

HERITAGE CONSERVATION RATIONALE
VICTORIA PRESS BUILDING, 2621 DOUGLAS STREET, VICTORIA B.C.
Wednesday, October 3, 2018

The intent of this rehabilitation project is to adapt the existing Victoria Press Building for compatible contemporary uses, while protecting its identified heritage values and character-defining elements, as defined in the *Victoria Press Building Statement of Significance* prepared by Donald Luxton & Associates Inc. in February of 2018.

The Heritage Value of the site may be summarized as follows:

The Victoria Press Building is significant for its direct association with the Times Colonist newspaper, as its purpose built headquarters, as well as the evolving nature of the newspaper industry, in particular during the mid to late twentieth century. Built in 1971, the building is additionally valued for its eclectic Late Modern architectural style, as designed by the architectural firm of Moody Moore Duncan Rattray Peters Searle Christie.

The elements that define the heritage character of the Victoria Press Building itself that will be retained include its:

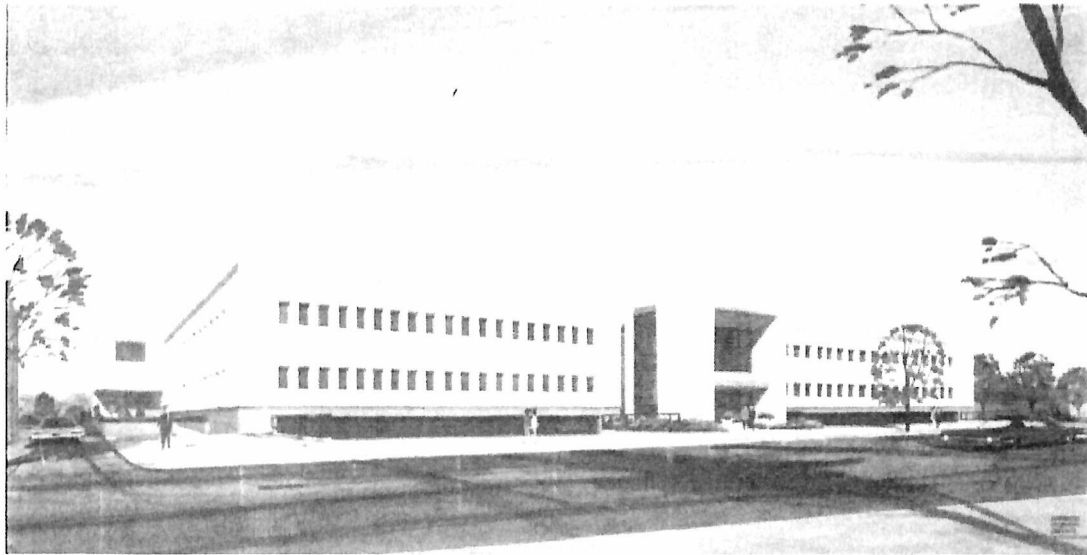
- location on Douglas Street in Victoria's Burnside neighbourhood;
- commercial form, scale and massing as expressed by its symmetrical rectilinear form, two-storey height, with full-basement level, and prominent central entryway;
- characteristics of the Late Modern style including its pre-cast concrete panels, exposed aggregate stucco cladding at the entry, roof and foundation lines, and its full-height central entryway with rounded pre-cast concrete walls, suggesting the influence of Formalism, which features a bell-cast stucco covered entry, red-tiled steps, and geometric metal handrails, which are also featured in the interior of the building;
- original smoked-glass recessed fixed-pane window assemblies designed to fit one per pre-cast panel across all elevations.

Received
City of Victoria

SEP 13 2019

Planning & Development Department
Development Services Division

DONALD LUXTON AND ASSOCIATES INC.
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HERITAGE CONSERVATION STRATEGY

The Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada* is the nationally recognized reference used to determine the approach of intervention to historic properties. In general, the project may be defined as a **Rehabilitation**, with overall **Preservation** of the majority of the historic building fabric. The architectural plans are being prepared by de Hoog & Keirulf Architects, and include the retention of the robust industrial character in some of the interior spaces.

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.

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.

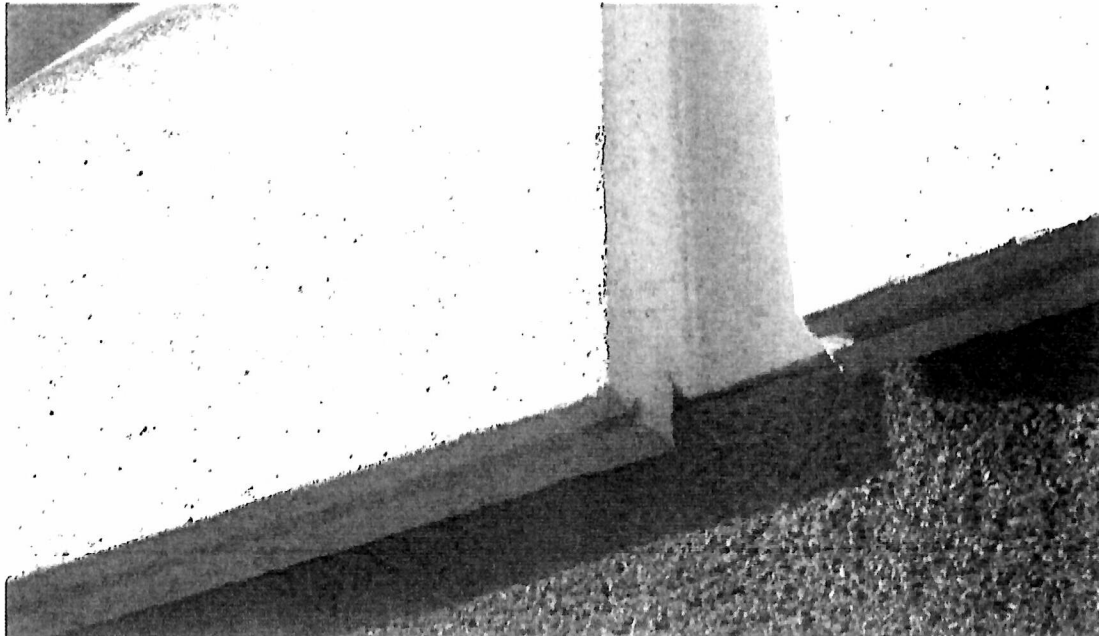
The proposed interventions have been assessed against the *Standards*, and their impact on the historic place has been assessed as follows.

CONSERVATION STANDARD	PROPOSED INTERVENTION
GENERAL STANDARDS FOR ALL PROJECTS	2621 DOUGLAS STREET
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.	The proposed work conforms and is acceptable. Heritage character-defining Elements (CDEs) have been determined in the Statement of Significance, and their heritage value is maintained by the proposed interventions.

2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	The proposed work conforms and is acceptable.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed work conforms and is acceptable. The proposed use allows retention of CDEs and a sensitive adaptive reuse.
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.	The proposed work conforms and is acceptable. Proposed new interventions are contemporary in appearance and do not mimic the historic character (refer to Standards 10 and 11)
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.	The proposed mixed-use conforms to the historic nature of the building and is acceptable.
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.	The proposed work conforms and is acceptable. There are no known archaeological resources.
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.	The proposed work conforms and is acceptable. Further investigation will occur prior to the commencement of construction. Conservation specifications will be prepared for each category of material, and proposed intervention, stabilization and cleaning methods will be assessed.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	The proposed work conforms and is acceptable. Further investigation will occur prior to the commencement of construction, which will determine the condition of historic materials.
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.	The proposed work and level of documentation conforms and is acceptable.
ADDITIONAL STANDARDS RELATING TO REHABILITATION	2621 DOUGLAS STREET
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	All proposed work will be reviewed and monitored to ensure that all interventions comply. The original plans are available and provide information that will guide overall conservation.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The proposed work conforms and is acceptable. The proposed interventions will be contemporary in nature. Compatibility will be ensured through the use of appropriate materials. The interventions will be subordinate by stepping back as required. New interventions will be distinguishable through the use of contemporary materials and detailing.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.	The proposed work conforms and is acceptable. Interventions can be considered removable in the future as required.
ADDITIONAL STANDARDS RELATING TO RESTORATION	2621 DOUGLAS STREET
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	The proposed work conforms and is acceptable.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	The proposed work conforms and is acceptable.

Based on this assessment, the proposed interventions to the Victoria Press Building have been determined to be in conformance with *Conservation Standards*.



CHARACTER-DEFINING ELEMENTS

As outlined in the Statement of Significance, the following character-defining elements of the building itself have been determined. Proposed interventions to the CDEs have been assessed as follows.

CONSERVATION ASSESSMENT	PROPOSED INTERVENTION
CHARACTER-DEFINING ELEMENT	2621 DOUGLAS STREET
Location on Douglas Street in Victoria's Burnside neighbourhood.	The proposed interventions will maintain the current site relationship and appearance to the main streets.
Commercial form, scale and massing as expressed by its symmetrical rectilinear form, two-storey height, with full-basement level, and prominent central entryway.	The proposed mixed-use maintains the heritage value of the site, enabling minimal interventions for adaptive reuse.
Characteristics of the Late Modern style including its pre-cast concrete panels, exposed aggregate stucco cladding at the entry, roof and foundation lines, and its full-height central entryway with rounded pre-cast concrete walls, suggesting the influence of Formalism, which features a bell-cast stucco covered entry, red-tiled steps, and geometric metal handrails, which are also featured in the interior of the building.	The proposed mixed use maintains the heritage value of the site, enabling minimal interventions for adaptive reuse.
Original smoked-glass recessed fixed-pane window assemblies designed to fit one per pre-cast panel across all elevations.	The fenestration pattern will be maintained.

Based on this assessment, the character-defining elements of the Victoria Press Building will not be significantly impacted by the proposed interventions, and the heritage value of the structure will be maintained.

Please do not hesitate to contact us if you have any questions, or wish to discuss any aspects of this heritage assessment.

Sincerely,



Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.