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City Hall
#1 Centennial Square
Victoria, BC, V8W 1P6

June 6, 2017

MAYOR AND COUNCIL

RE: URGENT FINANCIAL MATTERS WITH THE MOUNT ST. ANGELA SITE PROPOSAL

The Feb. 20th letter raised the first indication of financial problems associated with grants. The recent discovery of the grants' exact numbers gives a new and accurate amount.

1. Removing Parts Designated in the Past with Conservation Work by Public Grants

The total provincial sum was \$75,000 for 1991-92 more than half the cost for the entire project, \$120,000 shown by Don Luxton (1910 Conservation Report, 34) \$75,000 = **\$110,958 Present Value.**

The Victoria Heritage Foundation checked their grants lists and found a number for the site between 1979 and 2006. The total sum is \$13,101. \$13,101 = **\$21,610 Present value.**

Such a notable building attracted community care.

TOTAL = \$75,000 + \$13,101 = \$88,101 in money at lower past rates = \$132,568 Present Value

See Appendix. The fact that the work assist the building over years adds more value to the money.

2. Possibilities of A Process for Payment of Like Exempt Taxes in Provincial Acts

Demolition interferes with the grant system meant to encourage preservation. *The Local Government Act* has an answer to demolitions/alterations where the city gave tax exemptions [(often for 10 years) for heritage seismic and preservation work (Sec.810.1). For demolition and damage "with or without authorization" the amount that "may" be required equals:

Total taxes exempted plus interest from time when payable, compounded yearly.

Payment occurs for overdue taxes(LGA 810.2 0 a, b) and other situations. Grants were not found.

Designation means permanent, so grants can be given. Shouldn't the effects of this significant demolition on the heritage system be considered for public accountability?

REQUESTS

Please:

- 1) Before voting re public hearing, send the plan back to staff and lawyer to produce a report on the implications of losing public investment for the grant system in this demolition.
- 2) If demolition is approved, set up a central site for listing all grants connected with heritage buildings as available information. (The search for Mount St. Angela's grants required witness knowledge.)

Mary E. Doody Jones

Mary E. Doody Jones
Dip. Cultural Conservation (1996)
Heritage Advisory Committee (1991-1995)

CC: Heritage Planner Director of Planning FGCA Hallmark Society

APPENDIX

1. DETAILS OF THE PRESENT DAY FINANCIAL VALUES OF GRANTS

Re Provincial Heritage Grants 1991-92

A report recently found sent to the city hall in 2009 used figures from the BC Heritage Trust. On my phone call to the Branch, staff gave the figures and description of work. which went into the report.

The papers involved have been archived, that is stored away in boxes, hard to find. So the official looked it up on the computer and quoted me the figures and some of the work done. It is harder now to get any information from there.

The figures were:

1991	\$3000 for a study of the buildings' needs	=	\$4,438 Present Value*
1992	\$60,000 Maximum Grant for spires, chimneys, general roofing .		
	cedar roof for side porch, generally, stucco repair, porte cochere,	\$88,766	" "
1992	\$12,000		
	Basic "conservation needs" e.g., drains foundations etc.	\$17,753	" "
<hr/> SUB TOTAL \$75,000		=	\$110,958 Present Value

Re Victoria Heritage Foundation

Grants from different years, so of varying values in today's currency

Upon request, The Victoria Heritage Foundation checked the grants lists and found a number:

1979	\$3,000 f for foundation work	=	\$8,952 Present Value
1992	\$2,341 for preparation and paint	=	\$3,418 " "
1999	\$335. to restore one chimney	=	\$0,439 " "
2002	\$3,550 for stucco repair/prep. stain, paint .	=	\$4,396 " "
	[obviously the back hotel part]		
2006	\$3,845 for 40 year fibreglass roof	=	\$4,404 " " "
	[probably the whole brick building]		

SUB TOTAL = \$13,071	=	\$21,610 Present Value
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Grants from different years, so of varying values in today's currency.

TOTAL GRANTS = \$88,071	-	= \$132,568
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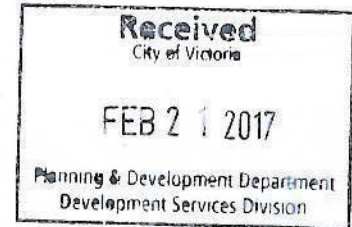
The work did not just focus on the oldest part, but for the whole in different ways. My estimate is that 1/3 went onto the 1865 section. NB: The rebuilt porte cohere would be taken down

The amounts in today's currency are translated by a professional, Calculations by yearly interest could be considered as a way for account for the additional value of helping the building. Having two levels of government grants complicates the situation, showing the importance of having records together connecting to each building.

To Heritage Planners

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City Hall
#1 Centennial Square
Victoria, BC, V8W 1P6
Feb. 20, 2017



MAYOR AND COUNCIL

RE: TWO FINANCIAL PROBLEMS WITH THE MOUNT ST. ANGELA PROPOSAL

Please consider these points, especially for one of the most significant Victoria sites. Using a British-style system, the site would be an A for significance and architecture.

1. Problems with Removing Parts Designated in the Past with Public Grants

Heritage Grants as Public Investment are only given to designated buildings, supposed to remain, to preserve the site for continued public enjoyment. The proposal removes parts worked on by grants.

These parts are (attached pg. 34 of Don Luxton's 2010 Conservation Plan):

- The porte cochere roof reconstructed;
- Cedar roof installed over the side porch;
- Cracked stucco on the Annex bays repaired and replaced;
- General roofing and repair work, also perimeter drains.

The entire project cost close to \$120,000 (1990s value, worth more now).

2. Financially Nonviable and Unsustainable Results (large new patches on reduced old material)

Julian Smith, architect for the national parliament buildings, instructed the basic UVic Conservation Class. He stated that "fighting the site" could result in a financially unsuccessful business.

"Fighting the site" means too many changes not in accordance with the basic heritage elements. The plan should adapt to the authentic heritage, not the heritage to adapt to the plan.

The proposal's actions are:

- Demolishing half of the original building area on site;
- Moving houses to be kept;
- New structures competing with the size, materials and dignity of the 1865 front;
- Inserting large new structure and a wall throughout;
- Losing landscape and views to the south.

End Summary

1. Demolition of grant-worked areas lets Private Owners gain Profits upon the backs of Tax Payers.
2. Interfering too much with the Old results in Future Financial Problems. and Loss of Heritage Look.

Mary E. Doody Jones

Mary E. Doody Jones
Diploma in Cultural Conservation (1996)
Heritage Advisory Committee (March 1991-Feb. 1995)

MOUNT ST. ANGELA CONSERVATION PLAN

The description, condition and conservation procedures outlined below will guide the interventions to the building.

4.2 RECENT CONSERVATION INTERVENTIONS

In 1991-92, architect Nick Bawlf, of Bawlf Cooper Associates, with Andrew Rushforth, P.Eng., structural engineer of Graeme & Murray Consultants Ltd., undertook a thorough analysis of the structure, including a seismic overview. A programme of restoration and stabilization work was proposed that involved work on the exterior of the building. The structural condition of the 1866 building was considered to be excellent, the exterior brick and stone judged to be in good condition, although it was noted that some re-pointing was required. A new cedar shingle roof was installed in October 1991. In 1992, the roof structure of the porte-cochere was dismantled and reconstructed. Other general roofing and repair work, and the upgrading of perimeter drains were undertaken. Cracked stucco on the bays of the Annex was repaired and replaced. The 1866 chimneys were considered a seismic hazard. A crane was used to drop 20 foot steel girders into the chimney flues, and the chimneys were reconstructed using the original bricks; concrete was then poured into the holes around the girders. Exterior elements were repainted (colour scheme by Stuart Stark). The decorative vent on the steeple was repaired, painted and re-installed, although it is no longer functional. The entire project cost close to \$120,000 at the time.

provincial grant

city grant

The seismic overview confirmed that the existing masonry walls in the 1866 building, including interior brick shear walls that define the hallway, provide adequate lateral support. For a seismic upgrade of the unreinforced masonry, work would primarily involve the installation of wall anchors to join the masonry to the floor and roof diaphragms. The existing porte-cochere was judged poorly supported to resist lateral loads; the stability in a major seismic event would be in doubt and bracing options would need to be studied if it was retained. The Annex was not checked for seismic performance, but was expected to survive a major earthquake except there would be structural damage and the brick veneer would likely fall away. Additional shear walls and anchoring was recommended but not studied in detail.

The building, including the Annex, was designated to ensure eligibility for restoration grants. The British Columbia Heritage Trust provided grants for the feasibility study and for restoration, and the Victoria Heritage Foundation provided further funding for the restoration of the chimneys.