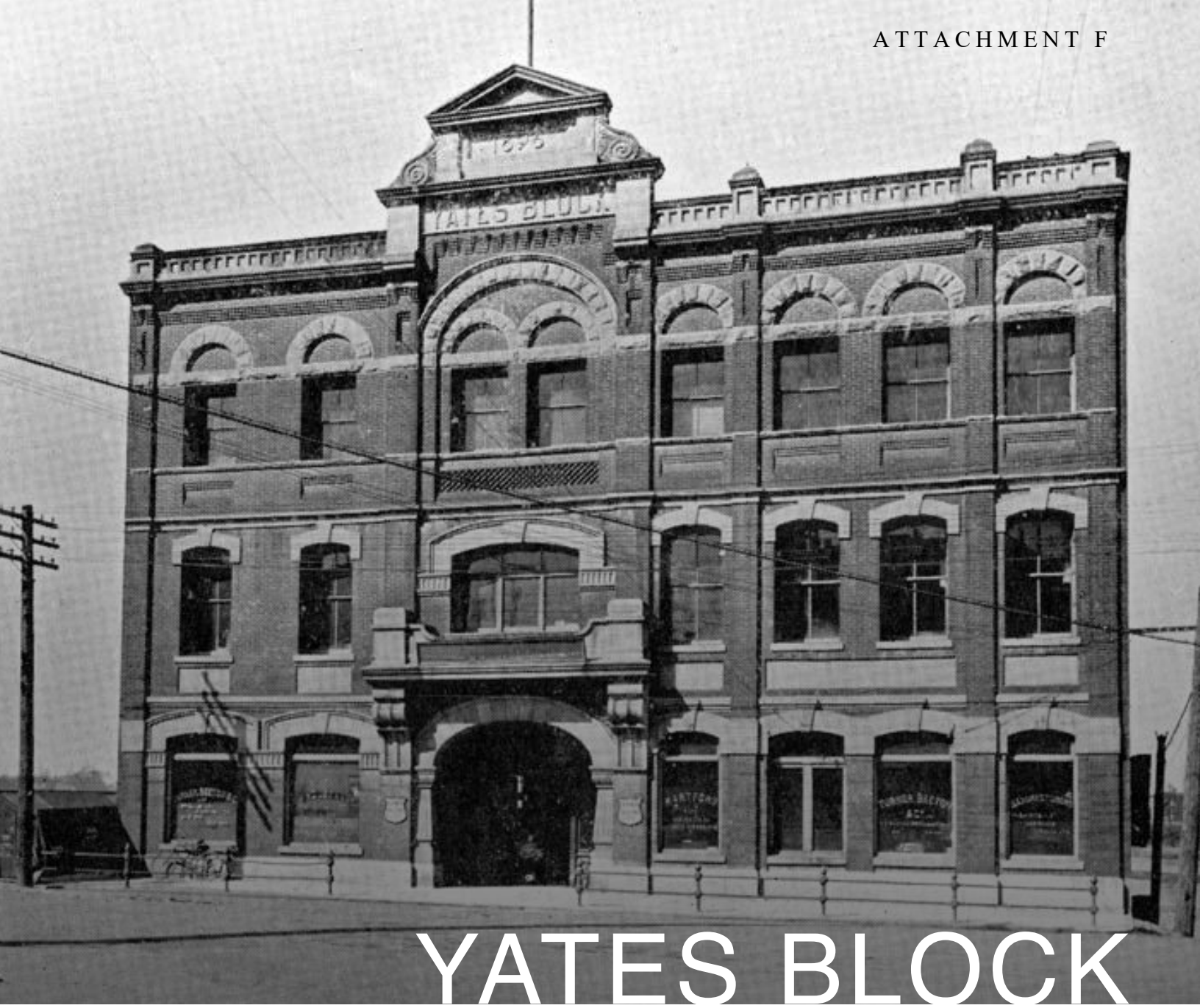
ATTACHMENT F



YATES BLOCK

1244 WHARF STREET, VICTORIA, BC

CONSERVATION PLAN

SEPTEMBER 2020

DONALD LUXTON
AND ASSOCIATES INC

Cover: Yates Block, c.1912. (City of Victoria Archives M09626)

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Yates Block, c.1882. (British Columbia Archives F-07459)

1. INTRODUCTION

HERITAGE RESOURCE NAME:	Yates Block
CIVIC ADDRESS:	1244 Wharf Street, Victoria, BC
HISTORIC ADDRESS:	90 Wharf Street
LEGAL DESCRIPTION:	Lot A, VIP86556
YEARS OF CONSTRUCTION:	1882 / 1892 / 1896
ORIGINAL OWNER:	James Yates
ORIGINAL TENANT:	Turner, Beeton & Company
ARCHITECTS:	John Teague (1882/1892) / Alexander C. Ewart (1896)
BUILDERS:	Henry Carrel, masonry; (William D.) McKillican & (Walter) Anderson, carpentry; Charles Ball; ironwork (1882) / (Moses) McGregor & (George) Jeeves (1892) / Thomas Catterall (1896)

Situated at the western foot of Yates Street, within Victoria's Old Town, the historic Yates Block has overlooked Victoria's Inner Harbor since the early 1880s. Situated on a sloping embankment between Wharf Street and the Inner Harbour, the masonry building presents as three-storeys in height on Wharf Street, and five-storeys on its waterside elevation. The earliest portion of the designated historic building was constructed in 1882, with additions constructed in 1892 and 1896, respectively. The building has undergone further alterations to its exterior and interior in the twentieth and twenty-first centuries.

A redevelopment scheme for the Yates Block, located at 1244 Wharf Street, has been prepared by Cascadia Architects Inc. The primary intent is to preserve the majority of the character-defining elements, while restoring missing, extensively altered, or deteriorated ones. The conservation project also includes rehabilitation of aspects of the exterior and interior, as well as upgrading its structure and services to increase its functionality for continued use. This Conservation Plan details the overall heritage conservation strategy for the building.

The major proposed interventions of the overall project as shown evident on Cascadia Architects' design scheme (dated April 15, 2020) include:

- preservation of form, scale, and massing;
- preservation of intact original elements such as masonry, fenestration openings and assemblies;
- rehabilitation of some storefront and north elevation fenestration;
- rehabilitation of specific areas of the exterior to accommodate new interior use such as patio at the west elevation and new fenestration openings; and
- rehabilitation of the interior to accommodate new use.

This Heritage Conservation Plan should be read in conjunction with the design scheme prepared by Cascadia Architects Inc. This document is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which outlines conservation principles of best practice. The following document outlines preservation, restoration, and rehabilitation interventions proposed for the redevelopment.

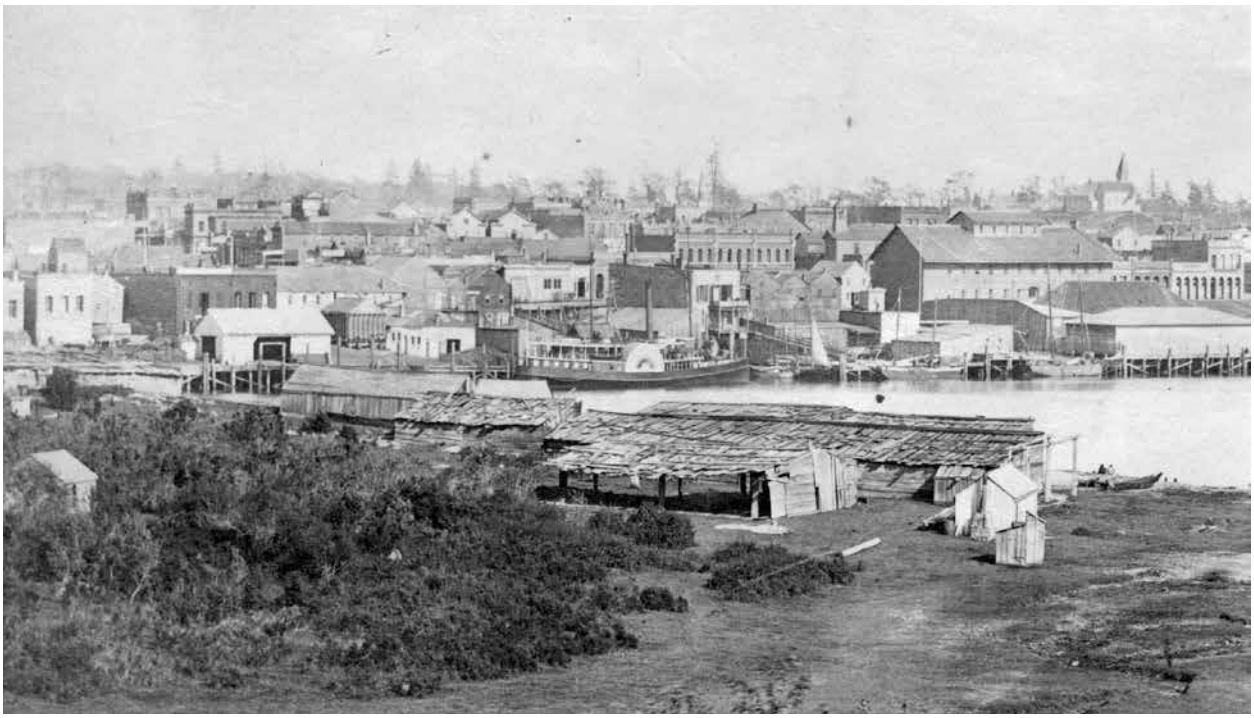
2. HISTORIC CONTEXT

2.1 YATES BLOCK AND THE LATE-VICTORIAN ERA IN VICTORIA

The onset of the Fraser River Gold Rush in 1858, and the subsequent Cariboo Gold Rush, swiftly transformed the small community of Fort Victoria into a bustling city to service prospectors venturing into the interior of British Columbia. An unprecedented wave of population growth and construction expanded the commercial core of the townsite as well as the port capacity and facilities of Victoria Harbour. Ships berthed along the waterfrontage of the aptly named Wharf Street which developed into a wholesale district comprised of import businesses, freight sheds, and warehouses. As a free port, Victoria experienced unyeilding growth throughout the 1860s.

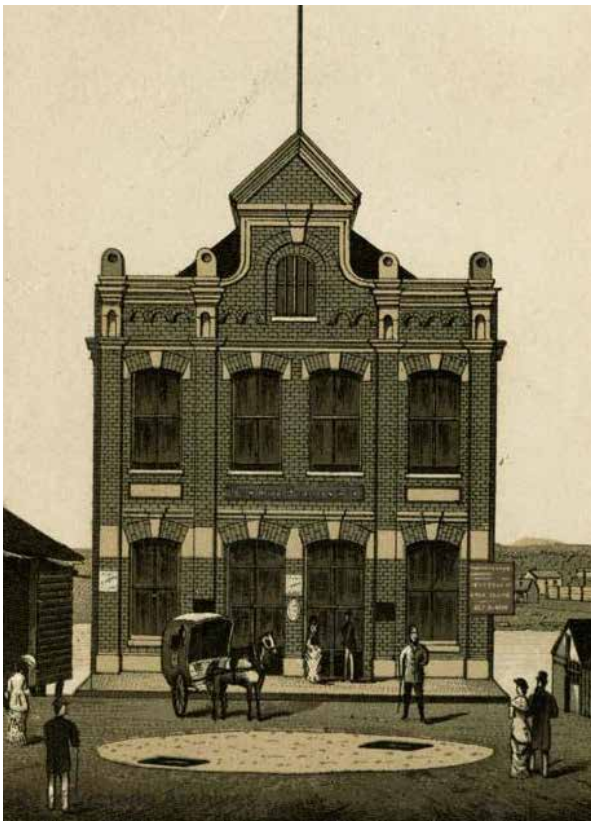
Beginning in the early 1870s, the next two decades were overshadowed by the Long Depression, primarily affecting the United States and Europe, and marked by several financial crises. However, Victoria was fortunate to withstand much of the effects during this time of economic uncertainty, though the community would go through its own

James and Mary Yates, 1850s
(British Columbia Archives G-02724)



View of downtown from West Victoria in the 1860s with a Songhees Nation village in the foreground. The Yates Block would eventually be constructed near the centre of the image, just above the visible stern-wheeler. (City of Vancouver Archives A-6-155.1)

2. HISTORIC CONTEXT



Early lithograph of the Yates Block from the 1880s. (City of Victoria Archives M09625)

ebbs and flows for the reminder of the century. Proclaimed as capital of the united Colony of British Columbia in 1866, Victoria would hold this distinction when British Columbia was admitted into Canadian confederation in 1871. Along with a number of federal public work projects earmarked for the city, such as the customs house on Wharf Street, Victoria was to be the presumed terminus of the transcontinental railway.

Emigration from Britain was increasing rapidly as both Western Canada and the Western United States were opened for settlement. Additionally, an emerging middle class of financiers in Britain sought investment opportunities overseas and across the Empire in growing markets, providing a readily accessible source of capital for commercial and industrial ventures, as well as real estate speculation. Scottish-born James Yates (1819-1900) was one such investor, though he had an intimate connection with Victoria. Yates had arrived at Fort Victoria in 1849 under contract with the Hudson's Bay Company, working as a shipwright. After leaving the company 18 months later, he became a merchant, opening the first licensed retail liquor establishment in the community along Wharf Street. He amassed large tracts of land, including his sprawling Craigie Lea Farm, and served as an elected representative for the first Legislative Assembly of Vancouver Island. James and his wife, Mary, returned to Scotland in 1860 to reside permanently, though he retained ownership of his land and improvements in and around Victoria, with his son and local agents managing his holdings.

Two decades after his departure, and presumably to modernize and maximize his investment, James Yates commissioned architect John Teague and his local agent, Alexander B. Gray, to construct a new masonry warehouse on his property along Wharf Street. Planning began in 1880, and the following year a new wharf was constructed to service the intended structure. The new Yates Block was completed in the fall of 1882, and was initially a two and one-half storey building, including two basement levels exposed along the property's wharf and waterfrontage. The basements functioned as the primary warehouse space, while the ground floor, which was at-grade along Wharf Street, contained business offices for the tenant. Salesrooms were located on the third floor, while the top floor was used for general storage.

Construction of the long-awaited transcontinental railway was hampered due to a scandal and a change of government at the federal level, and eventually it was decided that the terminus would be at a point along the Burrard Inlet. In order to compensate Victoria, the federal government accepted a proposal by Robert Dunsmuir to construct his Esquimalt & Nanaimo Railway, connecting Victoria to the natural resources of Vancouver Island. This railway was completed in 1886 and extended into Victoria two years later with its railhead and depot located on Wharf Street less than two blocks north of the Yates Block. The arrival of the Canadian Pacific Railway in Vancouver in 1887, coupled with ambitious boosters quickly developing the young

2. HISTORIC CONTEXT

townsite, meant that Victoria-based importers and wholesalers now had to contend with a new, strategic port city.

Progress continued in Victoria until the early 1890s. In the midst of the expansion of the former attic space within the Yates Block to accommodate a new floor in 1892, a smallpox epidemic hit the city. Much of the community limited social interaction, and businesses and churches closed for a short time. The following year, one of the most severe panics of the Long Depression occurred in the United States and was felt throughout Canada. While capital investment from Canada's southern neighbour dried up, a number of events helped mitigate the effects of the downturn. Construction of British Columbia's new parliament buildings were announced in 1893, and demand for the province's forest products was increasing following their showcase at the World's Columbian Exposition in Chicago that same year. The discovery of an abundance of mineral ore in the Boundary Country also helped limit the worse of the 1893-1896 depression in British Columbia. With an economic recovery in the horizon, and presumably at the request of the original long-time tenants, Turner, Beeton, & Company, James Yates undertook the final addition to his warehouse in Victoria. More than doubling its volume, a three-storey extension was built on the south side of the Yates Block, which also expanded the two basement levels along the wharf, resulting in one of the most imposing and impressive buildings on the waterfront side of Wharf Street.

Detail of the 1885 fire insurance plan of Victoria with the Yates Block (Turner, Beeton & Co.) shown at the foot of Yates Street. (Library of Congress)

View of the rear and north elevation of the Yates Block in the 1880s, showing its original hip roof. (British Columbia Archives A-03848)

2.2 TURNER, BEETON & COMPANY

In business for 76 years, Turner, Beeton & Company was first launched by John H. Turner (1834-1923) in 1863, initially operating out of the London House building in the 600-block of Fort Street. Born in England, John Turner arrived in Victoria in 1862 as part of the population influx resulting from the gold rush at the time. Instead of following prospectors into the interior, he joined forces with Jacob H. Todd in operating the Victoria Produce Market. This association lasted a over a year before Turner started

2. HISTORIC CONTEXT

The Yates Block shortly after its 1896 addition, looking northwest up Victoria Harbour. (British Columbia Archives F-09561)

Photograph of the Yates Block from an unknown periodical, late 1890s. (British Columbia Archives D-09331])

his own firm: J.H. Turner & Company. Specializing in the import of garments and dry goods, the company was renamed Turner, Beeton & Tunstall when two partners in England, Henry C. Beeton (1827-1908) and John P. Tunstall (1815-1882), joined the business. John Tunstall's son, also named John, came to Victoria in 1872 to work at the shop, though left for the United States four years later. His murder in the New Mexico Territory would trigger the infamous Lincoln County War. Following his son's death in 1878, Tunstall parted from the firm, and it became known as Turner, Beeton & Company that year.

LONDON HOUSE !

Fort Street.

THE SUBSCRIBERS HAVE MUCH PLEASURE TO ANNOUNCE THAT THEIR New Store will be opened THIS DAY, December 29th, at 12 o'clock noon, with a Choice Lot of Goods, just received by Express from London and Paris direct, consisting of

RICH BLACK, AND FANCY SILKS.

—AND—

MOIRE ANTIQUES.

VELVET MANTLES. FRENCH AND PAISLEY SHAWLS.
LADIES' and CHILDRENS' UNDERCLOTHING.
TRIMMED BONNETS and HATS.
FRENCH and ENGLISH FLOWERS.
REAL VALENCIENNES AND MALTESE LACES.

—AND THE—

New Yak Laces.

EMBROIDERIES, DRESS MATERIALS, etc.

These goods have been selected from the Best Stocks in Europe, and are such as are worn this season in London. They will be sold at reasonable prices

FOR CASH.

Further goods to arrive by next steamer, and their stock will be complete by Napoleon III, with every description of Drapery.

J. H. TURNER & CO.

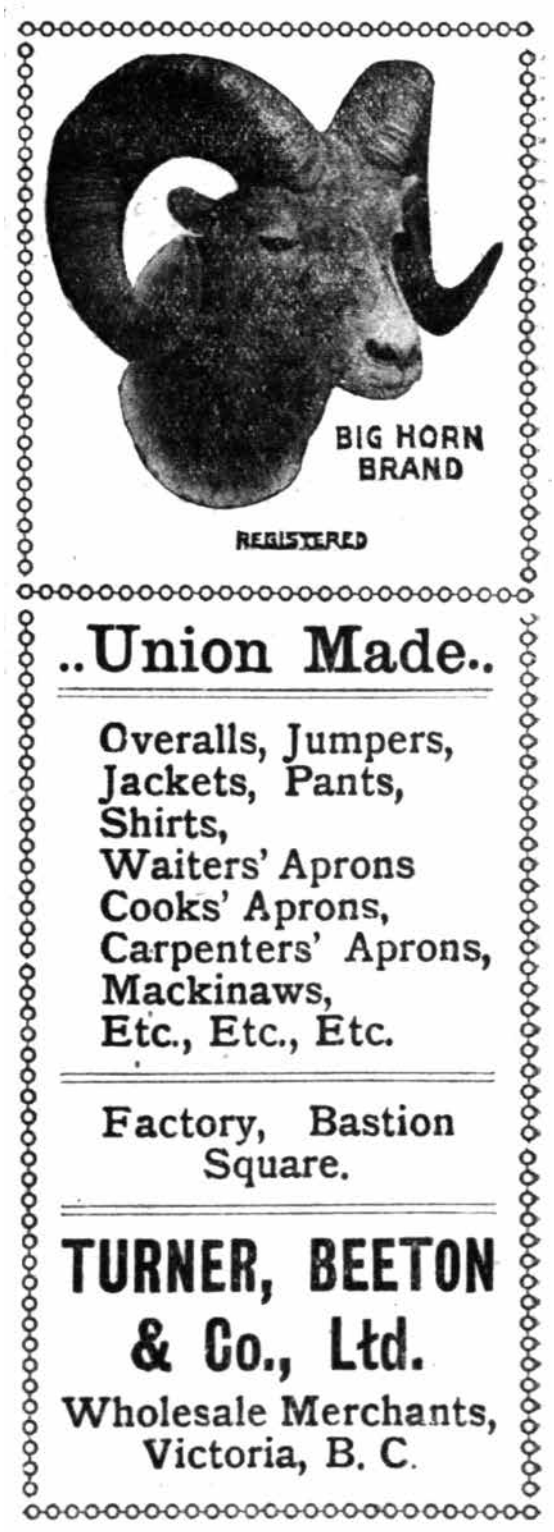
London House, Fort street, nearly opposite Occidental Hotel.
Chronicle copy. de29 1m

Advertisement for J.H. Turner & Company in the December 30, 1863 edition of the Daily British Colonist.

Continuing to import apparel and a variety of dry goods and liquor from overseas, the company would diversify over the next few decades, including into the salmon canning industry. In 1880, Turner, Beeton & Company purchased the North Western Commercial Company's cannery in northern British Columbia. This cannery was the first cannery constructed along the Skeena River, in 1876, and it was renamed the Inverness Cannery following its acquisition. Turner, Beeton & Company owned and operated this industry until they sold it in 1902. By the turn of the century, the firm had also expanded into the manufacturing of their own clothing line, branded as 'Big Horn', from a factory located within the nearby Reid Block. The company remained in operation throughout the turbulent First World War and Great Depression, maintaining their wholesale division in the Yates Block, but went into voluntary liquidation just several months before Canada's entry into the Second World War in 1939. Much of Turner, Beeton & Company's assets were procured by Hall & Company who took possession of the Big Horn factory and continued manufacturing garments under the same name.

Both Turner and Beeton made other significant contributions to Victoria and British Columbia as

2. HISTORIC CONTEXT



Advertisement for Turner, Beeton & Company's 'Big Horn' clothing brand in the May 5, 1903 edition of the Daily Victoria Times.

a whole. John Turner was involved in a number of local organizations, developed several properties in the city including the Janion Hotel, and in 1876 he begun a long career in politics beginning with his election as a municipal councillor. His popularity allowed him to later serve as Mayor of Victoria, followed by being elected as a Member of the Legislative Assembly. Culmination of his political aspirations resulted in Turner serving as Premier of British Columbia from 1895 to 1898 following the resignation of former premier Theodore Davie. Turners administration at the time was highly criticized for its financial mismanagement and favouritism, resulting in his governments loss in the 1898 general election. From 1901 to 1915, he then served as agent-general for British Columbia in the United Kingdom. Henry Beeton, while primarily residing in England most of his life, did move to Victoria for a while during the 1880s and 1890s to assist with the operation of Turner, Beeton & Company. Like Turner several years later, he would also represent British Columbia's interests in the United Kingdom as agent-general, serving in that role from 1893-1895.

2.3 ARCHITECTS

2.3.1 JOHN TEAGUE

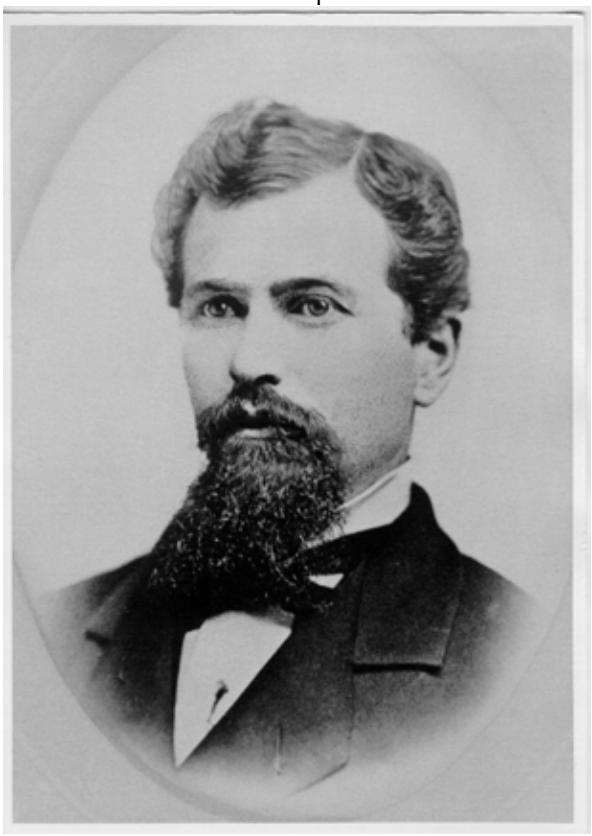
English-born and trained John Teague (1835-1902) was a prolific architect in Victoria's early history, credited with designing hundreds of buildings across the city and province, ranging from commercial, industrial, residential, institutional, and ecclesiastical. Like thousands at the time, he was lured by the gold rushes of both California and later British Columbia. He settled in Victoria in 1860 where he worked as an undertaker for several years. Teague, whose vocation had previously been surveying and carpentry, started in the local construction in the mid-1860s, and eventually turned his attention to architecture, receiving his first substantial commission after winning a design competition for the Reformed Episcopal Church (Church of Our Lord) in 1874. His reputation soared, leading to other significant work such as Victoria's City Hall and a number of public work projects for both the province and federal governments. Teague

would also serve as a municipal councillor, and later as mayor, for the city. James Yates entrusted Teague with the design the original Yates Block, along with the third storey expansion in 1892, and also with several other buildings on his properties in proximity to Yates and Wharf Streets.

John Teague in the 1890s.
(City of Victoria Archives M05372)

2.3.2 ALEXANDER C. EWART

Alexander C. Ewart (1854-1916), who prepared plans the large addition to the Yates Block in 1896, was born in Ontario. By his mid-20s, he had moved to Corvallis, Oregon where he started his family and designed several residences and schools. He, his wife, and children, moved to Victoria in 1891, initially finding employment in the architectural firm of John Teague. Ewart soon after began a short-lived partnership with fellow architect Julius C. Schroeder, though by 1893-1894 he was working independently. During this time, he was contracted by James Yates for the design of the expansion to the Yates Block, as well as the nearby and equally impressive Leiser Building for Simon Leiser. Only residing in Victoria for six years, Ewart and his family again moved, finding a new home in the young community of Nelson. The rapid development of the Nelson townsite and nearby mining communities provided Ewart a wealth of commissions. After several years in the interior, the Ewart family returned to Corvallis where he continued his architectural practice.



Alexander C. Ewart in the 1890s.

3. STATEMENT OF SIGNIFICANCE

From HistoricPlaces.ca
Revised by Donald Luxton & Associates, 2020

HERITAGE RESOURCE NAME:	Yates Block
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HISTORIC ADDRESS:	90 Wharf Street
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Description of the Historic Place
The Yates Block is a commercial building located at the western foot of Yates Street, on the waterfront within Victoria's Old Town. Situated on a sloping embankment between Wharf Street and the Inner Harbour, it is a masonry building three storeys in height facing Yates Street, and five storeys on its waterside elevation.

Heritage Value of the Historic Place
The Yates Block is valued for its association with the late nineteenth century development of Victoria's Old Town gateway economy, and for its Victorian-era architecture, as designed by architects John Teague and A.C. Ewart.

The Yates Block remains as a significant landmark in the early development of Victoria's Old Town. Originally constructed in 1882, it is an early surviving representation of the Victorian-era commercial warehouses that lined the Inner Harbour, linked with the development of Commercial Row, the original locus for commercial and retail activities in Victoria. The harbor embankment allowed for a connection at the lower level to waterfront wharfs, while commercial frontages could be accommodated at street level. Commissioned for local businessman James Yates, the building was constructed in three stages between 1882 and 1896; its asymmetrical composition attests to the variety of tenants who occupied and adapted this building throughout its history, including: Turner, Beeton & Company Ltd., a pioneer dry goods supplier; W.H. Malkin, grocers; and McQuade's Ship Chandlers, one of the earliest marine suppliers in Victoria. The evolving function and physical appearance of the Yates Block over time is a chronicle of the city's changing reliance on the harbour, from shipping to tourism. The building remains a symbol of Victorian-era prosperity and represents Victoria's rapidly-expanding gateway economy of the nineteenth century.

The Yates Block is additionally valued for its late Victorian vernacular architecture, built in three stages with blended Italianate and Romanesque elements, as designed by architect John Teague (in 1882 and 1892) and A.C. Ewart (in 1896). Born in Cornwall, England, Teague settled in Victoria in 1860, where he lived and worked until his death. Teague served the city as councillor in 1885, and as mayor for two terms, 1892 and 1893. During his prolific career, Teague designed over 350 buildings, mostly in Victoria. He was adept at current architectural styles, ranging from Italianate to Queen Anne Revival. For many years, he was the architect for the Royal Navy at the Dockyard and Hospital at Esquimalt and his clients included most of the city's leading businessmen, for whom he designed commercial and residential buildings. Teague was responsible for the initial, 1882 design of the Yates Block and its expansion in 1892. Its 1896 expansion was designed by a former employee of Teague's, architect Alexander Charles Ewart. The construction and enlargement of the Yates Block reflect both the developing economy and the shifting architectural styles of the late nineteenth century. The original portion, the lower level, exhibits Teague's penchant for the Italianate style, which was in vogue in the 1880s, while the rounded arches over the windows of the upper level display a later Romanesque influence.

3. STATEMENT OF SIGNIFICANCE

Character-Defining Elements
The elements that define the heritage character of the Yates Block are its:

- prominent waterfront location, and the relationship between the building and the Inner Harbour;
- continuous commercial use;
- commercial form, scale, and massing as expressed by its free-standing form, with four unobstructed façades, designed with an elaborate front façade and utilitarian side and rear façades, three storeys in height along the street and five storeys facing the water;
- masonry construction, with lower harbour warehouse levels constructed of rubble stone, and brick walls with stone trim, rough-dressed on the third floor;
- late Victorian architectural features including: segmental-arched window openings on the two main floors and the rear elevation; arched window hoods with keystones; vertical pilasters; a grand central arched entryway with tapered carved pilasters and capitals and foliate carved plaque above; inset entry door assembly with coffered paneling, double glazed doors with sidelights, multi-lite arched transom and mosaic tile floor; and third storey front façade windows with blind round-headed arches in rough-dressed stone;
- iron fire shutters on the lower levels facing the harbour; and
- original fenestration including double-hung wooden-sash, two-over-two windows on the front façade and six-over six on the rear.

The Yates Block as it appeared in the 1960s. (City of Victoria Archives M01147)

4. CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Yates Block is a municipally designated building included on the City of Victoria Register of Heritage Properties. The structure is a significant commercial resource in the City of Victoria. Parks Canada's *Standards and 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 and Guidelines*, the work proposed for the Yates Block 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 Yates Block should be based upon the Standards outlined in the *Standards and 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.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the conservation of the exterior of the Yates Block. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. *http://www.historicplaces.ca/en/pages/standards-normes/document.aspx*

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

Preservation Brief 9: The Repair of Historic Wooden Windows.

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

Preservation Brief 11: Rehabilitating Historic Storefronts.

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.

Preservation Brief 32: Making Historic Properties Accessible.

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

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.

Preservation Brief 38: Removing Graffiti from Historic Masonry.

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

Preservation Brief 40: Preserving Historic Ceramic Tile Floors.

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

Preservation Brief 43: The Preparation and Use of Historic Structure Reports.

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

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic front and side façades, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality of use. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

The redevelopment scheme for this property has been prepared by Cascadia Architects Inc. for The Salient Group, and includes:

- preservation of form, scale, and massing;
- preservation of intact original elements such as masonry, fenestration openings and assemblies;
- rehabilitation of some storefront and north elevation fenestration;
- rehabilitation of specific areas of the exterior to accommodate new interior use such as patio at the west elevation and new fenestration openings; and
- rehabilitation of the interior to accommodate new use.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

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

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

4. CONSERVATION GUIDELINES

*[**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 designated building included on the City of Victoria Register of Heritage Properties, the Yates Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

The Yates Block is currently partially occupied. It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. Should the building become be left vacant, it should be secured against unauthorized access, vandalism, or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Smoke and fire detectors in working order.
- Wall openings are boarded up of made secure and exterior doors are securely fastened, if the building is vacant.
- Elements which could cause damage to the building are removed from the interior such as: trash; hazardous materials such as inflammable liquids, poisons, and paints; and canned goods that could freeze and burst.

5. CONSERVATION RECOMMENDATIONS

A condition review of the Yates Block was carried out during a site visit in February 2020. A visual review of the exterior of the building was undertaken from street level. No invasive or destructive testing was carried out during this review. The following section outlines recommendations for the building's conservation which are based on the site review and available archival documents that provide valuable information about the original materials and appearance of the historic building.

The following describes the materials, their condition, and recommended conservation strategy for the Yates Block based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The site of the Yates Block, addressed at 1244 Wharf Street, is located on the west side of the street at the foot of Yates Street in Victoria's Inner Harbour. The building sits on a sloping embankment which slopes down to the Inner Harbour. The Yates Block sits near a number of Victoria's earliest commercial warehouse buildings including to the north, beyond Reeson Park, the Caire & Grancini Warehouse (1860) and Fraser Warehouse (1864); and, to the south the Finlayson Building/Hartwig Court (1882). The block sits at the property lines with a public lane at the rear of the site.

Aerial image showing the location of the Yates Block at 1244 Wharf Street. (Google Maps)

5. CONSERVATION RECOMMENDATIONS

Front elevation of the Yates Block showing multi-wythe brick walls with brick and stone detailing.

As part of the proposed redevelopment scheme, the site will be preserved with the extant multi-storey building retained *in situ*. The heritage resource within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection for further information.

Conservation Strategy: Preservation

- Preserve the extant building in its original location.
- Any work should occur within the property lines.
- Maintain the main frontage to face Wharf Street.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.

5.2 FORM, SCALE & MASSING

The Yates Block is characterized by its late Victorian architectural style. The extant building presents as three-storeys in height on its street (east) elevation and five-storeys in height on its waterside (west) elevation. The structure's overall form, scale, and massing are expressed by its: height; square plan slightly angled due to the curving route of Wharf Street; rear sloping roof; and low parapet on the front and side elevations. All four elevations of the building are unobstructed with the street (east) elevation elaborate in its materials and detailing when compared with the utilitarian nature of the side and rear elevations.

The extant building was constructed in three stages. The earliest portion of the block was constructed in

5. CONSERVATION RECOMMENDATIONS

Yates Block, c.1882. (British Columbia Archives F-07459)

5. CONSERVATION RECOMMENDATIONS

1882 and was two-storeys at the street elevation and four-storeys at the rear. The block had a rectangle plan with hipped roof behind a parapet with central pediment. The front elevation of the original block was further characterized by its symmetrical fenestration arrangement on the ground and second floors. Of the extant building, the intact 1882 portion is the ground and second floors at the north end of the building. A decade later, 1892, a third storey was added to the building. As a result of this addition, the original roof, parapet, and pediment were demolished. The materials, detailing, and symmetry of the 1892 addition are reflective of the original 1882 portion of the block. Four years later, 1896, the third stage of the building was constructed, a three-storey addition at the south wall of the block. The materials, detailing, fenestration placement of the 1896 addition were designed to match the architecture of the 1882 and 1892 portion of the block. The 1896 addition altered the symmetry of the front elevation of the building changing it to an asymmetrical facade with off-centre main entry. Also as part of the 1896 construction, a parapet and substantial metal cornice with off-centre pediment were constructed.

The three primary construction stages of the Yates Block. The pediment and parapet were removed at separate times.

5. CONSERVATION RECOMMENDATIONS

The extant form, scale, and massing of the Yates Block reflects its 1896 design; however, changes have been made to the parapet, cornice, pediment, ground level fenestration, and north elevation which have altered it from its 1896 design. The parapet with metal cornice and pediment have been removed. The balcony that once existed over the main entry has also been removed and the ground floor fenestration of the 1882 portion of the block have been altered. As part of the proposed redevelopment of the property the present form, scale and massing of the Yates Block will be preserved. The extent of restoration of missing elements will be assessed and reviewed.

Conservation Strategy: Preservation and Restoration

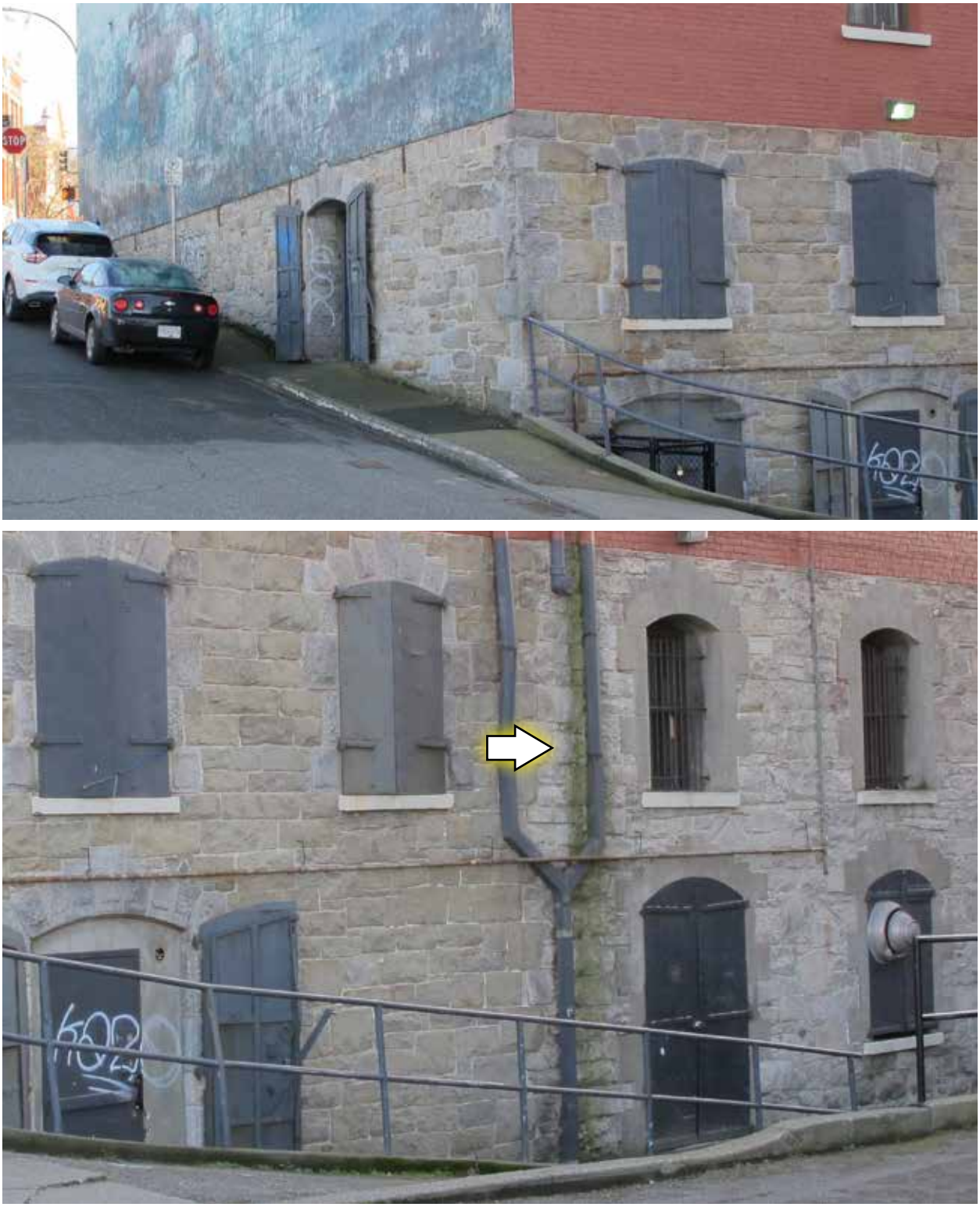
- Preserve the current form, scale and massing of the block.
- Retain the historic front elevation to face Wharf Street.
- Assess the extent to which restoration of missing elements can be achieved.
- Rehabilitate the block through interventions to the structure and interior to suit its new use and current requirements.

5.3 FOUNDATIONS

The Yates Block foundation of the lower harbour warehouse levels, exposed on the side and rear elevations, is constructed in two stages, reflective of the 1882 and 1896 building stages. The north elevation and portion of the rear (west) elevation's foundation is from the 1882 stage of construction and comprised of sandstone with granite elements. The sandstone of the north elevation foundation is laid in a random ashlar pattern while the rear elevation foundation was laid in a random coursed ashlar pattern. Also characterizing the lower levels of the side and rear elevations of the 1882 portion

Rear (right) and north (left) elevations of the Yates Block showing painted brick on rear elevation and painted mural installation on north elevation

5. CONSERVATION RECOMMENDATIONS



Top: Stone foundation exposed on the north (left) and rear (right) elevations. Stone is laid in a random ashlar pattern on north elevation, and random coursed ashlar on the rear elevation.

Bottom: Rear elevation of the Yates Block with transition (noted with arrow) between original 1882 (left) and 1896 (right) foundations evident.

of the block are granite fenestration surrounds and quioning. On the lower levels of the rear elevation the transition between the 1882 foundation and 1896 addition is evident. The foundation of the 1896 addition is limestone with parged fenestration surrounds. Overall, the foundation is intact and in good condition. There are localized areas of deterioration such as chips to the stone, staining (below exhaust fan), moisture issues resulting in organic deposits (e.g. behind downspouts), rust staining, and localized mortar loss.

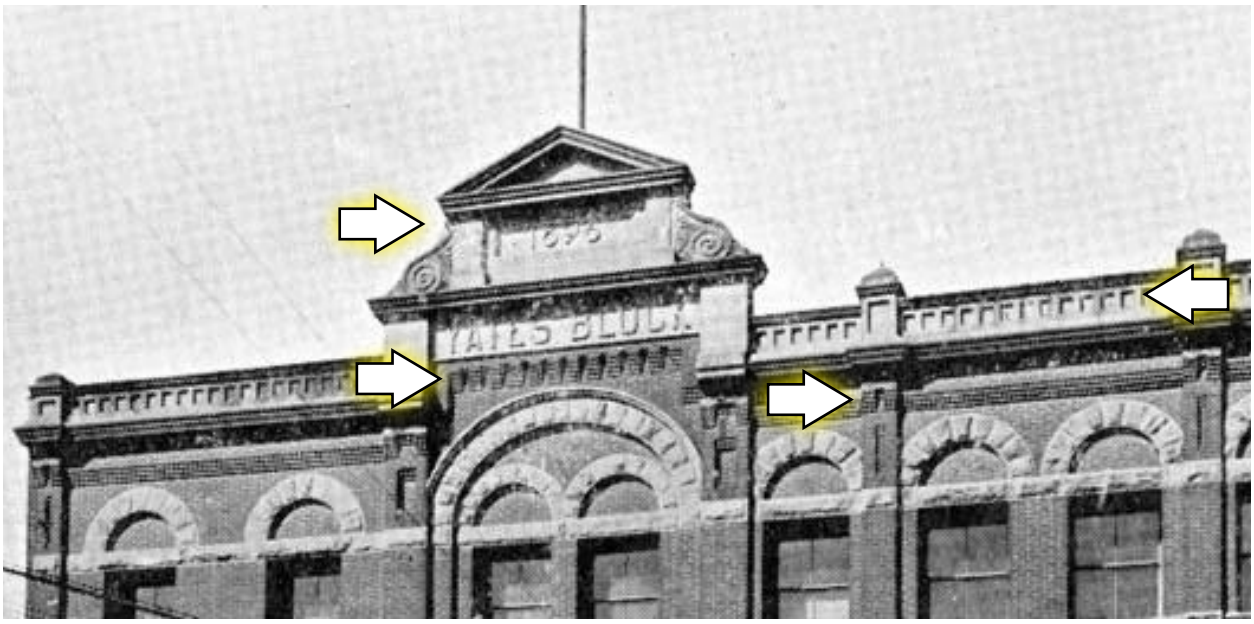
The extant stone foundation will be preserved as part of the proposed redevelopment. Seismic improvements may be required as part of the redevelopment. These improvements should not be evident on the exterior of the building. Measures should be taken throughout the project to ensure that no damage occurs to the masonry walls above grade during any interventions throughout the course of the project.

Conservation Strategy: Preservation and Rehabilitation

- Existing foundations to be preserved.
- Extant foundations should be reviewed by a Structural Engineer to determine their condition. Once condition is assessed, conservation recommendations can be provided, if required.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR MASONRY WALLS

The Yates Block features original masonry construction with stone foundation, multi-wythe red brick walls with stone detailing at the third floor of the front elevation. The brick on the side and rear elevations is laid in common bond with the segmental arch window openings possessing bonded arch lintels on the upper floors of the rear of the block. The front elevation is ornamented with both brick and stone details. Brick of the front elevation is laid in common bond with brick pilasters separating the five structural bays. The front elevation is further augmented through the presence of: recessed brick panels some parged and some unparged with corbelling; parged brick window hoods with keystones; brick drip moulds



Parapet of front elevation with metal cornice and pediment - no longer present on the Yates Block. Brick corbelling details on pilasters have also been removed.

5. CONSERVATION RECOMMENDATIONS

South elevation (left) of the Yates Block with ghost lettering of past painted signage.

(ground level windows and second floor window above entry of 1896 addition); brick corbelling at the parapet between pilasters of four structural bays; stone banding between floors; stone sills; and decorative patterned header brick panel (below third floor windows above main entry). The third floor of the front elevation also possesses stone detailing not present on the other floors including: continuous rusticated stone sill and lintel spanning structural bays and pilasters; and blind round rusticated stone arches. The main entry is noteworthy for its stone arch, stone engaged columns, and floral panel. The materiality of the exterior walls is original from the time of each stage of construction.

Based on preliminary visual condition assessment, the brick and stone appears to be in good to fair condition; however, later interventions significantly limit the ability to review the masonry exterior of the block. The front (east) and rear (west) elevations have been painted which obscures the condition of the stone, brick, and mortar of those elevations. On the north elevation, a mural has been installed in front of the brick which also prevents review of the condition of the masonry on this elevation. The south elevation is unpainted and has evidence of ghost lettering from past painted signage. The unpainted south elevation possesses areas of mortar loss. The front (east) elevation also possesses redundant anchors, a signband installed over the entry, and lighting all of which have been anchored to the masonry. At some point between 1947-60s, the masonry parapet was altered likely when the metal cornice was removed. As part of the proposed redevelopment scheme, the four elevations will be preserved. Removal of paint from sandstone elements on the front (east) elevation will be explored.

Conservation Strategy: Preservation and Restoration

- Preserve the original structure of the historic building.
- Preserve original exterior masonry walls.
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.
- Undertake complete condition survey of condition of all masonry (brick and stone).
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired. Replace in-kind brick and stone that is missing or too deteriorated to retain.
- Cleaning (including paint removal), repair and repointing specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick and stone should be filled or units replaced to match existing.

Main entry of the Yates Block following the 1896 addition with balcony supported by large scroll-like brackets.

- If overall cleaning of the elevations is carried out. Do not use any abrasive methods that may damage the brick or stone 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.
- If repointing occurs, repoint by raking out loose mortar material to a uniform depth. Take care that the brick and stone are not damaged. Work should only be undertaken by skilled masons. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile. Consider integrating repointing program as part of maintenance schedule.

5.5 ARCHITECTURAL METALWORK

Although no longer present, when the 1896 addition was completed, the front (east) elevation possessed a substantial rooftop sheet metal cornice with pediment as well as a narrow sheet metal balcony over the main entry. These two elements contributed greatly to the aesthetic of the block. The original cornice was likely terne coated steel on a wood structure. The pediment possessed the date '1896' and name 'YATES BLOCK' and a flag pole was positioned directly behind the pediment. The metal balcony over the main entry was purely decorative and supported by substantial scrolled metal brackets. The pediment was removed prior to 1947 and the cornice was removed between 1947-60s. The decorative balcony was removed at some time before 1972.

5.5.1 PARAPET CAP FLASHING

The Yates Block current has a flat parapet on its south and east elevations and a stepped parapet on its north elevation. The parapet is capped in metal flashing which from street level appears to be in good condition with no gaps, buckling, or corrosion evident. As part of the proposed redevelopment, the extant cap flashing will be retained and repaired as required.

5. CONSERVATION RECOMMENDATIONS

Conservation Strategy: Preservation

- Preserve existing cap flashing and repaired as required.
- Prep and repaint flashing. Ensure that the colour of the flashing is compatible with the overall colour scheme.
- Heritage Consultant to review colour of flashing to ensure it aligns with the identified heritage colour scheme.

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

Yates Block, c.1972, with metal cornice and entry canopy removed and masonry parapet altered.

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

Although built over three stages before reaching its extant form, the windows of each of the stages of construction of the front and rear elevations of the Yates Block are similar. The window openings on the front and rear elevations are deeply recessed with segmental arch openings on the rear elevation, and segmental arch windows (second floor) and flat lintel openings (third floor) on the front elevation. The windows on the upper floors of the front elevation are two-over-two, hung, wooden windows. The windows on the rear elevation are six-over-six, hung, wood windows on the upper floors and multi-lite wood windows on the lower warehouse levels. A number of the windows on the rear elevation possess metal fire shutters, while others (upper floors of the 1882 and 1892 portions) have evidence of fire shutters which have since been removed. In addition to the removal of some of the fire shutters on the rear elevation, additional interventions have been made to this elevation such as the replacement of some sashes, repurposing of sashes to accommodate HVAC equipment, and installation of metal grilles in some of the openings.

The south elevation of the Yates Block does not possess any windows. The extant mural installed on the north elevation obscures the presence of any windows on this elevation. Based on archival images there were three existing window openings on the ground floor of the north elevation.

The window openings and window assemblies of front elevation (second and third floors) are all original and in good condition. The window openings of the rear elevation are also intact as are the majority of the original wood window assemblies. As part of the redevelopment of the site, intact original openings and wood window assemblies of the east and west elevations will be preserved with the exception of two windows which

Above: 6-over-6, hung, wood windows on rear elevation. Note fire shutters present at lower level and evidence of past shutters on floor above.

Below: Windows of front elevation including 2-over-2, hung, segmental arch wood windows; 2-over-2, hung, wood windows; and triple assembly wood window with multi-lite segmental arch transom.

will be convert to doors to provide access to the new rear patio. The windows of the north elevation will be rehabilitated to suit the new interior use. This rehabilitation includes the creation of new window openings on the upper floors and the enlarging of existing openings on the ground floor. New window openings will also be added to the ground floor and upper floors of the south elevation. New window assemblies and configurations should reflect extant originals.

Conservation Strategy: Preservation and Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement of windows.
- Retain existing window openings, metal fire shutters, and any intact original wood windows.
- Preserve and repair windows as required, using in-kind repair techniques where feasible.
- Install new wood frames and sashes where frames and sashes are missing or beyond repair. New elements to match existing originals.
- Create new window openings on north and south elevations, and rehabilitate existing window openings on north and west elevations to suit new interior use. New wood window assemblies to be installed.
- Prime and repaint as required in appropriate colour, based on colour schedule devised in consultation with Heritage Consultant.

5.6.2 DOORS

The north and west elevations of the block possess entries which provided access to the lower warehouse levels of the building. The west elevation has four doors which provided access to the lowest level and the north elevation has a single entry that provided access to the second lowest warehouse level. All the doors are recessed and have metal fire doors. The doors of the 1882 portion of the block having granite surrounds, while the doors of the 1896 addition have parged door surrounds.

Through the redevelopment, the doors of the lowest level of the rear elevation will be preserved. The north elevation entry a will be rehabilitated to suit

The Yates Block as it appeared in the 1960s with north elevation windows evident. (City of Victoria Archives M01147)

5. CONSERVATION RECOMMENDATIONS

Above: Contemporary view of the Yates Block storefront with off-centre main entry and two secondary entries.

Below: Yates Blocks storefront after completion of 1896 addition with only off-centre main entry present.

the new interior use of the block.

Conservation Strategy: Preservation and Rehabilitation

- Retain the recessed door openings of the north and west elevations in their original locations.
- If possible, preserve and repair any original door assemblies.
- Rehabilitate the north elevation entry to suit the new interior use of the building.
- Where new doors are installed, they should be visually and materially compatible with the historic character of the building.
- Finish doors based on finish schedule devised in consultation with Heritage Consultant.

5.7 STOREFRONT & MAIN ENTRY

The ground floor of the Yates Block's east elevation consists of both large storefront windows, as well as a main entry and secondary entries. The extant configuration of the ground floor includes the 1896 addition as well the original 1882 block. Over time, alterations have occurred to the storefront of the 1882 portion of the building. The current storefront's windows are single assembly wood windows with large fixed lower sash and narrow transom window. Each window possesses a parged sill and parged brick arched window hood with keystone. The storefront windows of the 1896 addition also possess brick drip moulds on the window hoods which sit on a decorative band.

The 1882 portion of the Yates Block possesses two entries, similar to when it was first constructed, however, the location of one entry has been moved. At the time the 1882 block was completed, there were two entries in the middle structural bay. When the 1896 addition was constructed, these two original entries were made into windows. Since then, the entries of the 1882 portion of the building have been reinstated and/or moved multiple times. The single door entry in the northern most structural bay with double transom, the upper sash being the original transom from the 1896 construction, was created before 1972. The entry directly south of this, a double door entry with large single lite transom, was created after 1972. Both of these entries possess wood door assemblies, which appear to be in good condition overall with localized areas of wear.

Rear elevation of the Yates Block with four doors providing access to the building's lowest level.

5. CONSERVATION RECOMMENDATIONS

Top: Current main entry of the Yates Block.

Bottom: Detail of the main entry of the Yates Block following completion of 1896 addition with decorative balcony over the main entry in place.

5. CONSERVATION RECOMMENDATIONS

Yates Block with two entries in central bays, flanked by single windows in each structural bays

The extant off-centre main entry is associated with the third stage of construction of the Yates Block which was completed in 1896. The detailing, materials, and ornamentation of this entry projects a sense of wealth and is reflective of the architectural aesthetic of the building. The entry is recessed under a stone arch supported by two engaged stone columns with roughly square bases, fluted tapered shafts, and capitals with a leaf motif. Above the arch's drip mould is a decorative panel in a floral motif. The entry is further characterised by wood coffered walls and tongue and groove soffit. The floor of the entry is mosaic tile with a geometric perimeter band. The doors, sidelights, and transom are a wood and glass assembly consisting of: double doors with large upper glass panels and recessed lower wood panel; sidelights with upper glass pane (matching the size of the glass panel in the doors) and recessed panel with trim; full-width arched multi-lite glass transom; and wood trim. The double doors also have unique 'key-shaped' door pulls. It's not known if the pulls are original. Overall, the main entry is highly intact and in good condition. Localized areas of wear and deterioration are present on the floor, engaged column bases, and lower portion of the walls, doors, and sidelights. One significant alteration to the main entry is the absence of the original decorative balcony and its supporting brackets (see section 5.5) that was removed prior to 1972.

The redevelopment scheme for the Yates Block proposes the existing storefront window and main entry will be preserved. The location of one of the two entries in the 1882 portion of the building will preserved while the second entry (the northern most) will be removed and the opening restored to a window with the intact wood transom preserved. The former northern most entry will be relocated to its original 1882 location and the door assemblies for both secondary entries rehabilitated.

Conservation Strategy: Preservation, Restoration and Rehabilitation

- Preserve the location of the windows, recessed main entry, and southern most secondary entry of the storefront level.
- Preserve intact wood window assemblies and main entry door assembly, entryway (walls, soffit, floor), engaged stone columns supporting stone arch, and decorative wall panel with floral motif. Complete in-kind repairs as required.
- Restore the location of one of the secondary entries to its original 1882 position.
- Rehabilitate assemblies of secondary entries in 1882 portion of block.
- Integrate commercial signs and new lighting systems as required.
- Finish the storefront level in finish schedule devised in consultation with Heritage Consultant.

5.8 ROOF

The original roof of the Yates Block is a gentle rear sloping roof positioned below the extant parapet, which is stepped on the north elevation and flat on the others. It is anticipated that the existing height of the roof will be preserved although the assembly may be replaced depending upon its condition. As part of the redevelopment, a staircase providing access to the roof will be constructed which will result in an enclosure being added to the roof near the northeast corner of the building. Gutters and downspouts are present on the west elevation. The presence of organic deposits on the stone of the lower warehouse levels of the west elevation indicates the downspouts and/or gutters are damaged and require repair or are undersized.

Conservation Recommendation: Preservation and Rehabilitation

- Preserve the height of the roof below the extant parapet.
- Replace roof assembly, if condition warrants.
- Assess current capacity of roof gutters and downspouts. Repair and/or replace if required.
- Rehabilitate roof through construction of new skylight, access hatch, and elevator overrun. Ensure new elements remain below top of existing parapet, if possible.

5.9 SIGNAGE

Commercial 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 neighborhood 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.

Conservation Strategy: Rehabilitate

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards and 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".

- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- 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.
- Signs were historically illuminated with front lighting.
- Future tenant signage will require a City of Victoria sign application and must conform to applicable bylaws.

5.10 DRAFT EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. A restoration colour scheme will be developed in conjunction with the project architect.

The building displays areas where there was original applied paint. The final colour scheme will be based on a colour palette that will be determined by sampling. Once safe access is possible on-site testing will be carried out, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure. One window in the 1896 section was accessible and was tested to match Comox Green VC-19.

Conservation Strategy: Investigation

- Determine a final appropriate historic colour scheme for exterior painted finishes.

5. CONSERVATION RECOMMENDATIONS

DRAFT EXTERIOR COLOUR SCHEDULE

Element	Colour	Code	Sample	Finish
Front Elevation Brick	Benjamin Moore Sienna	2092-20		Flat
Front Elevation Stone, Springing Blocks, Keystones, Stringcourses, and Base Blocks	Benjamin Moore Haddington Grey*	VC-15		Flat
Front Elevation Cornices	Benjamin Moore Haddington Grey*	VC-15		Flat
Window Sash & Frame	**Blackwatch Green ~~Benjamin Moore Comox Green*~~	~~VC-19~~		Semi-Gloss
Front Entry Woodwork	Originally stained and varnished.	TBD		
Fire Shutters	TBD	TBD		

* Colours matched to Benjamin Moore Historic Vancouver True Colours.

**Exact colour & code to be reviewed and confirmed by Heritage Consultant

6. 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 Yates Block. 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 Yates Block 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 and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and 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 and 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.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. 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 reminded 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 Stinson Block, 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
- ☐ 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?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

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 pointing and re-pointing?
- ☐ Is bedding mortar sound?

- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

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

Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

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

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

6. 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

HERITAGE RESOURCE NAME:	Yates Block
CIVIC ADDRESS:	1244 Wharf Street, Victoria, BC
HISTORIC ADDRESS:	90 Wharf Street
LEGAL DESCRIPTION:	Lot A, VIP86556
YEARS OF CONSTRUCTION:	1882 / 1892 / 1896
ORIGINAL OWNER:	James Yates
ORIGINAL TENANT:	Turner, Beeton & Company
ARCHITECTS:	John Teague (1882/1892) / Alexander C. Ewart (1896)
BUILDERS:	Henry Carrel, masonry; (William D.) McKillican & (Walter) Anderson, carpentry; Charles Ball; ironwork (1882) / (Moses) McGregor & (George) Jeeves (1892) / Thomas Catterall (1896)

Newspaper Articles

- "A Considerable Improvement." *Victoria Daily Colonist* (Victoria, BC), Aug. 30, 1892.
- "A Handsome Front." *Victoria Daily Times* (Victoria, BC), Aug. 9, 1892.
- "Aged Ex-Premier Dies In England." *Victoria Daily Colonist* (Victoria, BC), Dec. 11, 1923.
- "'Big Horn' Factory Carries City's Name All Over Province." *Victoria Daily Colonist* (Victoria, BC), Jan. 18, 1925.
- "Buildings Erected." *Victoria Daily Times* (Victoria, BC), Dec. 31, 1896.
- "Contract Awarded." *Daily British Colonist* (Victoria, BC), Nov. 1, 1881.
- "Contracts Awarded." *Canadian Contract* (Toronto, ON), Aug. 13, 1896.
- "Death of James Yates." *Victoria Daily Colonist* (Victoria, BC), Feb. 24, 1900.
- "Ex-Mayor Teague Passed Away Today." *Victoria Daily Times* (Victoria, BC), Oct. 25, 1902.
- "Heads New Firm." *Victoria Daily Times* (Victoria, BC), Apr. 1, 1939.
- Humphreys, Danda. "First saloon stood here." *Times Colonist* (Victoria, BC), Apr. 7, 2002.
- "Local Factory Is Busy Place." *Victoria Daily Times* (Victoria, BC), Aug. 19, 1939.
- "March of Improvement." *Daily British Colonist* (Victoria, BC), Sep. 30, 1881.
- "Notice - For Sale [Classified]." *Victoria Daily Times* (Victoria, BC), Oct. 18, 1919.
- "Pioneer Buildings Change Hands Here." *Victoria Daily Colonist* (Victoria, BC), Oct. 24, 1943.
- "Pioneer Firm Closes Doors." *Victoria Daily Times* (Victoria, BC), May 3, 1939.
- "Pioneer Gone." *Victoria Daily Times* (Victoria, BC), Feb. 23, 1900.
- "Proposed New Building." *Daily British Colonist* (Victoria, BC), Aug. 25, 1880.
- "Removals." *Daily British Colonist* (Victoria, BC), Oct. 12, 1882.
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- "Turner, Beeton & Co. [Advertisement]." *Victoria Daily Colonist [Special Edition]* (Victoria, BC), Jan. 16, 1898.
- "Turner, Beeton & Co.'s New Warehouse." *Daily British Colonist*, Aug. 17, 1882.
- "Withdrawn From Tender." *Daily British Colonist* (Victoria, BC), Oct. 29, 1880.

APPENDIX A: RESEARCH SUMMARY

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- Donald Luxton & Associates. *Victoria Heritage Register Update, 2008-2015*. Victoria, BC: City of Victoria, 2015.
- Foundation Group Designs. *Heritage Inventory Master*. Victoria, BC: City of Victoria, 1989.
- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, BC: Talonbooks, 2007.
- Minaker, Dennis. *Next to the Gorge: A History of the Neighbourhood Bound by Tillicum, Burnside, and Harriet Roads and the Gorge Waterway. 1852-1996*. [Victoria, BC]: Dennis Minaker, c.1996.
- Morgan, Henry J., ed. *The Canadian Men and Women of the Time*. Toronto, ON: William Briggs, 1898.

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Library and Archives Canada:

- Insurance Plan of the City of Victoria B.C. Montreal, QC: Swan, Fudger & Co., 1887, sheet 6.

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- Insurance Plan of Victoria, B.C. Canada: Chas. E. Goad, 1903 (rev. 1909), sheet 6.
- Victoria, B.C. [Fire Insurance Plan]. Canada: Chas. E. Goad, 1891 (rev. 1895), sheet 6.
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