

606 - 614 Johnson Street

The Monaco / E G Prior Building / Bellamy Building

Applicant	Pastoral Developments Ltd Hassan & Nermeen Alireza
Consultants	Moore Paterson Architects Stantec Consulting Ltd
Construction	B C G Construction Ltd

Design Assistance Grant

\$1,000	Approved 2005
\$2,500	Total Estimated Costs

Building Incentive Program

\$50,000	Approved 2005
\$221,124	Est Heritage Costs
\$3.40 mill	Est Total Construction Costs

Tax Incentive Program

10 Years Tax Exemption	$\times \$68,163 = \$681,630$
\$68,163	2005 Property Taxes
\$392,082	Est Seismic Upgrading Costs

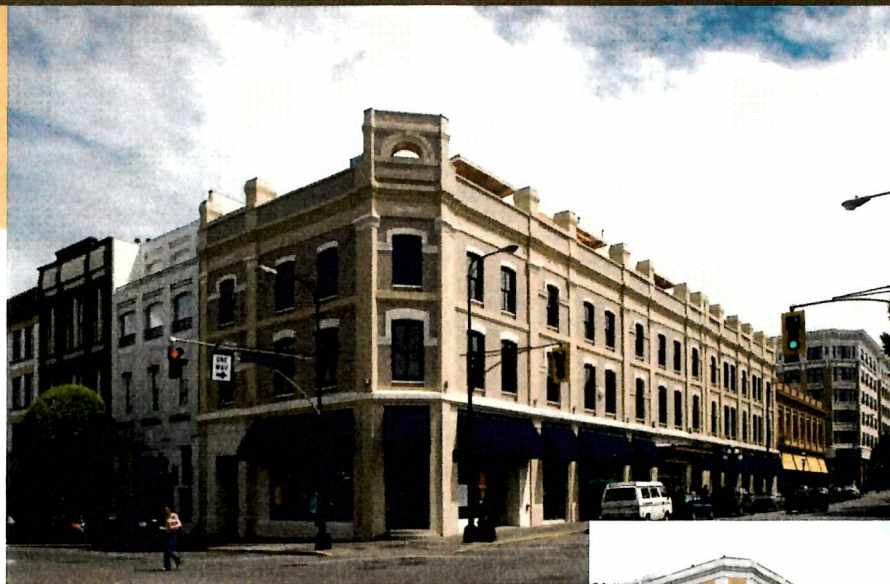
The Monaco project consolidated two buildings, retained ground level commercial uses, and created 7 ½ residential housing units in the upper storeys of 606-614 Johnson Street (18 residential units in total with 1401 Government Street).

Exterior work focused on repair and conservation of original design and architectural features, including rebuilding of missing features that were removed during inappropriate renovations. Seismic upgrading corrected a "soft-storey" condition created by large retail openings on the ground level. Mortar repointing was done throughout to upgrade the strength of unreinforced masonry walls, especially at the parapets.



Conservation Issues

- Extensive rehabilitation, seismic + Code + fire sprinklers upgrades
- Re-roofing + sheet metal + decorative sheet metal
- Removed stucco + sheet metal cornices on the upper floors; extended pilasters above parapets (previously removed); re-established truncated pediment on corner of building
- Installed new wood double-hung windows with pre-finished aluminum facing on upper storeys as per original design, replacing inappropriate aluminum windows installed in 1988
- Reinstated windows previously filled in with masonry
- Exterior painting (lead paint abatement) + awnings
- Seismic design involved steel bracing against north/south forces, steel frame and/or shear walls in combination, anchoring walls to floors, and creating a new roof diaphragm



AFTER REHABILITATION - PRIOR BUILDING
606-614 JOHNSON STREET & 1401 GOVERNMENT STREET



BEFORE REHABILITATION - PRIOR BUILDING



BEFORE REHABILITATION

This three-storey brick commercial building was built in 1888 for E G Prior & Co Hardware Store. Colonel Edward Gawlor Prior was a local businessman and politician who served as Premier from 1902-03 and later as Lieutenant Governor. A second building was built on Johnson Street c 1902, identical in style to the original building. 606-614 Johnson Street was built to replace a one and one-half storey wood building, the "Agricultural Warehouse," which was demolished to allow for the construction of the current building. The buildings were later stuccoed and the original distinctive high corner parapet was removed.

Statement of Significance PART 2

Heritage Value CONTINUED FROM PART 1...

The dominant form of this three-storey building with its beveled corner make it a considerable presence at the corner of Johnson and Government Streets, one of the busiest intersections in the city's commercial core. A counterpoint to the former Victoria Hotel across Government Street, the length of storefront and upper storey windows along the Johnson Street facade of the Prior Building add to the continuity of the historic streetscape, and serve to maintain the heritage character of the Old Town District.

Character-Defining Elements

The character-defining elements of the Prior Building include:

- Its massive form and three-storey scale, and flat roof.
- Characteristics which accentuate its prominent corner location, such as its beveled corner.
- The continuity of the street wall with the surrounding urban fabric, as illustrated by the absence of set-backs.
- All surviving elements relevant to its 1888 design by architect Trimen, and the 1902 addition, including decorative and structural masonry (underneath stucco and paint), the proportions and spacing of windows, cornice detailing, and decorative pilasters.
- Interior elements which support the heritage character of its original design.
- The integrity of the late nineteenth-century building envelope.

1401 Government Street

The Monaco / E G Prior Building / Bellamy Building

Applicant	Pastoral Developments Ltd Hassan & Nermeen Alireza
Consultants	Moore Paterson Architects Stantec Consulting Ltd
Construction	B C G Construction Ltd

Design Assistance Grant

\$1,000	Approved 2005
\$2,500	Total Estimated Costs

Building Incentive Program

\$50,000	Approved 2005
\$279,570	Est Heritage Costs
\$3.40 mill	Est Total Construction Costs

Tax Incentive Program

10 Years Tax Exemption	$\times \$39,535 = \$395,350$
\$39,535	2005 Property Taxes
\$633,343	Est Seismic Upgrading Costs

The Monaco project consolidated two buildings, retained ground level commercial uses, and created 10 ½ residential housing units in the upper storeys of 1401 Government Street (18 residential units in total with 606-614 Johnson Street).

Exterior work focused on repair and conservation of original design and architectural features, including rebuilding of missing features that were removed during inappropriate renovations. Seismic upgrading corrected a "soft-storey" condition created by large retail openings on the ground level. Mortar repointing was done throughout to upgrade the strength of unreinforced masonry walls, especially at the parapets.



Conservation Issues

- Extensive rehabilitation, seismic + Code + fire sprinklers upgrades
- Re-roofing + sheet metal + decorative sheet metal
- Removed stucco + sheet metal cornices on the upper floors; extended pilasters above parapets (previously removed); re-established truncated pediment on corner of building
- Installed new wood double-hung windows with pre-finished aluminum facing on upper storeys as per original design, replacing inappropriate aluminum windows installed in 1988
- Reinstated windows previously filled in with masonry
- Exterior painting (lead paint abatement) + awnings
- Seismic design involved steel bracing against north/south forces, steel frame and/or shear walls in combination, anchoring walls to floors, and creating a new roof diaphragm



AFTER REHABILITATION - PRIOR BUILDING
1401 GOVERNMENT STREET & 606-614 JOHNSON STREET

This three-storey brick commercial building was built in 1888 for E G Prior & Co Hardware Store. Colonel Edward Gawlor Prior was a local businessman and politician who served as Premier from 1902-03 and later as Lieutenant Governor.

A second building was built on Johnson Street circa 1902, identical in style to the original building. The buildings were later stuccoed and the original distinctive high corner parapet was removed.



BEFORE REHABILITATION - PRIOR BUILDING



BEFORE REHABILITATION

Statement of Significance PART 1

Description of Historic Place

The Prior Building is a massive three-storey commercial block with a beveled corner, located at the northeast corner of the intersection of Johnson and Government Streets in the commercial core of Victoria's Old Town District.

Heritage Value

The Prior building is valued for its historic association with former Premier and Lieutenant Governor of British Columbia, E.G. Prior. It is also significant to Victoria's Old Town District because of the physical contribution it makes to the historic streetscape.

This building has been considerably altered from its original design by architect Leonard Buttress Trimen, but it retains significant elements which shed light on its former grandeur, the socio-economic status of its original owner, and the historical context of its construction. The considerable size and prominent corner location of this 1888 building (with a 1902 addition) - built for Colonel Prior - reflect the commercial prosperity of the E.G. Prior and Co. Hardware Store, which generated its success facilitating the considerable growth and development of Victoria and the province which occurred in the late nineteenth century.

...CONTINUED IN PART 2

1315-1317 Waddington Alley Morley Soda Water Factory Building

Applicant	1315 Waddington Alley Inc Chris LeFevre
Consultants	InsideOut Planning and Architecture Inc Read Jones Christoffersen Consulting Engineers
Construction	Tristan Rogers General Contractor

Design Assistance Grant

\$2,000	Approved 2009
\$12,500	Total Costs

Building Incentive Program

\$50,000	Approved 2009
\$188,000	Heritage Costs
\$1.19 mill	Total Construction Costs

Tax Incentive Program

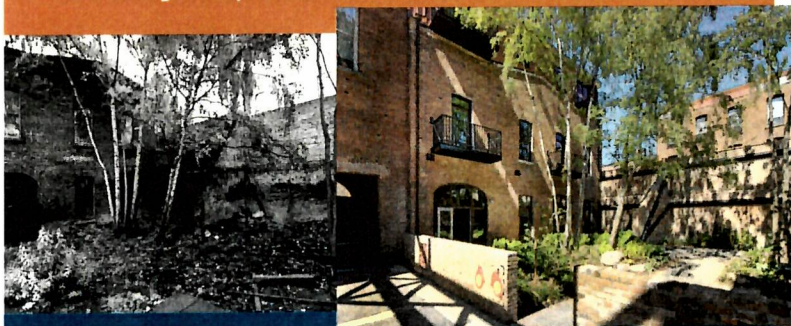
10 Years Tax Exemption	x \$8,903 = \$89,030
\$8,903	2009 Property Taxes
\$410,400	Seismic Upgrading Costs



The owner rehabilitated and converted 1315-1317 Waddington Alley to create nine loft-style condominiums on existing levels one and two, and on a newly constructed third level.

The building was in extremely poor and derelict condition. The project required gutting of the interior, rebuilding of the roof structure and extensive re-pointing of the existing exterior brick masonry walls.

A charming rear courtyard was created that adjoins the adjacent Leiser Building courtyard.



Conservation Issues

- Huge economic viability issues; derelict + vacant many years
- Extensive rehab involved gutting interior + exterior re-pointing
- Exterior conservation work included:
 - Paintings + Coatings – wood; metal
 - Brickwork Repair – mortar joints; brick repair; cleaning
 - Wood Window Repair – levels 1, 2; new windows on level 3
 - Roof, Flashings, Eavestrough
- Inadequate seismic resistance in north/south direction required diaphragm-to-wall connections, plywood sheathing at new interior walls, hold-downs at walls + foundations, some steel bracing
- Seismic design achieved lateral load resistance equal to 70% of seismic force level specified in the 2006 BC Building Code:
 - Exterior brick walls temporarily braced during rehab
 - All interior wood framing removed + replaced
 - New concrete foundations + plywood sheathing shear walls
 - Existing brick walls attached to + restrained by new structure

Statement of Significance

Description of Historic Place Morley's Soda Water Factory is a two-storey nineteenth century industrial building located in Waddington Alley in Victoria's Old Town District. It is distinguished by a raised central pediment, detailed brickwork, and a large arched carriage entryway on its front façade.

Heritage Value Morley's Soda Water Factory is important to Victoria because it is one of the few industrial buildings in the Old Town District to survive from the boom period of the 1880s.

Constructed in 1884 for Christopher Morley, this building's original function manufacturing soda water, lemonade, essences of peppermint and ginger, and a variety of syrups illustrates how Victoria was evolving from a Hudson's Bay Company fort to a well-established city in the late nineteenth century. The only building facing onto Waddington Alley, it is significant that Morley's Soda Water Factory has retained the key physical elements which identify it as a unique early industrial building in this area, including a carriageway leading through the building to a Klondike-era courtyard at its rear.

Character-Defining Elements Key character-defining elements of Morley's Soda Water Factory include:

- Its location facing onto Waddington Alley.
- The contribution it makes to defining the Klondike-era courtyard at its rear.
- Its vernacular industrial architectural style.
- Integrity of the 1888 building envelope, reinforced by the evidence of construction methods and intact building materials used to carry out its original design.
- Its two storey form.
- Detailed brickwork on the front façade, including corbelling over windows and on cornice, dentil course above first storey, and arches on the first storey.
- Surviving wooden-sash windows, doorways, and wooden doors on its front façade relevant to its original construction, including the large carriage doorway.
- Surviving interior elements relevant to its original design that support its general heritage character as a late 19th-century industrial building.

1312-1314 Government Street New England Hotel

Applicant	1312 Government Street Inc – Chris LeFevre
Consultants	InsideOut Planning and Architecture Inc Read Jones Christoffersen Consulting Engineers
Construction	Pye Construction Ltd

Design Assistance Grant

\$2,000	Approved 2011
\$17,000	Est Cost

Building Incentive Program

\$50,000	Approved 2011
\$458,500	Est Exterior Conservation Costs
\$3.22 mill	Est Total Construction Costs

Tax Incentive Program

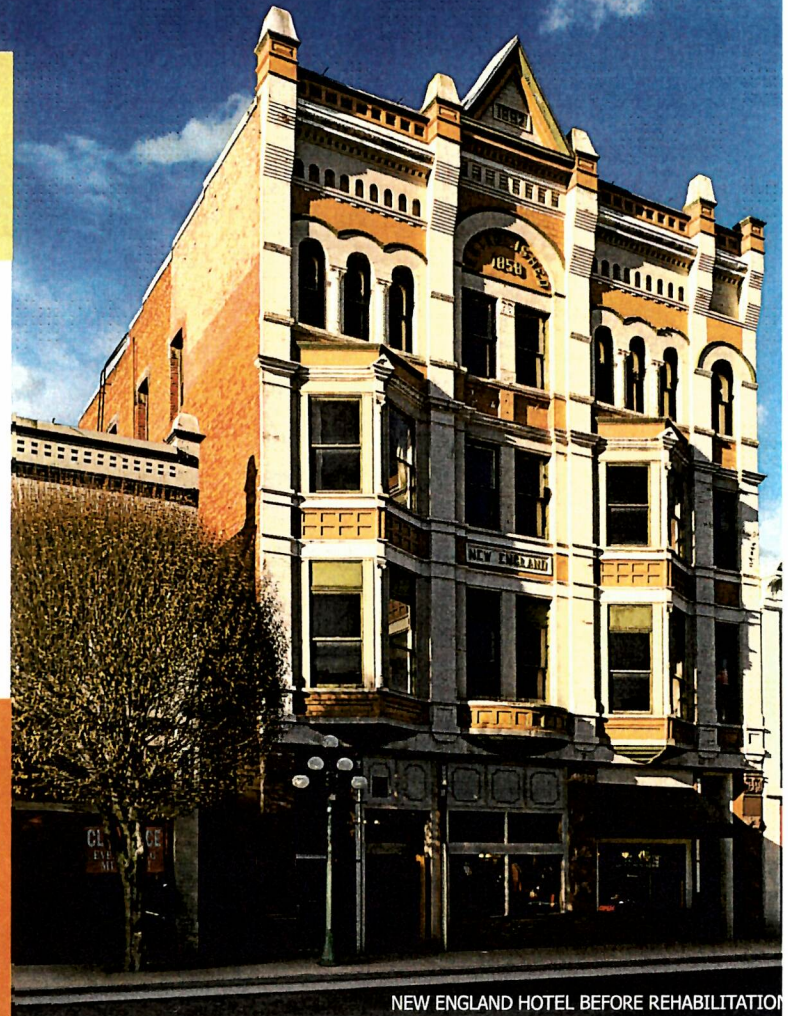
10 Years Tax Exemption	$\times \$39,642 = \$396,420$
\$39,642	2011 Property Taxes
\$400,000	Seismic Upgrading Costs – Engineer's Estimate

The owner plans to conserve and rehabilitate the building at 1312-1314 Government Street to create retail at ground level and 22 residential condominium units on the existing second, third, and fourth floors and on a new fifth floor.

The upper floors of the New England Hotel have been vacant for many years due to unresolved Code issues. The project requires significant re-working of the interior. The project is expected to be under construction from November 2011 to October 2012.

Conservation Issues

- Challenging floor plan + exiting issues; upper storeys derelict
- Exterior conservation work to include:
 - Paintings + Coatings – wood window frames, doors, frames; sheet metal panels, columns + pediment / flashings; stone columns + ornate concrete capitals to front façade
 - Brickwork – brick joint repair; brick replacement; clean south/side elevation; brick dado to retail frontage
 - Wood Windows – existing windows; retail frontage
 - Cast Iron Columns
 - Roof, Flashings, Eavestrough
- Inadequate seismic resistance in north/south direction requires floor / roof diaphragms + connections to unreinforced masonry walls
- Seismic design to achieve lateral load resistance equal to 70% of seismic force level specified in the 2006 BC Building Code:
 - New diagonal steel bracing in north/south direction parallel to street supported on new concrete grade beam
 - New plywood on floors + roof to strengthen diaphragms, anchored to unreinforced masonry walls
 - Steel strong backs on 4th floor to brace higher unreinforced masonry walls for out of plane seismic forces



NEW ENGLAND HOTEL BEFORE REHABILITATION

Statement of Significance

Description of Historic Place The New England Hotel is a four-storey Victorian Romanesque building, located on Government Street.

Heritage Value The New England Hotel is an excellent example of late 19th century state-of-the-art architecture. Built in 1892 as a forty room luxury hotel and the site of the New England Restaurant (which was famous on the west coast of North America at the time), this building is a unique hybrid of technologically advanced, Sullivanesque design and evocative Victorian Romanesque detailing. Designed by noted architect John Teague, the value of this design lies in its open facade and particularly narrow verticality - made possible by the early use of cast iron structural piers - and its exterior facade highlighted by the use of arches, bay windows, decorative columns, and a triangular pediment on its cornice. The unique appearance of this early hotel sets it apart from other historic hotels in the vicinity. Additionally, the location of the New England Hotel is significant, as it reflects the early grandeur of Government Street as the first major commercial and financial artery of the city.

Character-Defining Elements The character-defining elements of the New England Hotel include:

- The considerable difference in height between this building and its adjacent neighbours;
- The verticality, accentuated by tall narrow windows, and pilasters which extend beyond the cornice and are capped by simple finials;
- Cast-iron elements such as structural piers and angled bay windows;
- The Victorian Romanesque elements such as arched windows, decorative belt courses, triangular pediment at the cornice, and the polychromatic finish.

1400 Government Street

The Vogue / Wilson Dalby / Victoria Hotel

Applicant	Cielo Properties Inc / 679751 BC Ltd
Consultants	de Hoog & Kierulf Architects Nicholas Bawlf, Heritage Consultant John Bryson & Partners
Construction	Farmer Construction

Building Incentive Program

\$50,000	Approved 2004
\$661,522	Heritage Costs
\$8.80 mill	Total Construction Costs

Tax Incentive Program

10 Years Tax Exemption	x \$61,676 = \$616,760
\$61,676	2004 Property Taxes
	Consolidated with 1450 Government Street
\$1.3 mill	Seismic Upgrading Costs
	Consolidated with 1450 Government Street

The Vogue project consolidated two buildings to create 46 residential housing units with commercial uses on ground level. Exterior conservation work, code and seismic upgrading, rebuilding the storefront, and residential conversions resulted in a top-to-bottom rehabilitation of an entire block of Government Street.

The project was made economically viable with a new one-storey steel addition on top of the existing structure. The ground level commercial space is leased by a major tenant, Mountain Equipment Coop, breathing new life to the area.

Built in 1892 and designed by local architect Thomas Hooper, the Victoria Hotel was considered to be one of Victoria's first rate hotels located in the centre of the downtown business district. It featured 78 large hotel rooms heated by steam and other modern conveniences. Its appearance was altered over time, including the addition of stucco and removal of storefront and entrances, upper storey windows, and cornice.



Conservation Issues

- Economic viability required consolidation of two buildings, the addition of 1 new storey, a major commercial tenant, BIP + TIP
- Upper façade + detailing was gone, decided not to "recreate" it
- Storefront essentially rebuilt; storefront columns found buried
- Extensive remedial foundation work
- Parking contributed to the viability of downtown living
- Exterior conservation included:
 - Storefront + upper storey windows (double pane glazing)
 - Cornice rebuilt using sympathetic designs
 - Stucco removed on lower level, retained on upper levels
 - Pilasters articulated with new sympathetic designs in sheet metal; glazed tile at ground level commercial storefronts
- Seismic design achieved lateral load resistance equal to 60% to 70% seismic force level specified in the 1998 BC Building Code:
 - Upgraded existing footings / foundation
 - New 3 inch reinforced concrete topping on three floors
 - New reinforced concrete shear walls and foundations
 - Seismic anchoring



Statement of Significance

Description of Historic Place

The Victoria Hotel is a three-storey building on the corner of Government and Johnson Streets in the northern area of the commercial core in the Old Town District.

Heritage Value

The Victoria Hotel is significant because of the physical contribution it makes to the historic Old Town streetscape. The building is quite altered from its original condition (most of the detail on the façade has been removed), but it has retained elements of architect Thomas Hooper's original design: the large scale form, beveled corner, and fenestration patterns. Built in 1892 as one of the largest hotels in the vicinity, it is the dominant form and prominent position of this three-storey building which make it a considerable historic presence at the corner of Johnson and Government Streets, one of the busiest intersections in the city's commercial core. The rows of storefront and upper storey windows of this building add to the continuity of the historic street wall, and the long Government Street façade provides an intermediate connection between the historic Old Town and Chinatown Districts.

Character-Defining Elements

The character-defining elements of the Victoria Hotel include:

- The large scale massing at the intersection of Government and Johnson Street.
- The bevelled corner, a typical trait of heritage buildings situated at intersections in Victoria.
- The continuity of the street wall with the surrounding urban fabric, as illustrated by the absence of set-backs.
- The combination of the horizontal and vertical features: the horizontal rhythm and proportions of window openings combined with the vertical elements of the three-storey massing (plus basement), tall windows, and pilasters.
- The brick masonry (underneath the stucco façade) and flat roof.
- The features of the façade such as the wooden windows, sash and pilasters.
- The fenestration patterns on the first front, which are nearly the full height of the first storey.

1450 Government Street

The Vogue / Mc & Mc Building / De Cosmos Block

Applicant	Cielo Properties Inc / 679751 BC Ltd
Consultants	de Hoog & Kierulf Architects Nicholas Bawlf, Heritage Consultant John Bryson & Partners
Construction	Farmer Construction

Building Incentive Program

\$50,000	Approved 2004
\$942,777	Heritage Costs
\$8.80 mill	Total Construction Costs

Tax Incentive Program

10 Years Tax Exemption	$\times \$61,676 = \$616,760$
\$61,676	2004 Property Taxes
	Consolidated with 1400 Government Street
\$1.3 mill	Seismic Upgrading Costs
	Consolidated with 1400 Government Street

The Vogue project consolidated two buildings to create 46 residential housing units with commercial uses on ground level. Exterior conservation work, code and seismic upgrading, rebuilding the storefront, and residential conversions resulted in a top-to-bottom rehabilitation of an entire block of Government Street.

The project was made economically viable with a new one-storey steel addition on top of the existing structure. The ground level commercial space at 1450 Government Street is leased by a cafe with a dragon sculpture at the street corner, facing Chinatown.



Conservation Issues

- Economic viability required consolidation of two buildings, the addition of 1 new storey, a major commercial tenant, BIP + TIP
- Storefront essentially rebuilt; storefront columns found buried
- Extensive remedial foundation work
- Parking contributed to the viability of downtown living
- Exterior conservation included:
 - Storefront + upper storey windows (double pane glazing)
 - Cornice rebuilt using sympathetic designs
 - Stucco removed on lower level, retained on upper levels
 - Pilasters articulated with new sympathetic designs in sheet metal; glazed tile at ground level commercial storefronts
- Seismic design achieved lateral load resistance equal to 60% to 70% seismic force level specified in the 1998 BC Building Code:
 - Upgraded existing footings / foundation
 - New 3 inch reinforced concrete topping on three floors
 - New reinforced concrete shear walls and foundations
 - Seismic anchoring



AFTER REHABILITATION - 1450 GOVERNMENT STREET & 1400 GOVERNMENT STREET



BEFORE REHABILITATION - 1450 GOVERNMENT STREET & 1400 GOVERNMENT STREET

Historical Background

Originally there was another building constructed on the site of 1450 Government Street, built in 1885 by Amor De Cosmos (De Cosmos Block). The De Cosmos Block was originally two storeys; in 1896 a third storey was added. The De Cosmos Block was subsequently demolished in 1941.

The De Cosmos Block was replaced by a new two-storey building for McLennan McFeely & Prior, a hardware firm, located immediately adjacent to the Victoria Hotel at 1400 Government Street. Designed by C. Elwood Watkins, Architect, the building was nicknamed as the "Mc & Mc Building." A third storey was then added to the Mc & Mc Building, also in 1941.

Further alterations for the Mc & Mc Building were made in 1949, designed by McCarter & Nairne, Architects & Structural Engineers.

529-539 Herald Street – Hart's Block (A)

532-536 Fisgard Street – Hart's Block (B)

Applicant	Humour Holdings Ltd
Consultants	Moore Paterson Architects Inc Jim Blohm – Blohm, Peterson, Vollan Engineers
Construction	Roads Ends Contracting & Moore Paterson

Design Assistance Grant

\$750	532-536 Fisgard Street – Approved 1995
\$1,000	529-539 Herald Street – Approved 1995

Building Incentive Program

\$25,000	532-536 Fisgard Street – Approved 1998
\$168,796	Exterior Conservation Costs
\$50,000	529-539 Herald Street – Approved 1999
\$490,012	Conservation Costs (including seismic)
\$1.26 mill	Total Construction Costs with Dragon Alley
\$1.5 mill	Total Project Costs with Dragon Alley

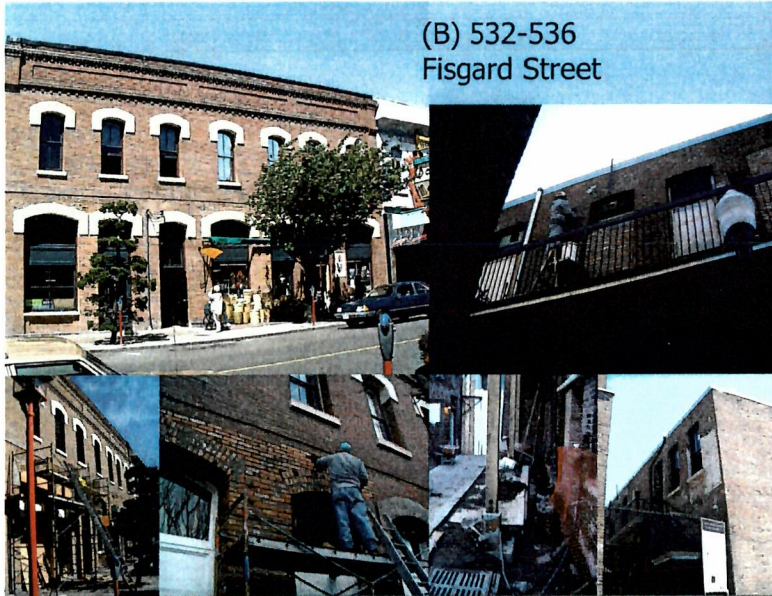


The owner conserved and rehabilitated two Hart's Block buildings on two different streets spanning a block in the heart of Victoria's Chinatown (National Historic District), along with construction of 12 townhouses in the interior block between the buildings now called Dragon Alley. Discreet historic alley entries in the front facades of the two Hart Block buildings provide the only access to Dragon Alley.

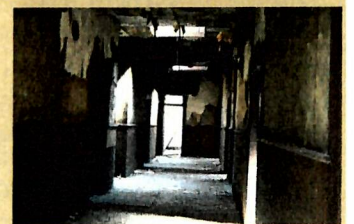
532-536 Fisgard Street originally had residential use on the second floor with a projecting wooden balcony over ground floor retail. It was not possible to reconstruct a projecting balcony over the front City sidewalk, however a rear balcony was built on private property.

529-539 Herald Street originally had a livery stable on the ground floor and a brothel on the second floor. Extensive rehabilitation made the building suitable for mixed commercial use and office use.

(B) 532-536
Fisgard Street

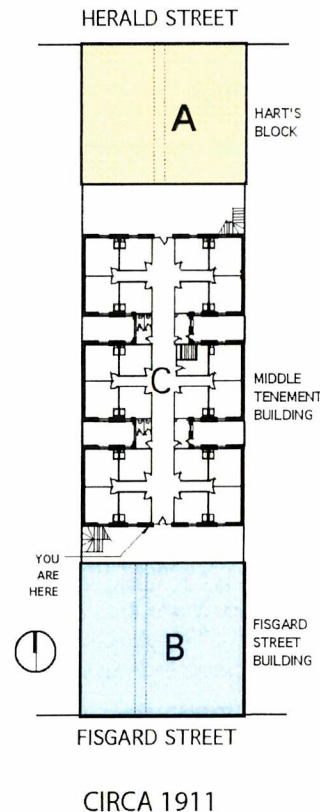


(A) 529-539
Herald Street



Conservation Issues

- Two heritage buildings rehabilitated to preserve their characters
- Authentic historic Chinese alleyway connections preserved
- Eclectic mix of uses in historic Chinatown makes project viable
- Exterior conservation for 532-536 Fisgard Street included:
 - Brick wall repointing – south, west, north elevations
 - Storefront restoration to original appearance
 - Restoration of 7 second storey windows
 - Rear balcony
- Exterior conservation for 529-539 Herald Street included:
 - Brick wall repointing + brick infill under verandah to match
 - Storefront restoration to original appearance
 - Restoration of 10 second storey windows (front + rear)
 - Re-roofing + metal cornice reconstruction
 - Exterior painting
- Seismic design for 529-539 Herald Street equal to 60% of seismic force level specified by BC Building Code.



529-539 Herald Street – Hart's Block (A)

532-536 Fisgard Street – Hart's Block (B)

Statement of Significance

Description of Historic Place

The Hart's Block is a pair of two-storey red brick mixed-use commercial buildings, one facing Fisgard Street and the other facing Herald Street, in Victoria's Chinatown National Historic Site. A narrow passage through the building, now known as Dragon Alley, connects the two buildings and provides access to later constructed tenements in the centre of the lot, which have been re-habilitated as modern residential units (Quon Yen & Joe Gar Chow Building, 532 ½ Fisgard Street). The section facing Fisgard Street is a two-storey structure with ground-floor storefronts and upper-floor tenements; the other section facing Herald Street is a two-storey brick structure whose original use was a livery stable and carriage repair shop.

Heritage Value

The Hart's Block is significant as a testament to the persistence and strength of Victoria's Chinatown as the seminal and oldest Chinatown in Canada. In the 1850s, exacerbated by political and social turmoil in China, thousands of Chinese migrated from a small region in the southern province of Guangdong to frontier gold rush sites in California, setting up a permanent base in San Francisco. In 1858, the Fraser Gold Rush spurred the movement of Chinese into Canada and the significant port town of Victoria was the primary point of entry for Chinese into Canada until the early twentieth century.

The buildings are representative of the dominant role Chinese merchants played in Victoria's Chinatown. Chinese merchants, already established in San Francisco, moved to Victoria and purchased lots as early as 1858, opening stores backed by funding from San Francisco headquarters. Constructed in 1891, the Hart's Block was the product of a second wave of small clan and family proprietors who immigrated to Victoria's Chinatown in the 1890s to 1910s and opened smaller shops such as laundries, grocery stores, medicinal shops and restaurants. The original owner of this pair of buildings was Irish-born Michael Hart (1833-1891), a successful Victoria landowner and developer, who purchased Lot 455, facing Fisgard Street and Lot 464, facing Herald Street. Hart passed away in 1892 and the building was left to his daughters, Rose Murray (1868-1955) and Delia McBrady (1869-1928). Chinese merchants occupied the commercial space on the ground floor as well as the tenements above. In 1910, the Hart family sold the buildings and both lots to prominent Chinese merchants Quon Yen and Joe Gar Chow, who two years later built an internal tenement block located at 532 ½ Fisgard Street.

Victoria's Chinatown is expressive of a duality in architecture and cultural landscape. On each block, street façades link together, forming a wall that shields interior spaces and narrow alleyways between and through buildings are linked to central courtyards which were the hidden location of tenements, opium dens, theatres and gambling houses. This configuration allowed the Chinese community to adhere to follow traditional religion, kinship and economic practices while projecting the image of assimilation to Western society. The Hart's Block is consistent with such a duality. Externally, the building has red brick-clad façades, with refined Italianate features facing the commercial Fisgard Street, and a vernacular façade facing Herald Street, which was more industrial in character. The internal passageways originally led to courtyard spaces that contained more tenements.

The Hart's Block is also significant as a design by prominent Victoria architect, John Teague (1835-1902). During the second half of the nineteenth century, Teague was Victoria's most prolific architect. His surviving designs include Victoria City Hall (1878-1891), the Masonic Lodge (1878) and the Admiral's Lodge, Royal Naval Dockyard, Esquimalt (1885). The Hart's Block displays Teague's architectural sophistication, his deft ability with the popular Italianate style and his ability to work successfully within the context of Chinatown.

Character-Defining Elements

Key elements that define the heritage character of the Hart's Block include its:

- location straddling Fisgard and Herald Streets, part of a grouping of late-nineteenth and early-twentieth century historic masonry buildings in Victoria's Chinatown National Historic Site
- siting on the front and side property lines

532-536 Fisgard Street Hart's Block

- continuous commercial and residential use
- commercial form, scale and massing as expressed by its two-storey height, symmetrical rectangular plan, flat roof, storefronts facing Fisgard Street, and tenements above, with an arched opening for an internal passageway (now Dragon Alley)



- masonry construction including red-brick walls, and parged sills and window hoods
- Italianate elements such as: segmental-arched ground and second-floor openings with parged sills and inverted-U window hoods; corbelled brick courses and rectangular brick patterns; and a modest corbelled cornice
- windows such as original 2-over-2 double-hung wooden sash windows with horns
- remnants of early painted wall signs on the western side wall

529-539 Herald Street Hart's Block



- continuous commercial and residential use
- commercial form, scale and massing as expressed by its two-storey height, symmetrical rectangular plan, flat roof, and central arched opening for an internal passageway (now Dragon Alley)
- masonry construction including red-brick walls, parged sills and window hoods, and granite thresholds
- Italianate elements such as: segmental-arched second-floor openings with parged sills and inverted-U window hoods; and sheet-metal cornice with brackets and name plaque "Hart's Block 1891"
- windows such as original 2-over-2 double-hung wooden sash windows with horns, wooden transom window in passageway door, and early wooden storefront elements
- industrial elements such as two large, segmental-arched carriageway openings (now used as storefronts)
- remnants of early painted wall signs on the side walls

532-1/2 Fisgard Street – Dragon Alley Quon Yen & Joe Gar Chow Buildings

Applicant	Humour Holdings Ltd
Consultants	Moore Paterson Architects Inc Jim Blohm – Blohm, Peterson, Vollan Engineers
Construction	Roads Ends Contracting & Moore Paterson

Design Assistance Grant

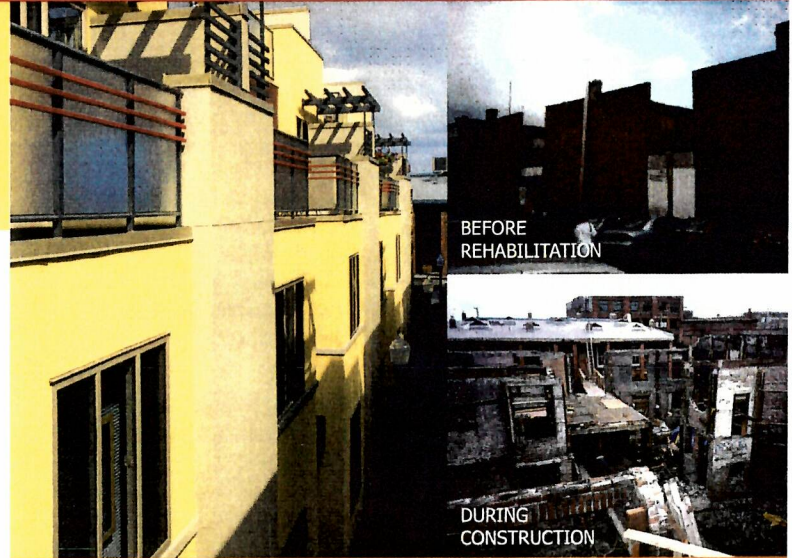
\$1,000	Approved 1995
\$2000	Total Cost

Building Incentive Program

\$50,000	Approved 1999
\$139,015	Exterior Conservation Costs
\$1.26 mill	Total Construction Costs with Hart's Block
\$1.5 mill	Total Project Costs with Hart's Block

Tax Incentive Program

10 Years Tax Exemption	$\times \$18,564 = \$185,640$
\$18,564	1998 Property Taxes (Consolidated)
\$343,670	Seismic Upgrading Costs



The owner rehabilitated these former tenement buildings that once housed single Chinese residents to create 12 residential live-work townhouses that incorporate ground floor retail, now called Dragon Alley. This creative award-winning adaptive re-use project involved demanding conservation issues and challenging design parameters.

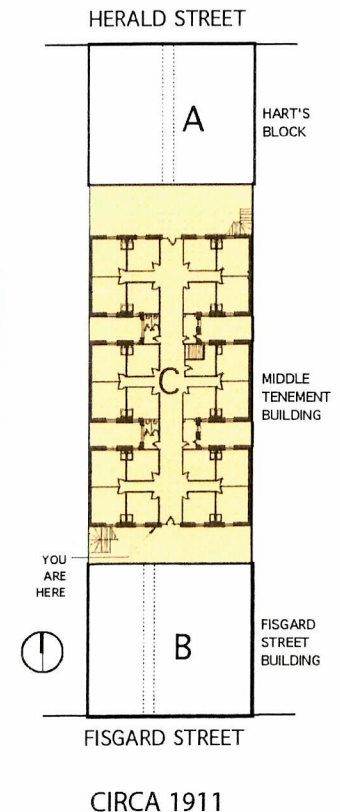
Historic exterior masonry walls were salvaged and all interior walls were demolished. Repointed exterior masonry walls created shells for new construction behind to meet Code and seismic requirements. Historic fabric is differentiated from new construction by use of contrasting materials and contemporary design.



D R A G O N A L L E Y

Conservation Issues

- Site derelict and unoccupied for 25 years
- Original wood fabric deteriorated beyond rehab; required demolition + building new residential units within masonry walls
- Project required innovative multi-use design involving ground floor retail and loft townhouses
- Open air courtyard and arcade connects an entire block between two buildings, accessed through alleyway entrances
- Exterior conservation included:
 - Significant repointing of existing brick walls
 - 36 replicated wood windows + 16 doors in courtyard
- To meet Code, seismic design required demolition of interior structure + reconstruction of new 3-storey wood frame construction on new foundations inside the existing exterior masonry walls
 - New construction anchored into existing exterior brick walls
 - New foundations for new interior framing structure
 - Repointing of existing exterior masonry walls



532-1/2 Fisgard Street – Dragon Alley Quon Yen & Joe Gar Chow Buildings

Statement of Significance

Description of Historic Place

The Quon Yen & Joe Gar Chow Building is a two-storey red-brick tenement building situated between the two parts of the Hart's Block, located at 532-536 Fisgard Street and 529-539 Herald Street, in the heart of Victoria's Chinatown National Historic Site. Originally a utilitarian tenement block, this building is connected to Fisgard and Herald Streets by a narrow passageway that runs through the site, known today as Dragon Alley. The tenement block is rehabilitated as live/work units while retaining the brick cladding and interior walls and internal configuration.

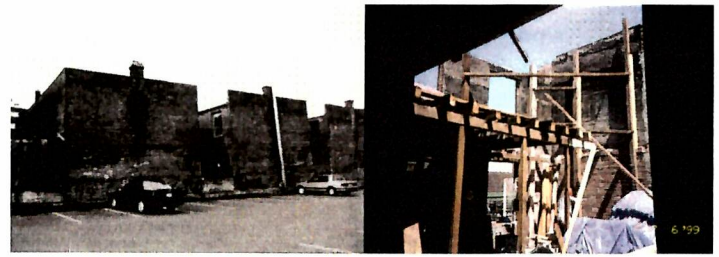
Heritage Value

The Quon Yen & Joe Gar Chow Building, built 1912, is significant as a testament to the persistence and strength of Victoria's Chinatown as the seminal and oldest Chinatown in Canada. In the 1850s, exacerbated by political and social turmoil in China, thousands of Chinese migrated from a small region in the southern province of Guangdong to frontier gold rush sites in California, setting up a permanent base in San Francisco. In 1858, the Fraser Gold Rush spurred the movement of Chinese into Canada and the significant port town of Victoria was the primary point of entry for Chinese into Canada until the early twentieth century.

This building is valued as a representative example of Victoria's Chinatown tenement housing and typifies the Chinese custom of living in close proximity in a tight-knit community. Irish-born Michael Hart (1833-1891), a successful Victoria landowner and developer, completed the Hart's Block in 1891. Chinese merchants occupied the commercial space on the ground floor as well as the tenements above and used the space between the two buildings as an internal courtyard. In 1910, the Hart family sold the buildings and their lots to prominent Chinese merchants Quon Yen and Joe Gar Chow, who two years later built this internal tenement block with 24 rooms in the existing courtyard space, at a cost of \$14,000.

The position of 532 1/2 Fisgard Street between Fisgard and Herald Streets in Victoria's Chinatown is expressive of a duality in architecture and cultural landscape. On each block, street façades link together, forming a wall that shields interior spaces and narrow alleyways between and through buildings are linked to central courtyards which were the hidden location of tenements, opium dens, theatres and gambling houses. This configuration allowed the Chinese community to adhere to follow traditional religion, kinship and economic practices while projecting the image of assimilation to Western society. This building, not intended to be viewed by the non-Chinese community, lacks the embellishment visible on more public façades. Additionally, it is an excellent example of an internal space that is only accessible through a series of passageways.

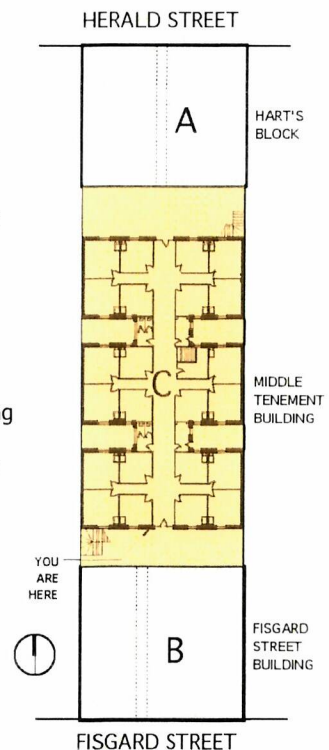
The Quon Yen & Joe Gar Chow Building is additionally significant as a design by architect Samuel Buttrey Birds (1871-1960). During his career, Birds was responsible for a number of major buildings, small residences, commercial buildings and houses, executed in a broad range of styles. Born in Yorkshire, Birds was educated at Leeds University and York College. After emigration to Toronto in 1907, Birds eventually settled in Vancouver. The majority of his work was around Vancouver. However, market opportunities led Birds to open a Victoria office in 1912, where he undertook a number of projects for Chinese clients.



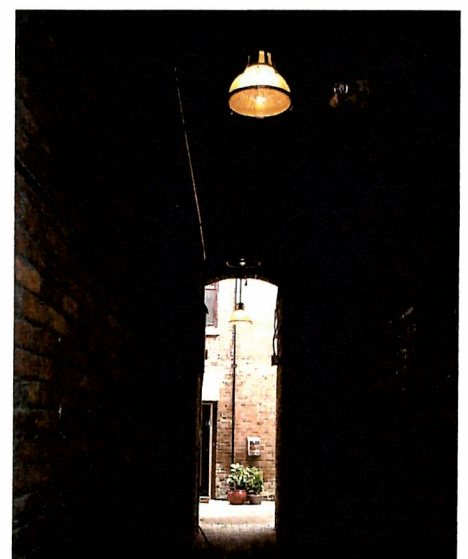
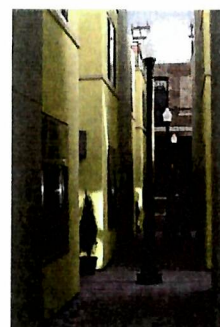
Character-Defining Elements

Key elements that define the heritage character of the Quon Yen & Joe Gar Chow Building include its:

- location between Fisgard and Herald Streets, barely visible from the street and accessed by narrow passageways, and part of a grouping of late-nineteenth and early-twentieth century historic masonry buildings in Victoria's Chinatown National Historic Site
- siting on the side property lines
- continuous residential use
- residential form, scale and massing as expressed by its two-storey height, grouped into three separate ranks, with a central walkway
- masonry construction including red-brick walls
- typical Chinese tenement block features such as access from narrow, central passageways and internal courtyards leading to individual entry doors and balconies
- sidewall chimneys indicating residential use



CIRCA 1911



DRAGON ALLEY



560 Yates Street

F R Stewart & Co Fruits & Provisions Building

Applicant	The Oriental Hotel Inc – Chris LeFevre
Consultants	InsideOut Planning and Architecture Inc Read Jones Christoffersen Consulting Engineers
Construction	Campbell Construction

Design Assistance Grant

\$1,000	Approved 2006
\$3,000	Total Estimated Cost

Building Incentive Program

\$50,000	Approved 2009
\$113,412	Est Exterior Conservation Costs
\$1.21 mill	Est Total Construction Costs

Tax Incentive Program

10 Years Tax Exemption	Consolidation of 550-560 Yates Street
\$50,722	2009 Property Taxes – Consolidated
\$556,000	Est Seismic Upgrading Costs
	Consolidated with 560 Yates = \$1,063,700

Statement of Significance

Description of Historic Place

560 Yates Street is a two-storey brick building comprising a shop with accommodation above in the heart of Victoria's historic commercial district.

Heritage Value

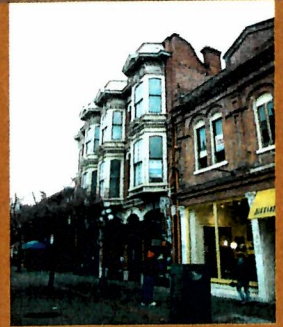
This historic place is of interest for its association with families whose names are synonymous with the early history of the City of Victoria, for its history of use that is a lens on some key moments in the early history of British Columbia, and as an attractive component of the urban landscape.

560 Yates Street was one of a number of speculative ventures on this block of Yates Street, providing retail space with rooms above, by Captain Thomas Pritchard, a seaman from Abergavenney, Wales. He had made his fortune as a steamboat owner in Portland, Oregon, and after setting up a similar venture on the Fraser River on the Lower Mainland, was enticed to Victoria in 1862 by the Cariboo excitement.

The childless Pritchard died in 1883 leaving, according to his will, a "stone and brick building" (that must have been built in 1882 according to the dates on the cast-iron columns of the storefront) on this lot to his sister Margaret Watkins and the adjacent and eastern corner buildings to other members of the strong Victorian Methodist Watkins family.

The use of the building in the 1890s as the offices of Mining Agents Richardson and Heathorn and in 1898 by J.B. Stewart, Klondike outfitters, speaks to the importance of the port of Victoria as an embarkation point and administrative focus for mining ventures. The use in 1901 as the premises of F.R. Stewart and Company, wholesale provisions, speaks to the sudden end of gold fever and the changing retail market. The lease of the premises by the Victoria Incorporated Cooperative Fruit Growers Exchange Limited in 1910 almost certainly reflects the introduction of the Federal "Farmers Institutes and Co-operation Act" that permitted the creation of farmers' exchanges from whence farm produce could be bought and sold.

The owner plans to conserve and rehabilitate 560 Yates Street (The F R Stewart & Co Fruits & Provisions Building) and 550 Yates Street (Oriental Hotel), consolidated to create two commercial retail units on ground level & 24 residential condominium units on the second and third floor levels of 550 Yates Street and on the second level of 560 Yates Street. The project is under construction in 2010.



560 YATES STREET
UNDER CONSTRUCTION

The premises remained empty throughout much of the First World War reflecting the effect of the war on the economy and perhaps the aspiration of owner Bernard S. Heistermann, scion of early twentieth century Victoria's most important real estate family, to develop the site in conjunction with the property to the west - an aspiration that finally found expression in the creation of what has become known as the Oriental Hotel.

The storefront façade dates to the removal of a wooden pavement-wide projecting balcony in 1889. The whole makes an important contribution to the streetscape and reflects the enhancements made by Margaret Watkins to the designs of noted Victorian architect Thomas Hooper and his partner (and Watkins' nephew) Charles Elwood Watkins. Watkins' work, and the social conscience of other Watkins family members, is also seen in the Women's Christian Temperance Union building next door to the east, the survival of which amplifies the value of the historic place.

Character-Defining Elements

The character-defining elements of 560 Yates Street include:

- its situation as one of a pair of adjacent two-storey buildings flanked by taller structures in a mid-block location
- the construction of the building on the street front lot boundary
- the storage / office / residential accommodation over storefront pattern of usage
- the differences in the detail and materials between the upper and lower halves of the façade that speak to the phasing of that element, and the use at the time of alteration, including the differences in colour of the brick, the moulded brick used in the cornices, the width of the central bay that is defined by cast-iron columns at ground level and more widely spaced brick pilasters on the upper storey, and the centrally located loading door to the street on the upper storey that is now blocked
- the damage to the brickwork above the lower cornice that speaks to the removal of the former pavement-wide balcony
- the articulation of the brick façade achieved by architectural elements including the upper and lower cornices, their moulded bricks and dentils, the combined string courses and hood mouldings, and the recessed arched windows
- the division of the street façade into three bays, and the emphasis of the central bay with a brick pediment
- the remains of the flagstaff fastenings on the back of the pediment the scalloped plinth (now filled in) at street level that indicates the arrangement of openings and windows of the original storefront
- the remains of the original storefront including the cast-iron columns and their layers of paint

550 Yates Street Oriental Hotel

Applicant	The Oriental Hotel Inc – Chris LeFevre
Consultants	InsideOut Planning and Architecture Inc Read Jones Christoffersen Consulting Engineers
Construction	Campbell Construction

Design Assistance Grant

\$1,000	Approved 2006
\$6,500	Total Estimated Cost

Building Incentive Program

\$50,000	Approved 2009
\$324,981	Est Exterior Conservation Costs
\$4.52 mill	Est Total Construction Costs

Tax Incentive Program

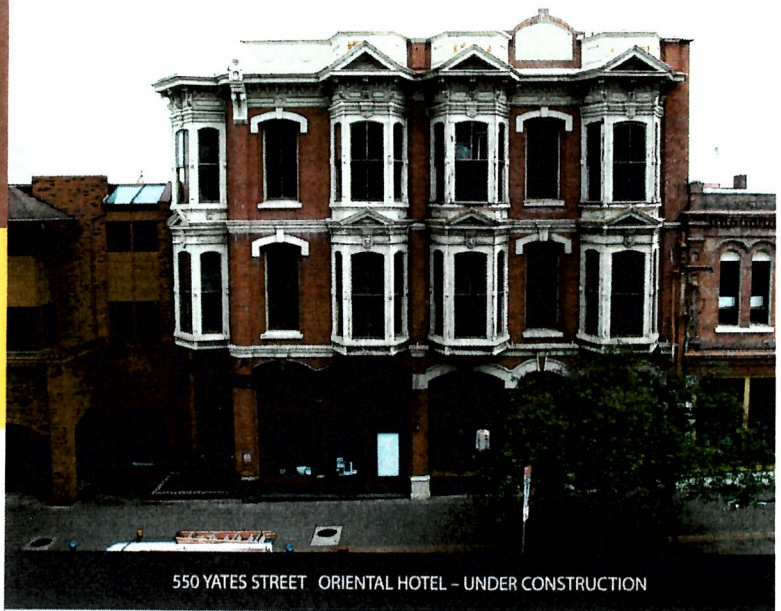
10 Years Tax Exemption	Consolidation of 550-560 Yates Street
\$50,722	2009 Property Taxes – Consolidated
\$556,000	Est Seismic Upgrading Costs
	Consolidated with 560 Yates = \$1,063,700

The owner plans to conserve and rehabilitate 550 Yates Street (Oriental Hotel) and 560 Yates Street (The F R Stewart & Co Fruits & Provisions Building) consolidated to create two commercial retail units on ground level and 24 residential condominium units on the second and third floor levels of 550 Yates Street and on the second level of 560 Yates Street. The project is under construction in 2010.



Conservation Issues

- Economic viability issues very difficult; taking a vacant building and making it viable requires getting a floor plan that works
- Owner plans restoration of facade + rehabilitation of interior
- Exterior conservation includes:
 - Paintings + Coatings – window frames, doors + frames; sheet metal roof flashing; concrete / cement render to sills + cornices
 - Brickwork Repair – brick joint repair; brick replacement; clean rear (north) elevation
 - Wood Windows – existing + new windows (fir frame); storefront Roof, Flashings, Eavestrough
- Insufficient seismic resistance in east/west direction, floor diaphragm-to-wall connections + unreinforced masonry walls
- Seismic design achieves lateral load resistance equal to 70% of seismic force level specified in the 2006 BC Building Code:
 - Install steel frames with new foundations
 - Strengthen diaphragm-unreinforced masonry wall connections
 - Install strong backs to slender unreinforced masonry walls



550 YATES STREET ORIENTAL HOTEL – UNDER CONSTRUCTION

Statement of Significance

Description of Historic Place

The Oriental Hotel is a three-storey High Victorian Italianate building located on the north side of Yates Street in Old Town Victoria.

Heritage Value

The Oriental Hotel is an excellent example of a late nineteenth century Victorian Italianate hotel, and is notable as the work of the prominent architect John Teague. Elements relating to Teague's design include the extensive use of tall upper storey bay windows and distinct ground-storey arches – made possible by the use of cast iron columns – and reflect the state-of-the-art architectural idiom of the 1880s. The value of this design lies in its classical detailing, ironwork ornamentation, and prominent open façade, which set the Oriental Hotel apart from other historic hotels in the area.

Begun in 1883, this building is notable as one of the first hotels in the Old Town District. Its 1888 expansion, which doubled its size to include additional rooms, unique cantilevered corner bay windows, and a west façade over Oriental Alley, reflects a continued belief in the economic prosperity of the competitive hotel industry which thrived in Victoria's late nineteenth century economy. The attention to detail of this hotel's remarkably intact interior and exterior features reflects the fashionable standards of Victoria's earliest first-rate hotels.

The location of the Oriental Hotel is also significant, as it reflects the early grandeur and multi-functionality of the Yates Street commercial district.

Character-Defining Elements

The character-defining elements of the Oriental Hotel include:

- The predominant height of the building with its façade of tall bay windows.
- The brick structure trimmed with metal ornamentation and cast iron columns that support ground-storey arches.
- The Victorian Italianate architectural stylistic elements typified by the tall narrow windows; pediments; mouldings; brackets; columns; foliated capitals, and flat roof with a predominant cornice.
- The angled bay windows on the storefront façade and cantilevered bay windows on the corner of the building.
- The west façade of the building over the space in the adjacent Oriental Alley.
- The intact spatial configurations of the interior.
- The authentic fabric of the interior, such as the floors, plaster detailing on ceilings, woodwork, lighting and architectural hardware from the period of construction (1883-1888).

534 Yates Street Thomas Earle Warehouse

Applicant	530 Yates Street Holdings – Chris LeFevre
Consultants	InsideOut Planning and Architecture Inc Read Jones Christoffersen Consulting Engineers
Construction	Knappett Projects Inc

Design Assistance Grant

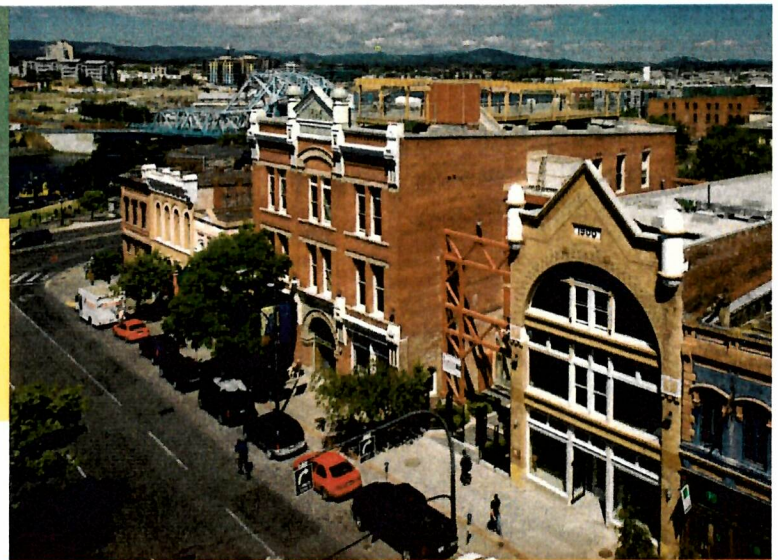
\$1,000	Approved 2006
\$3,000	Total Cost

Building Incentive Program

\$50,000	Approved 2006
\$196,240	Exterior Conservation Costs
\$2.32 mill	Total Construction Costs = \$8 mill with 524 Yates

Tax Incentive Program

10 Years Tax Exemption	$\times \$73,530 = \$735,302$
\$73,530	2006 Property Taxes
	Consolidated with 524 Yates Street
\$366,870	Seismic Upgrading Costs
	Total with 524 Yates Street = \$1,265,070



The owner conserved and rehabilitated 534 Yates Street to create retail units on ground level and 8 residential condominium units on the second and third floor levels of the building.

Formerly CRD government office headquarters, the building was vacated due to seismic upgrading issues and costs.

This ambitious project consolidated 534 Yates Street and 524 Yates Street, connected by an external courtyard created with massive seismic frames and an upper walkway between the two buildings.



Conservation Issues

- Seismic upgrading issues forced the previous owner to vacate
- Creative design with steel frame + treatment of steel members
- Creation of a shared courtyard allowed windows to be made of laminated glass, which enabled wood sash to be retained
- Contemporary treatment of ground floor interior
- Cork, a green material, was used in residential units
- Exterior conservation included:
 - Paintings + Coatings – wood, metal, stone/concrete
 - Brickwork Repair – mortar joints; brick repair; cleaning
 - Window Repair – levels 2 and 3 upgrade; level 1 upgrade
 - Roof, Flashings, Eavestrough
- Seismic design achieved lateral load resistance equal to 70% of seismic force level specified in the 1998 BC Building Code:
 - Installed three exterior steel seismic resisting frames
 - Diaphragm connections from wall to floor + roof
 - Installed wood frame shear walls on level 3

Statement of Significance

Description of Historic Place

The Thomas Earle Warehouse is a three-storey brick commercial building on Yates Street.

Heritage Value

The Thomas Earle Warehouse (1900) is an excellent example of a unique turn-of-the-twentieth-century warehouse structure. Designed by architect Thomas Hooper, the domination of the façade by a substantial Romanesque arch and large areas of glass, and the limited exterior detail, are valued examples of the influence of new construction technology and modern architectural styles on commercial architecture of this time period. The Thomas Earle Warehouse's large windows, and pressed brick detailing stand out in the streetscape as unique in relation to the various other commercial and warehouse buildings in the vicinity; the open façade and distinctive architectural expression are atypical for a functional commercial building of this vintage in Victoria. The location of this building provides a contextual reminder of what was at one time considered to be the wholesale section of the city.

Character-Defining Elements

The character-defining elements of the Thomas Earle Warehouse include:

- Its location on lower Yates Street, and its relationship with other warehouses and commercial buildings in the vicinity.
- Evidence of the advanced construction technology which allows for the open façade.
- The unusual appearance of its street front façade, characterized by such design elements as the substantial Romanesque arch, and large quantities of glass.
- The minimal decorative elements, such as large bullet-like finials, the simple cornice, and the large central pediment.

524 Yates Street Simon Leiser Building

Applicant	530 Yates Street Holdings – Chris LeFevre
Consultants	InsideOut Planning and Architecture Inc Read Jones Christoffersen Consulting Engineers
Construction	Knappett Projects Inc

Design Assistance Grant

\$1,000	Approved 2006
\$6,000	Total Cost

Building Incentive Program

\$50,000	Approved 2006
\$441,540	Exterior Conservation Costs
\$5.7 mill	Total Construction Costs = \$8 mill with 534 Yates

Tax Incentive Program

10 Years Tax Exemption	$\times \$73,530 = \$735,302$
\$73,530	2006 Property Taxes
	Consolidated with 534 Yates Street
\$898,200	Seismic Upgrading Costs
	Total with 534 Yates Street = \$1,265,070



The owner conserved and rehabilitated 524 Yates Street to create retail units on ground level and 22 residential condominium units on the second and third floor levels of the building.

Formerly CRD government office headquarters, the building was vacated due to seismic upgrading issues and costs.

This ambitious project consolidated 524 Yates Street and 534 Yates Street, connected by an external courtyard created with massive seismic frames and an upper walkway between the two buildings.



Conservation Issues

- Seismic upgrading issues forced the previous owner to vacate
- Creative design with steel frame + treatment of steel members
- Creation of a shared courtyard allowed windows to be made of laminated glass, which enabled wood sash to be retained
- Contemporary treatment of ground floor interior
- Cork, a green material, was used in residential units
- Exterior conservation included:
 - Paintings + Coatings – wood, metal, stone/concrete
 - Brickwork Repair – mortar joints; brick repair; cleaning
 - Window Repair – levels 2 and 3 upgrade; level 1 upgrade
 - Roof, Flashings, Eavestrough
- Seismic design achieved lateral load resistance equal to 70% of seismic force level specified in the 1998 BC Building Code:
 - Installed three exterior steel seismic resisting frames
 - Diaphragm connections from wall to floor + roof
 - Installed wood frame shear walls on level 3

Statement of Significance

Description of Historic Place

The Simon Leiser Building is a three storey brick Victorian commercial building on the corner of Yates Street and Waddington Alley.

Heritage Value

The Simon Leiser Building is a testament to the late nineteenth century entrepreneurship in British Columbia. It is significant as a product of financial prosperity associated with the supply business during the Klondike gold rush era. Built in 1896 for Simon Leiser, owner of the largest grocery concern in the province at that time, this state-of-the-art building's conservative high-quality High Victorian exterior and functionalist interior elements are a reflection on the commercial success of its original owner.

A notable reminder of Victoria's late nineteenth century business district, the Simon Leiser Building contributes significantly to the streetscape on lower Yates Street, and marks the southern entrance of Waddington Alley.

Character-Defining Elements

The character-defining elements of the Simon Leiser Building include:

- The location of the building on the corner of Yates Street and Waddington Alley.
- The distinctive High Victorian design elements of the façade, such as the bilateral symmetry, Richardsonian arched entrance, double cornice and central pediment, turrets, pilasters with finials which accentuate the building's verticality, and the large street front wood windows and simple fenestration pattern of the upper storeys.
- The distinctive structural elements and building materials, such as the post-and-beam framing, and brick and stone cladding.
- The formal treatment and continuation of street front architectural and decorative elements on the Waddington Alley façade.