters and a simple pressed metal cornice.

#### **Character-Defining Elements**

Key elements that define the heritage character of 825 Fort Street include its:

- location on south side of Fort Street;
- siting on the property lines, with no setbacks;
- continuous commercial use;
- commercial form, scale and massing as expressed by its three-storey height, rectangular plan, flat roof, and full retail storefront on ground level facing Fort Street;
- masonry construction, including: reinforced concrete with parged finish;
- Edwardian-era architectural features, including tripartite façade articulation, engaged pilasters, and simple decorative pressed metal cornice; and
- fenestration, including glazed windows with wooden transoms on the lower storefront level, and paired wooden pivot windows with large transom windows on the upper floor levels.



# 4.0 CONSERVATION GUIDELINES

## 4.1 STANDARDS AND GUIDELINES

B.C. Hardware Company Building 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 historic building 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 B.C. Hardware Company Building 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 element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

## 4.0 CONSERVATION GUIDELINES

### 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 an overall rehabilitation of the historic building, including the preservation of the historic front facade. The following conservation resources should be referred to:

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

<http://www.pc.gc.ca/eng/standards-guidelines/standards-guidelines.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-and-water-repellent.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 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-new-exterior-additions.htm>



## 4.0 CONSERVATION GUIDELINES

### *Preservation Brief 15: Preservation of Historic Concrete.*

<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

### *Preservation Brief 32: Making Historic Properties Accessible.*

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

## 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic front facade, 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. An overall redevelopment scheme for this property has been prepared MCMP Architects.

The major proposed interventions of the overall project are to:

- Retain the historic front façade, and preserve historic masonry elements;
- Review original storefront to assess any surviving original elements, and rehabilitate in a sympathetic manner; and
- Rehabilitate upper floor windows.

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

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

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

## 4.0 CONSERVATION GUIDELINES

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.

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.*



## 4.0 CONSERVATION GUIDELINES

### 4.5 ALTERNATE COMPLIANCE

B.C. Hardware Company Building 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.

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

## 5.0 CONSERVATION RECOMMENDATIONS

The preliminary condition reviews of B.C. Hardware Company Building were carried out during site visits in July and December 2017. The assessment was limited to visual inspection and photographs of the existing condition of the exterior of the building. The recommendations for the preservation and rehabilitation of the historic façades are based on the site reviews 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 B.C. Hardware Company Building based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

### 5.1 SITE

B.C. Hardware Company Building is situated on the south side of Fort Street in Downtown Victoria. Typical to heritage buildings in this city block, it was built out to the front and side of the property lines, including shared party walls with the adjacent buildings.

#### Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the historic front facade of the building along Fort Street.



Aerial map showing location of B.C. Hardware Company Building in Downtown Victoria.



## 5.0 CONSERVATION RECOMMENDATIONS

### 5.2 OVERALL FORM, SCALE & MASSING

The overall form, scale and massing of B.C. Hardware Company Building is characterized by its three-storey height, rectangular plan, flat roof, and full retail storefront on ground level facing Fort Street. The historic building retains the integrity of its overall massing, despite a series of rehabilitation to its historic front facade. The existing storefront configuration is consistent with its historic appearance.

The historic building illustrates the Classical Revival influence prevalent during the Edwardian era. The original drawings produced by Jesse M. Warren indicated the intention of a decorative façade with sloped central pediment, pilasters, and three sets of casement windows populating each floor.

The overall façade has been parged, and additional paint has been applied over time, resulting to the removal of the striking pattern and finish colours that defined key features at the bottom and top of each floor, as found in archival images. At grade, the columns appear to be intact; however, the capitals have been removed and replaced with a

paired back profile. The original storefront has been replaced subsequently, and the original decorative panels on the bulkhead are no longer intact.

The primary compositional elements of the tiered, historic front façade have been maintained with surviving original windows on the upper two storeys, window sills and spandrel panels, pilasters, and cornice elements.

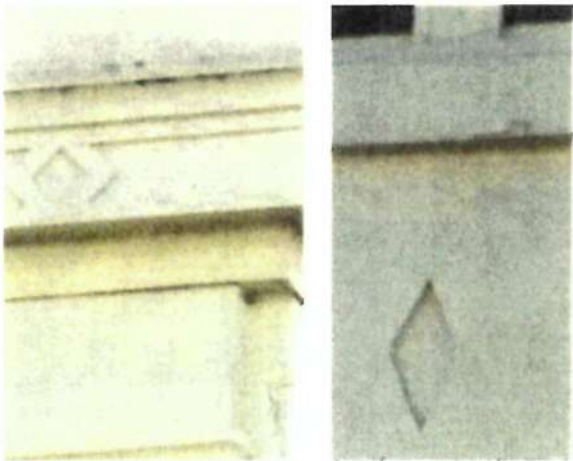
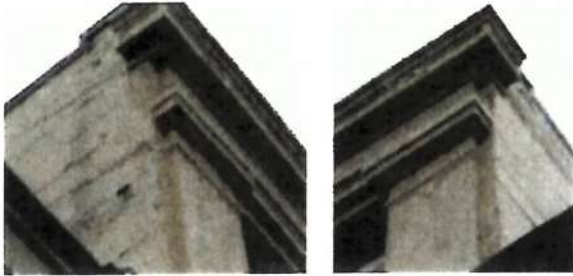
#### Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the front facade. Please refer to the historical reference materials for more detail.
- The storefront may be rehabilitated in a manner is sympathetic to the historic appearance of the building, based on archival images.



Detail photos showing the historic front facade in 1940s (left), 1960s (middle), and its existing condition in 2017 (right).

## 5.0 CONSERVATION RECOMMENDATIONS



*Photos showing typical deterioration of the exterior walls.*

### 5.3 EXTERIOR WALLS

The exterior walls of B.C. Hardware Company Building feature cast-in-place concrete elements, with the exception of the multiple-wythe brick parapet wall with cement coping at the historic front facade. In general, the exterior walls appear to be in good condition, with notable signs of weathering and deterioration in localized areas, as evident by minor discolouration, organic buildup, bird deposits, unsympathetic patchwork, material loss, and some missing components, particularly on the storefront level. Further investigation is required to determine if any original elements are intact underneath the later parging, in addition to identifying other later unsympathetic interventions that should be replaced with historically appropriate detailing.

#### **Conservation Strategy: Preservation**

- Preserve the front (north) facade, and repair in-kind as required.
- Undertake complete condition survey of condition of all exterior surfaces.
- The exterior may require cleaning. Cleaning should be done in the gentlest means possible, ideally with low-pressure water and scrub brushes. Harsh chemical cleaners or any abrasive cleaning methods should be avoided to ensure the exterior walls are not damaged.
- All redundant metal inserts and services mounted on the exterior should be removed or reconfigured.
- Small hairline cracks are often not a serious concern, and should be remediated by sacking, as required. All repair work should be finished with a coat of paint, consistent with the paint schedule devised by the Heritage Consultant.
- Caulking compounds should not be used for patching hairline cracks, and are an unsuitable repair method. The physical and aesthetic characteristics of caulking compounds are incompatible with concrete, and will weather differently and attract more dirt.
- Work should only be undertaken by skilled contractors with experience in conservation projects.



## 5.0 CONSERVATION RECOMMENDATIONS

### 5.4 ARCHITECTURAL CORNICE

B.C. Hardware Company Building is characterized by an architectural cornice at the parapet level. The roof was inaccessible during the site visits, and the review was limited to taking photos from the ground level. In general, they appear to be in good condition, but further investigation is necessary to determine its structural integrity.

#### **Conservation Strategy: Preservation**

- Evaluate the overall condition of the existing cornice to determine whether more than protection, maintenance and limited repair or replacement in-kind is necessary.
- The current attachment of the architectural cornice should be inspected, and should be re-anchored appropriately, if required.
- Repair and stabilize deteriorated architectural elements by structural reinforcement or correction of unsafe conditions, as required, until any additional work is undertaken. Repairs should be physically and visually compatible.

### 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 STOREFRONT, WINDOWS & DOORS

The historic front facade of B.C. Hardware Company Building features a storefront on the lower level and three bays with paired window assemblies on the upper two levels.

The existing 13 upper transom units of the storefront appear to be original, which should be preserved in situ. The rest of the storefront assembly has been modified over time. A central vestibule is extant, providing main access to the commercial space. The upper levels are characterized by paired wooden pivot windows, with large transoms and flat headers, with no additional decorative features.

In general, the initial inspection of existing windows indicate that they are in good condition. Further assessment will be required to accurately determine the current condition of the assemblies.

#### **Conservation Strategy: Rehabilitation**

- Inspect for condition and complete detailed inventory to determine extent of recommended storefront rehabilitation. Shop drawings to be reviewed by Heritage Consultant.
- Retain the original storefront transoms in situ, and repair in-kind as necessary.
- Rehabilitate upper floor windows, as required. The overall rehabilitation scheme should be reviewed by the Heritage Consultant prior to any work being undertaken.
- Overhaul, tighten/reinforce joints after installation. Repair frame, trim and counterbalances as required for calibration and function.
- Each window should be made weather tight by weather-stripping as necessary.
- Replacement glass to be single glazing, and visually and physically compatible with existing condition.
- Prime and repaint as required in appropriate colour, based on colour schedule proposed by Heritage Consultant.
- New doors should be visually compatible with the historic character of the building.

## 5.0 CONSERVATION RECOMMENDATIONS



*Existing condition of the historic front facade (north elevation) along Fort Street.*



## 5.0 CONSERVATION RECOMMENDATIONS

### 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 yet been possible, and it is not yet known if the paint can be removed from the façade surfaces. The following preliminary colour scheme has been proposed by the Heritage Consultant as a placeholder, based on site information and historical precedent. The original rear faacade windows were documended as Vancouver Green (VC-20).

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

#### Conservation Strategy: Restoration

- Restore with appropriate historic colour scheme for exterior painted finishes.

#### **PRELIMINARY COLOUR TABLE: B.C. HARDWARE COMPANY BUILDING, 825 FORT STREET, VICTORIA, BC**

Element	Colour	Code	Sample	Finish
Storefronts, Window Frames & Sashes	Gloss Black*	VC-35		High Gloss
Sills, Cornices, & Exterior Wall	Dunbar Buff*	VC-5		Semi-Gloss
Decorative relief	Comox Green* or Gloss Black*	VC-19 or VC-35	 	Semi-Gloss
Cap Flashing	Stone Grey	-	-	Factory Finish

\*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 B.C. Hardware Company Building. 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 B.C. Hardware Company Building 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.



## 6.0 MAINTENANCE PLAN

### 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.

## 6.0 MAINTENANCE PLAN

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

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

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

### 6.7 EXTERIOR MAINTENANCE

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

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

#### 6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to B.C. Hardware Company Building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

#### EXTERIOR INSPECTION

##### Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?

##### Masonry

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

##### Condition of Exterior Painted Materials

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

##### Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?



## 6.0 MAINTENANCE PLAN

- ☐ Do sills show weathering or deterioration?
- ☐ Is the caulking between the frame and the cladding in good condition?

### Doors

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

### 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

**SUBJECT PROPERTY:** 825 Fort Street, Victoria, British Columbia

**LEGAL ADDRESS:** Lot A 276 & 277 Plan 26769

**CONSTRUCTION DATE:** 1911-12; with alterations in 1913; 1925; 1946-1947; 1968; 1987

**ORIGINAL OWNER:** Ralph Randall & E.E. Greenshaw, B.C. Hardware Company

**ORIGINAL ARCHITECT:** Jesse M. Warren

**ORIGINAL BUILDER:** C. & S. Carkeek

## CITY OF VICTORIA ARCHIVES

- Building Permit #4, October 24, 1911 Owner: Randall & Greenshaw, Lot 277, Block 22, Fort St, 1 Building, Reinforced Concrete, 3 storeys, 3 rooms Estimate of Cost: \$13500.
- City of Victoria Assessment Roll May 20, 1912 Lot 277, Block 22, Name Dangan Wm, Owner EE Greenshaw 1530 Cook St, Assessment on Land 18000 21000, Improvementson Assessments 13500, Total 31500 34500
- Building Permit #5243, January 28, 1913 Owner: B.C. Hardware Company Lot 277 Block 22, Fort St, Alterations \$150
- City of Victoria Assessment Roll May 1913, Lot 277 EAST, Block 22, 30x 112, Name: Greenshaw, E.E. & Randall, Assessment on Land \$25000, Assessment on Land \$25000, Assessment on Improvements \$13500, Total \$38500
- City of Victoria Assessment Roll, May 1913, Lot 277 NORTH, Block 22, 27, Assessment on Land \$22600, Assessment on Improvements, \$6500, Total \$29, 100.
- City of Victoria Assessment Roll March 1914, Lot 277, EAST, 30x112, Name: Greenshaw, EE.& Randall, Assessment on Land \$25000, Assessment on Improvements \$10000, Total \$48500.

## NEWSPAPERS

- *Colonist* [Victoria], 31 Dec. 1911, 11, illus.: 'B.C. Hardware Co's New Home.'
- *The Daily Colonist* [Victoria], 28 Dec. 1912, page 19.: 'B.C. Hardware Company vacating premise.'
- *Colonist* [Victoria], 13, May, 1945. 'For Variety and Value There's No Place like Home.' Source: Leona Taylor and Dorothy Mindenhall, "Index of Historical Victoria Newspapers," Victoria's Victoria, <http://www.victoriasvictoria.ca/>, 2007. (Accessed June 2016)

## BOOKS

- Victoria Heritage Foundation, *This Old House* Volume 4, Fairfield, Gonzales & Jubilee. 825 Fort Street, pp. 62-63.
- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007 2nd. Ed.

## DIRECTORIES

- Wrigley's British Columbia Directory 1912: page 134: 823-825 Fort Street, Vacant.
- Henderson's British Columbia Directory, 1913: page 56: 823-825 Fort Street, B.C. Hardware Company.
- Wrigley's British Columbia Directory, 1914: page 59: 823-825 Fort Street, Vacant.
- Henderson's British Columbia Directory, 1915: page:168. 823-825 Fort Street, Borden Hotel.
- Henderson's British Columbia Directory, 1915: page:33. B.C. Hardware Co Lt 717 Fort St.
- Henderson's British Columbia Directory, 1917: page 52. 823-825 Fort Street, Borden Hotel.



## APPENDIX A: RESEARCH SUMMARY

### B.C. VITAL EVENTS

- GREENSHAW, EDWARD ERNEST; Age: 53; Date: 1920-11-23; Event Place: Vancouver  
Registration Number: 1920-09-273440; Event Type: Death.
- CARKEEK, CHARLES WILLIAM; Age 48; Date: 1917-07-19; Event Place: Victoria;
- Occupation: Contractor; Bride: ANNA JULIANA ANDERSON Registration Number: 1917-09-034693;  
Event Type: Marriage.

**HAV #00009 (HAPI JUNE 12, 2018)**  
**HD #000176**  
**819-823, 825 & 827 FORT STREET**