

1314-1324 BROAD STREET, VICTORIA, BC

# CONSERVATION PLAN

NOVEMBER 2019

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# 1.0 INTRODUCTION

<b>HISTORIC NAME:</b>	Duck's Building
<b>OTHER HISTORIC NAMES:</b>	Duck's Building, Duck's Block, Canada Hotel
<b>CIVIC ADDRESS:</b>	1314-1324 Broad Street
<b>ORIGINAL OWNER:</b>	Simeon Duck
<b>ARCHITECT:</b>	William Tuff Whiteway
<b>BUILDER:</b>	F. Grant
<b>DATE OF CONSTRUCTION:</b>	1892

In the 1850s, Simeon Duck had purchased Lots 159a and 160a along the west side of Broad Street, from the corner of Johnson Street. Duck built a two-storey stone structure facing Johnson Street, with an alley beside called "Duck's Alley" in 1874 as a factory for his carriage business. This building was later expanded with a new building to the corner of Broad Street (the first Duck's Building) and the adjacent Duck's Building on Broad Street in 1892.

This large, Victorian-era structure is an excellent example of the large multi-purpose utilitarian commercial structures being built at the time to house a variety of businesses, with large glazed

storefronts at ground level. The back of the Duck's Building is parallel to Duck's Alley, and is contiguous with the surviving 1874 stone wall of Duck's Carriage Factory. The front and rear facades of the Duck's Building, as well as the stone wall of the Carriage Factory, will be rehabilitated, and select portions of the existing Duck's Building structure will be re-purposed, where feasible. A heritage acknowledgement program will also be developed.

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

## 2.0 HISTORIC CONTEXT

In 1896, large quantities of gold were discovered on Bonanza Creek in the Yukon, and two steamers arrived in Alaska the next summer with “tons of Klondike gold.” The Klondike Gold Rush was fuelled by wildly exaggerated and misleading stories in newspapers around the world about the fantastic potential for wealth. The truth was much less glamorous, but this did not prevent an estimated 100,000 people from travelling to this remote part of the world to seek their fortune. Dawson City became an instant boom town, and was briefly the largest settlement west of Winnipeg and north of San Francisco. As there was no way to guarantee that provisions could be delivered, each prospector was required to bring their own supplies for one year. Import duties could be avoided if these supplies were bought in Canada, so the port cities of Victoria, Vancouver and New Westminster were suddenly swamped with men eager to buy anything that would get them on their way. Outfitters popped up in Victoria overnight and sold everything from boots to blankets. Businesses expanded to serve the gold seekers and there was an explosive rush to build new commercial facilities.

The Klondike boom ended as swiftly as it began. Most of the men who went north lost everything because all the best claims had been staked earlier. At the same time, destabilizing events on the world stage again caused turmoil in BC. In 1899, the South African War broke out, invoking a wave of patriotism that swept the British Empire. Many able-bodied men, without work at the end of the Klondike boom, volunteered to fight overseas. By the turn of the century, most sectors of BC economy were in free-fall. The province was close to bankruptcy and a lack of confidence was pervasive in the air. This was just a brief interlude that set the stage for the great and prolonged boom that occurred during the Edwardian era, prior to the outbreak of the First World War.

### 2.2 ORIGINAL OWNER: SIMEON DUCK

Simeon Duck (1834-1905) was a colonial businessman, politician, Mason and early pioneer of British Columbia. He was born in St. Catharines, Ontario, the son of William Duck and Mary Jackson, who were both born in England. By 1859, he arrived in British Columbia by way of Panama. Hoping to strike it rich in the Fraser River Gold rush, he spent an unprofitable summer prospecting before coming to Victoria and establishing a wagon and carriage factory in Victoria. In order to make lumber, he cut oak trees and whipsawed them, and manufactured what was considered the best-wheeled vehicle made in Victoria. “The style and finish of these wagons reflect much credit on the maker, and a practical test of their merit as had on Sunday when they gave entire satisfaction.” His business was at first unsuccessful, but Duck’s fortunes changed when the Cariboo wagon road was completed. Suddenly many people were desperately in need of transportation to the Cariboo goldfields, and Duck’s business expanded into a general blacksmith, carriage and wagon shop. For several years starting in the mid-1860s Duck was in partnership with Stephen Sandover (1836-1918), a blacksmith; by 1871, Sandover had given up blacksmithing and was farming in North Saanich. Duck retired from



*Simeon Duck. [BCA G-00746]*

## 2.0 HISTORIC CONTEXT

*been arranged to take place tomorrow afternoon at 2.30 o'clock from the family residence, Herald street.*  
*Victoria Daily Colonist, February 7, 1905, page 8.*

*The funeral of the late Simeon Duck took place yesterday afternoon from the family residence, Herald street. There was a large attendance and many beautiful floral emblems presented. The service was conducted by the officers of the A.O.U.W., both at the house and graveside. The following acted as pallbearers: Messrs. E.B. Marvin, D.W. Corbin, John Meston, O. Hastings, G. Cavin and G. Crookshank.*  
*Victoria Daily Colonist, February 9, 1905, page 5.*

### 2.3 ORIGINAL ARCHITECT: WILLIAM T. WHITEWAY

(Abridged from Whiteway entry, *Building The West*, by John Atkin.)

W.T. Whiteway was born April 30, 1856 in Musgrave, Newfoundland, but didn't remain there long before setting out for the west coast of Canada. Between 1882 and 1902 he practised architecture in Vancouver; Port Townsend, Washington; Victoria; Halifax; and St. John's, Newfoundland before settling once again in Vancouver. Whiteway's name is largely remembered in Vancouver as the architect of record for one of the city's most recognizable buildings, the World (Sun) Tower at Beatty and Pender Streets.

Victoria was Whiteway's first stop on the west coast in the early 1880s; then he moved to Vancouver in 1886 and completed the designs for the Ferguson Block, 1886, Vancouver's Fire Hall No. 1 on Water Street and additions to the first City Hall, 1886-87. At the same time, the San-Diego-Coronado building boom was occurring, and Whiteway relocated to San Diego in 1887. He is known to have designed at least two residences there, but his wife, Elizabeth, pregnant at the time of the move south, died there

while giving birth. In 1888, Whiteway moved back up the coast to Port Townsend and established a partnership with Julius C. Schroeder, who had also been in San Diego during its short-lived boom. Together they designed a number of significant buildings in that city including First United Presbyterian Church. At least six of their buildings in Port Townsend have survived.

In 1892, Whiteway departed for the east coast once again. But before leaving he found time to design the Duck's Building on Broad Street in Victoria for Simeon Duck. Back east his first stop was St. John's where he submitted drawings for the proposed court house in that city. The design was accepted but it would be another eight years before construction would begin. In the meantime Whiteway moved across the water to Halifax and established a practice. One of his first projects was the Gordon & Keith Building on Barrington Street, 1896-97. This Romanesque structure was virtually identical to Whiteway's design for the Duck's Building on the other side of the country. In 1897 he went into partnership with William T. Horton. Along with commercial buildings they undertook the design of a number of residences, including the city's first Queen Anne design.



W.T. Whiteway. [Herbert A. Layfield, Whittier, California]

## 2.0 HISTORIC CONTEXT

stories, lighted from the roof. On the first floor are ten rooms or offices, chiefly occupying the front space, while, to the rear, is a spacious office destined as a printing office. The third storey is divided into eleven compartments, and over the printing office there will be a large hall or assembly room, occupying about half the depth of the block, and its whole length. The building, which is to be known as the Duck's Building, will be commenced forthwith, and, four months from date, it is expected that it will be ready for occupation.

*Victoria Daily Colonist*, February 24, 1892, page 5.

The upper floor hall was occupied by the Knights of Pythias as their new and imposing Temple:

*IN THE NEW TEMPLE: Sir Knights of Pythias Right Royally entertain Their Many Victoria Friends. Concert and Conversation Precede the Annual Dance Last Evening. The informal opening by the Knights of Pythias of their spacious new hall in Duck's Building, on Broad street, was attended with the success which merit alone attains. The furnishing was barely completed, yet this want had been so ably supplied by the managing committee, Messrs. W.T. Whiteway, C.L. Work and P.J. Nolan, that upon entering the hall the eye was greeted with nothing but beauty, and the artistically arranged mottoes and flags and the various emblems of knightly chivalry left nothing to be desired by the most fastidious observer... The seating,*



*Members of the Knights of Pythias, Victoria. [BCA E-00513]*

2.0 HISTORIC CONTEXT



Top: Maynard's Auction Room at 1318 Broad Street, Victoria, circa 1908. [BCA C-05946]

Bottom: Maynard And Sons, Auctioneers. Auction of livestock, harness, and buggies on Broad Street, Victoria, circa 1908. [BCA C-05947]



Left: Relaxing in the library at the Salvation Army Three Services Canteen, 1318 Broad Street, 1942. [Daily Colonist. City of Victoria Archives M08727]

Right: Salvation Army Three Services Canteen, 1318 Broad Street, 1942. [Daily Colonist. City of Victoria Archives M08724]



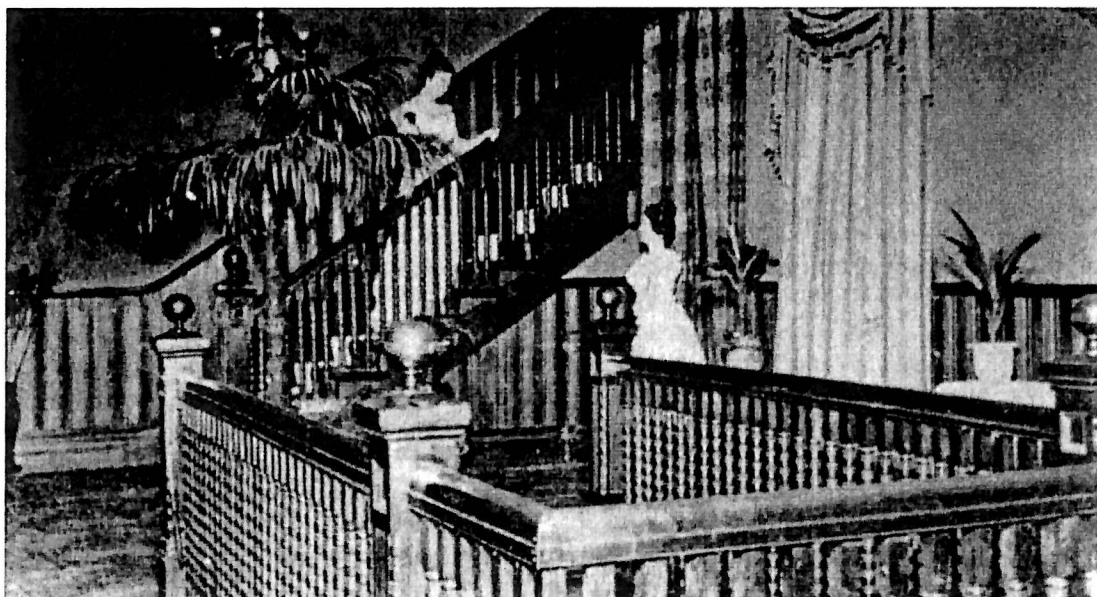
The Duck Block, 1960. [City of Victoria Archives M-03288]



Business opportunities for women were much fewer than today, but one business had great possibilities. Brothels were traditionally run by women, and were in high demand. A wealthy madam who was known from San Francisco to Victoria in the early part of the 20th century, Stella Carroll was glamorous, worldly and determined to succeed. She became friends with Tessie Wall, probably the top madam in San Francisco. Tessie ran a very high quality establishment, just the sort of place Stella wanted for herself. She took Stella under her wing and mentored her in the trade. With a few years training, Stella was ready to take the plunge herself, and had to choose where to set up shop. San Francisco already had many houses, but there were other possibilities. Seattle, Vancouver or Victoria were all good markets. Fate intervened for Stella. In 1899 she went to visit her friend Vera Ashton, who ran a brothel in the Duck's Building in Victoria. Vera was about to sell her business to another woman named Marval Conn. But while Stella was there Ms. Conn had a terrible accident, and died. While upset at this death, Stella had the sense to realize that this was an opportunity. Taking Vera aside, she proposed to step in and conclude the purchase. Vera agreed, and Stella became the proprietor of a fine, two-story establishment in the Duck's Building on Broad Street.

Stella's new landlord was Simeon Duck. He was a well-connected local politician with a liberal attitude to prostitution. With his protection she made the house even finer. Her furnishings were always meticulous, and she did much of the housekeeping herself. Few could meet her standard. She ran the establishment like a boarding house, with the girls paying her rent. They kept the proceeds, while Stella made her money on the sale of liquor.

Things went well for the next few years. With Duck's protection she had minimal interference from the police, and could concentrate on running the business. But Duck died in 1905. And, unluckily for Stella, there was a rising tide for "moral reform" in the city. Politicians were being forced to control prostitution. In 1906 a reformer, Alfred Morley, was elected mayor. He and the police chief had a meeting with Stella, where they struck an unofficial deal. If Stella would move her business out of downtown and over to Herald Street, the de facto red light district, the police would not trouble her. This way the mayor could be seen as tackling the prostitution problem, without upsetting the demand for this service. So Stella made the move, and left Broad Street.



*Stella Carroll's premises, second floor of the Duck's Building. [Linda Eversole, Stella: Unrepentant Madam]*

# 4.0 CONSERVATION GUIDELINES

## 4.1 STANDARDS AND GUIDELINES

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

## 4.0 CONSERVATION GUIDELINES

*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 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass).*

<http://www.nps.gov/tps/how-to-preserve/briefs/12-structural-glass.htm>

*Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows.*

<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

*Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.*

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

*Preservation Brief 15: Preservation of Historic Concrete.*

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

*Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron.*

<http://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm>

*Preservation Brief 32: Making Historic Properties Accessible.*

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

*Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.*

<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

*Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.*

<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>

*Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone.*

<http://www.nps.gov/tps/how-to-preserve/briefs/42-cast-stone.htm>

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

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

## 4.0 CONSERVATION GUIDELINES

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

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

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

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

*Building Resilience is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects*

*where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

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

### 4.5 ALTERNATE COMPLIANCE

As a registered heritage building on the City of Victoria Register of Heritage Properties, the Duck’s 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.”

## 5.0 CONSERVATION RECOMMENDATIONS



A condition review of the Duck's Building was carried out during a site visit in June 2017. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation, Restoration, and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

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

### 5.1 SITE

The historic Duck's Building is situated in its original location at the southwest corner of Broad Street and Johnson Street in Victoria, BC, and is built to the property lines with minimal to no setbacks. The site will be rehabilitated to accommodate the proposed redevelopment. The front and rear elevations will be retained, as well as select portions of the Duck's Building structure, as feasible, and the adjacent building to the north will be demolished, with the exception of the rear original Carriage Factory stone wall, which will be retained and rehabilitated.

All heritage resources within the site should be protected from damage or destruction at all times. Reference **Section 4.6: Site Protection** for further information.

## 5.4 EXTERIOR MASONRY WALLS

The Duck's Building was built in structural brick construction with brick detailing on the front and rear facades. The masonry of the main Broad Street facade features unique detailing that is significant to the building and are characteristic of the Romanesque Revival style, including character-defining elements such as rock-faced masonry piers at street level, rock-faced stone lintels, round-arched windows on the top floor, decorations above the main entry with patterned fret work and a triangular pediment, corbelled cornice detailing, decorative name and date-plates with 'DUCK'S BUILDING' and "A.D. 1892" and patterned brickwork on the rear facade. As part of the redevelopment scheme, the front and rear elevations will be retained and rehabilitated. Character-defining details on front facade will be preserved and restored and rear wall will be structurally supported and exposed. Paint will be removed from exterior brick and stone masonry surfaces, and sandstone will be refinished in approved mineral paint.

### Conservation Strategy: Restoration and Rehabilitation

- Undertake complete condition survey of condition of all masonry surfaces. Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Preserve the character-defining exterior masonry whenever possible. Retain sound exterior masonry or deteriorated exterior masonry that can be repaired, including rusticated masonry piers and stone lintels and replace in-kind material that is too deteriorated for safe use.
- The rear elevation will be exposed on both sides and appropriate measures should be undertaken to ensure the brick wall is properly protected with cap flashing, repointing of both interior and exterior surfaces, structurally stabilized and ongoing maintenance.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.
- Remove paint on exterior brick and stone masonry using approved nonabrasive heritage restoration methods. Undertake test samples for paint removal in an inconspicuous area using only approved restoration products. If testing reveals original material other than brick or stone, re-painting may be required. Sandstone surfaces should be refinished with approved mineral paint.
- Overall cleaning of the brick on the exterior front and rear elevations should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.





### 5.6 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.*

#### 5.6.1 WINDOWS

The Duck's Building features character-defining wood-sash windows, including rectangular assemblies on the second storey and arched assemblies on the upper storey. Original window openings on the front facade will be retained and

new historically-appropriate wood-sash assemblies with thermal glazing units finished in Pitt-Tech Plus acrylic paint will be installed within existing frames, which addresses energy performance and acoustical requirements. Upper rear windows will be removed from original window openings, which will remain open. Surviving windows on the rear elevation will be used as reference for new window assemblies.

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

- Complete condition assessment of all original material that will be retained and repair as require.
- Retain window frames on second and third storey of front elevation. New wood-sash assemblies should be installed within original retained second and third storey window frames and should reference the surviving original windows. Thermal glazing units will be installed and window sash will be finished in Pitt-Tech Plus acrylic paint.

### **Conservation Strategy: Rehabilitation**

- Reinststate a rehabilitated wooden storefront system. Reference the historic design as noted in archival images. The design of the rehabilitated storefronts should resemble original historic precedents.
- Preserve original cast iron columns and repair, as required.
- Integrate commercial signs and new lighting systems as required. Reference section 5.8 Signage.
- Provide new accessible entryways for the ground floor, as required.

## **5.7 ROOF**

The historic structure features a flat, gently-sloped roof with waterproofing membrane. The roof is configured in two levels, and will be rehabilitated to accommodate the proposed new development. The historic Duck's Building features a prominent upper storey parapet. The projecting cornice comprises decorative brick detailing and is integral to the heritage character of the building. As part of the rehabilitation scheme, character-defining detailing on the parapet will be preserved and restored, and roof structure will be rehabilitated to accommodate the proposed redevelopment.

### **Conservation Recommendation: Rehabilitation**

- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained.
- Preserve and restore the historic cornice and masonry detailing, including corbelling, pediment, and other unique detailing. Repair as required and remove paint from originally unpainted surfaces.

## **5.8 SIGNAGE**

The historic Duck's Building features an original masonry sign on the front elevation featuring decorative name and date-plates with 'DUCK'S BUILDING' and "A.D. 1892".

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

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

### **Conservation Strategy: Restoration/New**

- New signs should be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building. Signs were historically illuminated with front lighting.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Preserve and restore original signage, and re-paint historic original lettering as per recommended historic colour scheme.



# 6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Duck's 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 the Duck's 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

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

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

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

### 6.7 EXTERIOR MAINTENANCE

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

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

#### 6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Duck's 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?
- Does water drain away from foundation?

##### Foundation

- Does pointing need repair?
- Paint peeling? Cracking?
- Is bedding mortar sound?
- Moisture: Is rising damp present?
- Is there back splashing from ground to structure?
- Is any moisture problem general or local?
- Is spalling from freezing present? (Flakes or powder?)
- Is efflorescence present?
- Is spalling from sub-fluorescence present?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working, if any?
- Do foundation openings (doors and windows), if any, show: rust; rot; insect attack; paint failure; soil build-up;

##### Masonry

- Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Is spalling from freezing present? Location?
- Is efflorescence present? Location?
- Is spalling from sub-florescence present? Location?
- Need for pointing repair? Condition of existing

## 6.0 MAINTENANCE PLAN

### 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

- *Victoria Daily Colonist*, March 4, 1892, page 5: The Duck Block: The contract for the Duck Block, a description of which has already been published in the *Colonist*, has been awarded to F. Grant, and the work will be proceeded with at once. The building will be ready for occupation within four months.
- *Victoria Daily Colonist*, April 27, 1892, page 6: *The Duck Block*: The stone masons on the Duck Block quit work yesterday afternoon shortly after three o'clock, and the bricklayers did not put in an appearance at all. The carpenters were the only man at work yesterday. There is some trouble on the building.
- *Victoria Daily Colonist*, June 14, 1892, page 7: Important Judgement: Contractor's Grievances Ventilated: Haggerty vs. Grant & Duck.
- *Victoria Daily Colonist*, September 1, 1892, page 5: *IN THE NEW TEMPLE: Sir Knights of Pythias Right Royally entertain Their Many Victoria Friends. Concert and Conversation Precede the Annual Dance Last Evening.* The informal opening by the Knights of Pythias of their spacious new hall in Duck's Building, on Broad street, was attended with the success which merit alone attains. The furnishing was barely completed, yet this want had been so ably supplied by the managing committee, Messrs. W.T. Whiteway, C.L. Work and P.J. Nolan, that upon entering the hall the eye was greeted with nothing but beauty, and the artistically arranged mottoes and flags and the various emblems of knightly chivalry left nothing to be desired by the most fastidious observer... The seating, furnished by the Sehl-Hastie-Erskine company, is of rich red plush, set in oak, and two magnificent chandeliers of gas and electric light combined, supplemented by numerous Chinese lanterns, last night, gave to the whole a dazzling brightness, only to be equaled later on by the eyes of beauty.
- *Victoria Daily Colonist*, January 1, 1893, page 16: Central Ward: Simeon Duck – Broad St., 3 storey brick building, \$18,000.

### VITAL EVENTS:

- Person: Simeon Duck; Event Type: Death; Registration Number: 1905-09-018548; Event Date: 1905-02-05; Event Place: Victoria; Age at Death: 70.

### REFERENCES FOR WILLIAM T. WHITEWAY:

- Architectural Institute of British Columbia; Brandes, San Diego Architects, p.159 & 199; and contemporary newspaper and journal references. Biographical information provided through correspondence with Whiteway's grandson, Herbert A. Layfield, Whittier, California. Other information from the Public Archives of Nova Scotia; Maud Rosinski, Architects of Nova Scotia: A Biographical Dictionary 1605-1950, pp.179-180; Mills, Architectural Trends in Victoria; and Vancouver Voters 1886.

### PUBLISHED REFERENCES:

- Dunae, Patrick. *Geographies of Sexual Commerce and the Production of Prostitutional Space: Victoria, British Columbia, 1860-1914.* *Journal of the Canadian Historical Association*, 2008 Revue.
- Eversole, Linda. *Stella: Unrepentant Madam.* Victoria: TouchWood Editions, 2005.
- Luxton, Donald, ed. *Building The West: The Early Architects of British Columbia.* Vancouver: Talonbooks, 2nd. Ed., 2007.
- Mofford, Glen A. *Aqua Vitae: A History of the Saloons and Hotel Bars of Victoria, 1851-1917.* TouchWood Editions, 2016.

### DIRECTORIES:

- 1860 *First Victoria Directory*:  
Duck not listed.
- 1863 *British Columbia Guide & Directory*, page 60:  
Duck, S. & Co., carriage-makers & blacksmiths, Fisguard.
- 1868 *First Victoria Directory, 2nd Issue*, page 29:  
Duck & Sandover, carriage builders, Government street, W. side  
Duck, Simeon (See Duck & Sandover)

## APPENDIX A: RESEARCH SUMMARY

- 1898 *Henderson's BC Gazetteer & Directory*, page 651:
  - Broad Street: 56: Baker, Bertha.
  - Broad Street: 58: Duck & Co., S., furniture.
  - Broad Street: 60: Painter, Nathan, 2nd-hand goods.
  - Broad Street: 62: Ashton, Vera, lodging house.
  - Broad Street: 62: Trilby Music Hall
- 1898 *British Columbia Directory*, page 674:
  - Duck Block, cor Johnson and Broad.
  - Duck, Simeon, second-hand furniture, 58 Broad, h 47 Herald.
- 1899 *Williams Official BC Directory*, page 491:
  - Broad Street: 56: Miss Bertha Baker.
  - Broad Street: 58: Duck & Co.
  - Broad Street: 60: Pointer, N.
  - Broad Street: 62: Ashton, Miss Vera.
  - Broad Street: 62 ½: Trilby Music Hall.
- 1899-1900 *Henderson's BC Gazetteer & Directory*, page 787:
  - Broad Street: 56: Ward, Gladdas.
  - Broad Street: 58: Duck & Co., S., furniture.
  - Broad Street: 60: Pointer, Nathan, second-hand goods.
  - Broad Street: 62: Ashton, Vera.
  - Broad Street: 62: Trilby Music Hall.
- 1900-1901 *Henderson's BC Gazetteer & Directory*, page 964:
  - Broad Street: 56: Ward, Gladdas.
  - Broad Street: 60: Pointer, Nathan, second-hand goods.
  - Broad Street: 62: Ashton, Vera.
  - Broad Street: 62: Lyceum Music Hall.
- 1901 *Henderson's BC Gazetteer & Directory*, page 824:
  - Broad Street: 56: Maynard, Sadie.
  - Broad Street: 60: Pointer, Nathan, second-hand goods.
  - Broad Street: 62: Lyceum Music Hall.
- 1902 *Henderson's BC Gazetteer & Directory*, page 805:
  - Broad Street: 56: Baker, Bertha.
  - Broad Street: 58: Jones, Wm., auctioneer.
  - Broad Street: 60 ½: Carroll, Stella.
  - Broad Street: 62: Lyceum Music Hall.
- 1903 *Henderson's BC Gazetteer & Directory*, page 863:
  - Broad Street: 56: Baker, Bertha.
  - Broad Street: 58: Jones, William, auctioneer.
  - Broad Street: 60: Aaronson, A.A., 2nd hand.
  - Broad Street: 60 ½: Carroll, Stella.
  - Broad Street: 62: Lyceum Music Hall.
- 1904 *Henderson's BC Gazetteer & Directory*, page 926:
  - Broad Street: 56: Baker, Bertha.
  - Broad Street: 58: Jones, William, auctioneer.
  - Broad Street: 60: Aaronson, A.A., 2nd hand.
  - Broad Street: 60 ½: Carroll, Stella.
  - Broad Street: 62: Lyceum Music Hall.

- 1930 *Wrigley British Columbia Directory*, page 1910:  
 Broad Street: 1314: Johnston & Co  
 Broad Street: 1314: Pioneer Sand & Gravel  
 Broad Street: 1316: Old Brit Fish & Chips  
 Broad Street: 1318: Hollins Motorgraph Serv  
 Broad Street: 1318: Duck Block  
 Broad Street: 1318: Fed Seafarers Union  
 Broad Street: 1318: Pentecostal Assembly  
 Broad Street: 1320: Pitt A  
 Broad Street: 1320: Stoddart P  
 Broad Street: 1320: Wilson A & W  
 Broad Street: 1320: Fairfield Trans
- 1935 *British Columbia & Yukon Directory*, page 1931:  
 Broad Street: 1314: Johnston & Co iss agts  
 Broad Street: 1314: Vic Homes & Gardens Ltd real est  
 Broad Street: 1316: Old Brit Fish & Chips  
 Broad Street: 1318: Robinson J P  
 Broad Street: 1318: Hughes Rev J A  
 Broad Street: 1318: Duck's Building  
 Broad Street: 1318: Pentecostal Assembly  
 Broad Street: 1320: Pitt A shoe rpr  
 Broad Street: 1320: Wilson A & W plmbrs  
 Broad Street: 1320: Fairfield Transf  
 Broad Street: 1320: Vacant
- 1940 *British Columbia & Yukon Directory*, page 1908:  
 Broad Street: 1314: Johnston & Co ins  
 Broad Street: 1314: Vic Homes & Gardens Ltd real est  
 Broad Street: 1316: Old Brit Fish & Chips  
 Broad Street: 1318: Duck Building  
 Broad Street: 1320: Wilson A & W plmbrs  
 Broad Street: 1320: Fairfield Transf
- 1945 *British Columbia & Yukon Directory*, page 2078:  
 Broad Street: 1314: Johnston & Co ins  
 Broad Street: 1314: Vic Homes & Gardens Ltd real est  
 Broad Street: 1316: Old Brit Fish & Chips  
 Broad Street: 1318: Duck's Building  
 Broad Street: 1318: Salv Army Serv Centre  
 Broad Street: 1320: Broad St Shoe Reprs  
 Broad Street: 1320: Hallam T C sht mtl wks  
 Broad Street: 1320: Cox W H trans