



Planning and Land Use Committee Report

For the meeting of December 11, 2014

To: Planning and Land Use Committee **Date:** November 27, 2014
From: Murray G. Miller, Senior Heritage Planner, Community Planning
Subject: **Heritage Alteration Permit Application #00194 for 805 Gordon Street (Union Club)**

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application # 00194 for 805 Gordon Street, in accordance with:

1. Plans date stamped November 3, 2014;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit Application for the Union Club, a Heritage-Registered property located at 805 Gordon Street. The proposal is to undertake exterior envelope rehabilitation on the Gordon and Humboldt Street façades.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan (OCP)*
- consistency with the relevant guidelines of DPA 1 (HC): Core Historic.

BACKGROUND

Description of Proposal

The proposal is to undertake exterior envelope rehabilitation on the Gordon and Humboldt Street façades. Specific details include:

- seismic upgrading of the main cornice
- rehabilitation of the terra cotta
- dismantling and rebuilding the main entrance balustrade
- masonry repointing
- new flashings and waterproofing.

The application was reviewed by the Heritage Advisory Panel at its November 18, 2014 meeting and was recommended that Council authorize the issuance of Heritage Alteration Permit #00194 for 805 Gordon Street.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan (OCP)

The proposal is generally consistent with the OCP because it conserves the heritage value and special features of a heritage property within the Urban Core.

Development Permit Area (DPA1 (HC): Core Historic)

The OCP identifies this property within DPA1 (HC): Core Historic, which includes a requirement to consider the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) and the *Downtown Core Area Plan* (DCAP). In relation to the DCAP, the proposal is generally consistent with relevant policies because it conserves features of the heritage property. In relation to the Standards and Guidelines, the proposal reflects the recommended practice with regard to roofs, exterior walls, entrances and masonry conservation.

Statement of Significance

A previously-prepared Statement of Significance describing the historic place, its heritage value and character-defining elements is attached to this report.

Victoria's Heritage Thematic Framework (the Thematic Framework)

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide Thematic Framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. A Heritage Value Assessment with additional consideration of the Thematic Framework was prepared in response to the current Application and is attached to this report.

CONCLUSIONS

The proposed exterior rehabilitation work has been informed by a building Envelope Restoration Inspection and Report (2010), consistent with the practice of assessing condition to guide plans for the protection, stabilization and repair of historic exteriors as recommended in the Standards and Guidelines. The proposed work is therefore generally consistent with the Standards and Guidelines in relation to roofs, exterior walls, entrances and masonry conservation.

The proposed work is also consistent with relevant City policies and will serve to strengthen the physical integrity and enhance the heritage values of the property, resulting in considerable benefits that are in the public interest. Staff, therefore, recommend that Council authorize the Heritage Alteration Permit for 805 Gordon Street.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application #00194 for the property located at 805 Gordon Street.

Respectfully submitted,

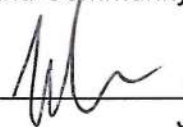


Murray G. Miller
Senior Heritage Planner
Community Planning



Andrea Hudson
Assistant Director, Community Planning
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

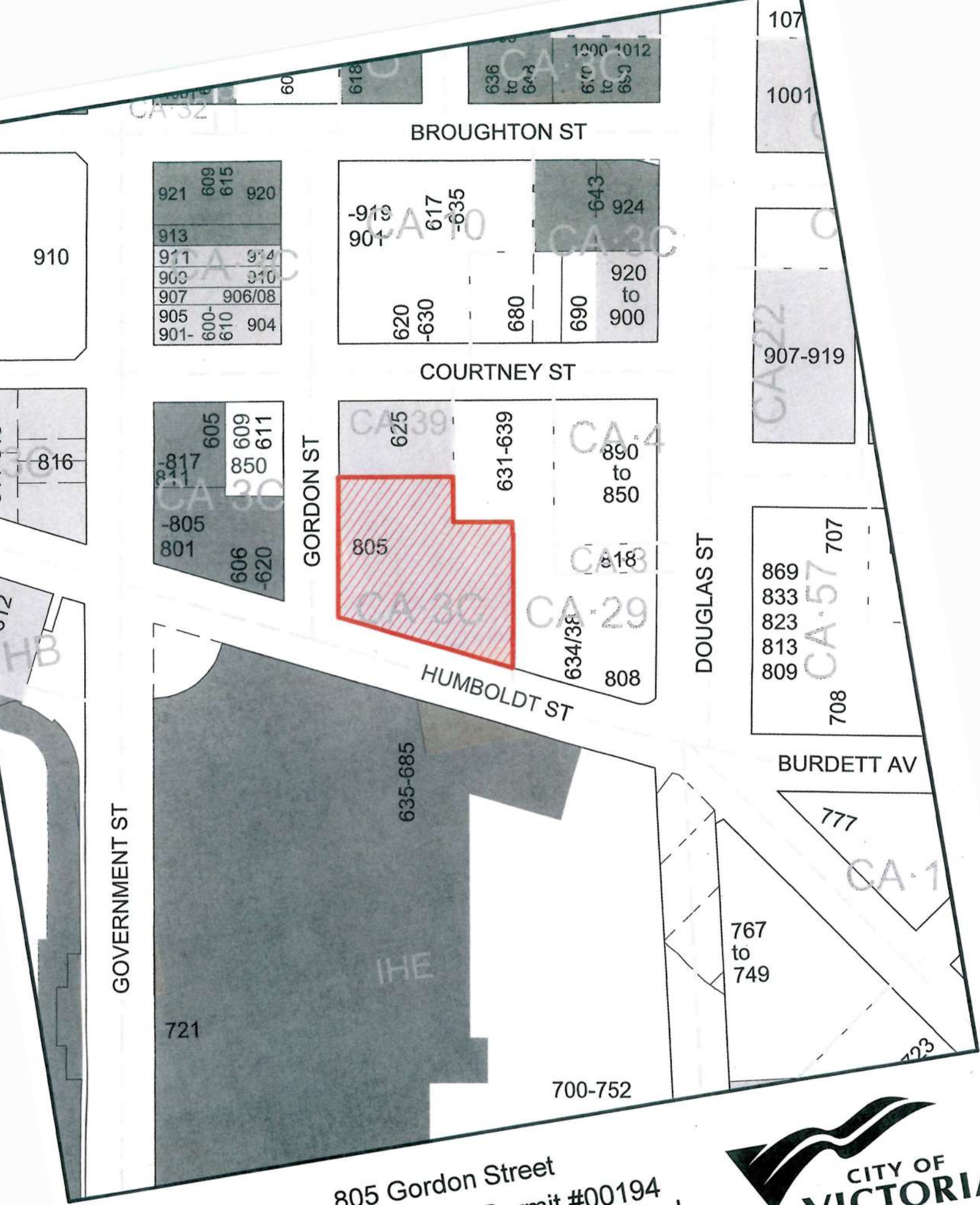
December 4, 2014

MGM/ljm

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List of Attachments

- Subject map
- Statement of Significance
- Heritage Value Assessment - Victoria Heritage Thematic Framework Considerations
- Letter from architect, dated November 3, 2014
- Plans, date stamped November 3, 2014.



GOVERNMENT ST

BROUGHTON ST

COURTNEY ST

GORDON ST

DOUGLAS ST

HUMBOLDT ST

BURDETT AV

805 Gordon Street
Heritage Alteration Permit #00194
Designated Registered



Statement of Significance

805 Gordon Street (the "Union Club of British Columbia")
Victoria

Description of the Historic Place

The Union Club is a four-storey brick and terra cotta building on a sloping lot on the corner of Gordon and Humboldt Streets in downtown Victoria.

Heritage Value of the Historic Place

Constructed in 1912, the Union Club is valued as a monument to Edwardian high society. Originally intended for the men of Victoria's wealthy elite, it is significant that this has continued to be the home of the Union Club, one of the oldest and most exclusive private clubs in western Canada. With many of Victoria's and British Columbia's most prominent and influential citizens as club members, this building has a notable association with political, economic, and social power throughout the province.

Designed by San Francisco architect Loring P. Rexford, this building is representative of the fashionable gentlemen's club image which was the basis for the Union Club's foundation in 1879. Notably, the program for this building was drawn up with the help of prominent Victoria architect Francis Mawson Rattenbury, who had undertaken a survey of club houses and interiors during his travels. The academically correct Italian Renaissance Revival Style, and elevated situation on the sloping lot are well-suited to the club's elite image.

The Club's juxtaposition with the Empress Hotel and the Belmont Building is significant, as together these structures create a quadrant which is unmistakable in its English pride and sophistication, well-suited to the period of economic prosperity prior to the First World War. These buildings form a backdrop of historic places in the northeast corner of the Inner Harbour, and mark the entrance to Victoria's Old Town District.

Character-Defining Elements

Key elements that express the heritage value of the Union Club include:

- The relationship between this building and the nearby Empress Hotel and the Belmont Building.
- The Italian Renaissance Revival Style elements, such as the terra cotta ground floor, the portico, the combined use of arched and rectangular windows, the front entrance balcony, the deep rich tone of the brick, the decorative horizontal bands and cornice, the curved bay on the south side, and all terra cotta elements.
- The unobstructed views of the building from the Inner Harbour area.
- The image of historic power and wealth manifested in its solid massing, rich detailing, and elevated situation on its sloping lot.
- Intact historic interior elements such as spatial configurations, woodwork, and surface finishes relating to the authentic design of the building.

Heritage Value Assessment – Victoria Heritage Thematic Framework

Considerations

805 Gordon Street (the "Union Club of British Columbia")
Victoria

The heritage value of the Union Club of British Columbia is summarized below in accordance with the Victoria Heritage Thematic Framework. The *Official Community Plan* establishes the Thematic Framework as the conceptual parameters for heritage value assessments and Statements of Significance. (See also the Statement of Significance for 805 Gordon Street).

Theme Four: Community of Neighbourhoods

Thematic Framework Subtheme – 4.2 Associations and Organizations

Includes recreational and gathering places that contributed to a rich tapestry of social interaction within the City.

The Union Club was established as a fashionable gentlemen's club in 1879. Originally intended for the men of Victoria's wealthy elite, it has continued as one of the oldest and most exclusive private clubs in Western Canada. With many of Victoria's and British Columbia's most prominent and influential citizens as club members, this building has a notable association with political, economic and social power throughout province.

Theme Five: Cultural Exchange

Thematic Framework Subtheme – 5.1 Architectural Expression

Includes architectural designs that characterize Victoria.

Designed by San Francisco architect Loring P. Rexford, the program for this building was drawn up with the help of prominent Victoria architect Francis Mawson Rattenbury, who had undertaken a survey of club houses and interiors during his travels. The academically correct Italian Renaissance Revival Style and elevated situation on the sloping lot are well-suited to the club's elite image.

The Club's juxtaposition with the Empress Hotel and the Belmont Building is significant, as together these structures create a quadrant which is unmistakable in its English pride and sophistication

The Union Club has heritage value for its association with Francis Mawson Rattenbury Architect, one of Victoria's pre-eminent architects through the period 1891-1923. Rattenbury is noted for his design of the British Columbia Parliament Buildings (1898) which reflected his use of the then-popular Romanesque style that was seen as being an impressive monument for the new province of British Columbia. Rattenbury's success in the competition garnered him many commissions in Victoria and other parts of the province, including additions to the Legislative Buildings in 1913-1915 and his vision for the Inner Harbour. Rattenbury made a major and lasting contribution to the extensive and diverse range of architecture in the City.



SHIV GARYALI MRAIC, MAIBC
NICOLINO FIOCCO, B. ARCH
JOHN ARMITAGE, B. ARCH

October 28, 2014

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



Attention: Mayor and Council

Re: The Union Club of British Columbia, Exterior Restoration,
805 Gordon Street
Victoria, BC. V8W 1Z6

Application for Heritage Alteration Permit.

Background.

"The Union Club of British Columbia is a significant heritage building for the City of Victoria, the Province of British Columbia and Western Canada. Founded in 1879, the Union Club has had a long and continuing association with the prominent business and political leadership of the Province. Founded as a private gentleman's club, it has adapted to changes, opening membership to women, and now offers fine boutique accommodation to tourists and business visitors whilst preserving the exclusive club facilities for its membership¹.

"Designed by California architect Loring P. Rixford, the Union Club of British Columbia is of a beaux arts, Italianate design that is very unusual in Victoria. The building is a cast-in-place concrete frame with masonry infill walls finished with a fine pressed brick manufactured to present a varied dark buff colour with fired speckles of magnesium dioxide and incorporates cream yellow matte-glazed terracotta ornamentation for the ground floor, cornice, window surrounds and quoining. Construction followed the Aug 2, 1911 award of contract to the Sound Engineering & Construction Company of Seattle in the amount of \$161,000. Final cost of the building, including furnishings and appliances was \$250,604.80. The clubhouse was completed for New Years of 1913 and a Grand Inaugural Ball was held in August of 1913¹."

A small two storey addition, the Begbie Lounge, was added in 1964, by architect Peter Cotton. Otherwise there have been only minor internal and external changes over the years. Its essential function has remained unchanged and no changes of use are contemplated.

The Union Club is on the City of Victoria Heritage Registry but is not 'designated'. Exploratory discussions regarding heritage status have been initiated at municipal and federal levels.

The building's principal facades, on Gordon and Humboldt Streets, have received no significant maintenance for 100 years and have been cleaned, for the first time, in 2014. It is generally in very good condition, reflecting the inherent durability and redundancy of the materials. However there are many localized problems stemming from water ingress due to inadequate flashings in the original construction. Also, no conscious attention was paid to seismic resistance in the original design resulting in significant life safety concerns for certain elements such as the prominent roof level cornice.

1. Building Envelope Restoration Inspection and Report, Ken Johnson, 2010.

Scope of Work.

The Union Club of British Columbia is proposing a comprehensive exterior envelope restoration process for the building's principal facades on Gordon and Humboldt Street to repair and preserve its architectural and historic integrity. Minor repair items will also be addressed on the north and east facades which are not visible to the public.

GREEN ARCHITECTURE URBAN
PLANNING / INTERIOR DESIGN



FORT STREET OFFICES

Garyali Architect Inc.
514 Fort Street, Victoria
BC V8W 1E6, Canada
Telephone 250.388.7371
Facsimile 250.388.5404
www.garyaliarchitect.com

A condition assessment report, in the form of a comprehensive Building Envelope Restoration Inspection and Report was produced by Ken Johnson, Conservation Consultant, in 2010. The work described in the attached drawings closely follows this report and are summarized as follows:

- main cornice seismic upgrade, and replace fiberglass replicas with matching terracotta pieces,
- replace and repair damaged terracotta pieces with matching new material,
- dismantle and rebuild main entrance balustrade with new internal steel structure and replace damaged and incompatible replica pieces,
- general brick and terracotta repointing,
- install new flashings and waterproofing to prevent future problems.

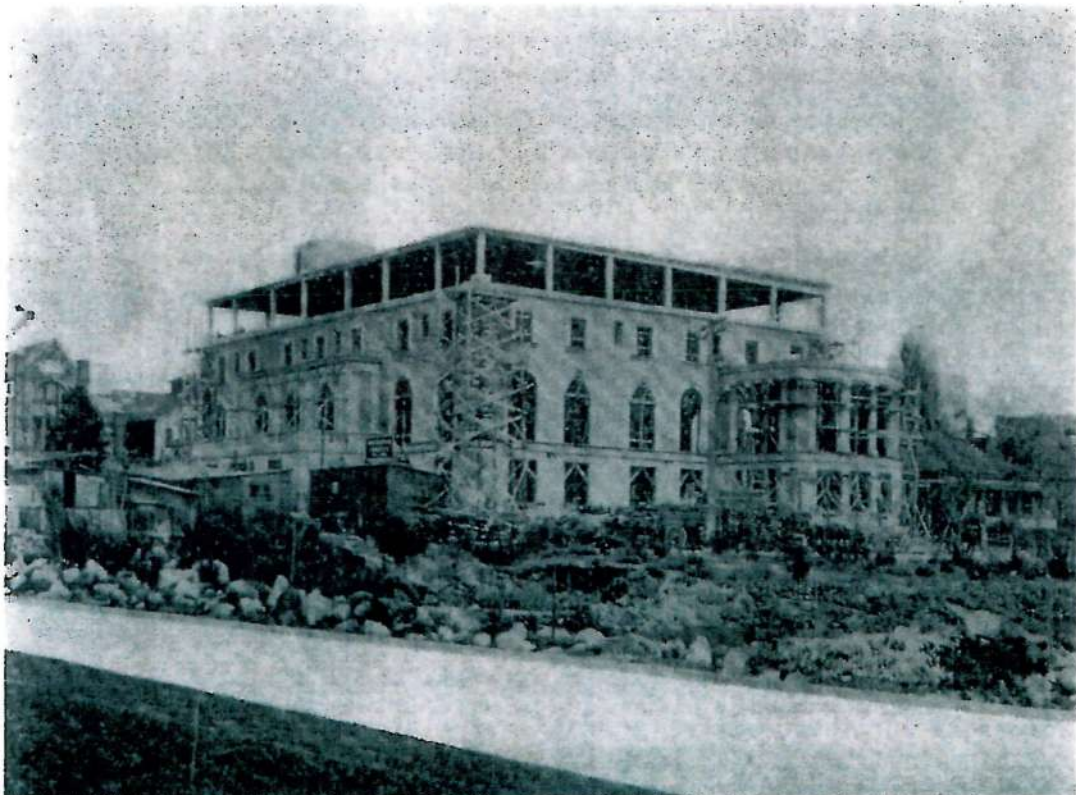
All work will follow Parks Canada's "*Standards and Guidelines for the Conservation of Historic Places in Canada*" and the "*Principles of Heritage Conservation*", Province of BC, 1989, regarding prioritised levels of intervention. Failed or replica pieces will be replaced with terracotta to match the original. Interestingly, the original terracotta manufacturer, Gladding McBean & Co, is still in existence in the Sacramento area.

Therefore, we respectfully request the City grant a Heritage Alteration Permit, as detailed above.

Yours sincerely,



John Armitage,
Architect AIBC, LEED-AP.



The Union Club of British Columbia under construction, 1912.

The following project information is as per existing

TRAINING -	CA-3C
SITE AREA (m ²) -	2640
BUILDING AREA (m ²) -	1410
TOTAL FLOOR AREA (m ²) -	4370
FLOOR SPACE RATIO -	1.01
SITE COVERAGE % -	53.4
OPEN SITE SPACE % -	46.6
HEIGHT OF BUILDING (m)-	
NUMBER OF STOREYS -	4
ON SITE PARKING STALLS (number) -	26
BI-CYCLE PARKING (number) -	12

FRONT YARD	0.00m
REAR YARD	2.50m
SIDE YARD (NORTH) -	7.57m
SIDE YARD (SOUTH) -	0.00m

J.E. Anderson & Associates
4212 Glenford Avenue
Victoria, BC V5G 7Z7 2214

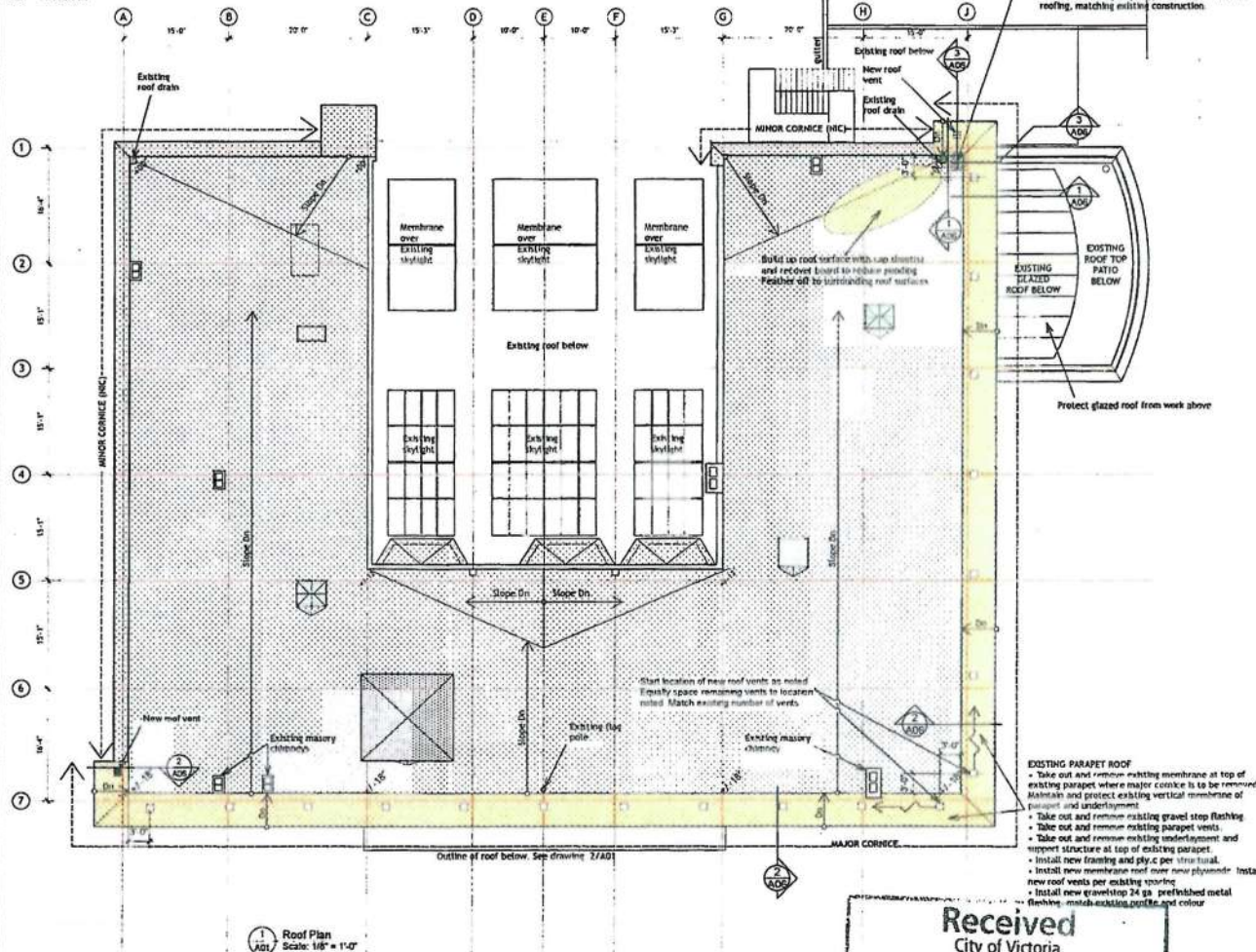
Dated: September 13, 2001
Account # 21249

1. All work to be done in accordance to 2012

- 2. Any wood or plywood in new construction in contact with concrete or brick to be pressure treated.
- 3. Re-instate hard and soft landscaped areas per existing after scaffolding and other work completed.
- 4. Protect all new and existing finished areas from work in progress. Clean all surfaces.
- 5. All exterior doors are exits and are to remain operational at all times. Protect and maintain exterior exit routes from new work with rigid hoarding.
- 6. Do not scale driveways. Report any discrepancies to Consultants prior to proceeding with work.

A/E	Alkathir Polyacethane Emulsion
B.O.	by others
B/S	both sides
CB	concrete block
conc.	concrete
D.S.	downpost
F.D.	floor drain
F.G.	fibrebricks
(e)	existing
G.	gauge
G.B.	gypsum board
met.	metal
H.I.C.	not in contract
O.H.	over head
p	paint/stain
Ply	plywood
R.W.L.	rain water leader
S.A.M.	self adhered membrane
S.S.	stainless steel
st.	steel
T.C.	terra cotta
u.n.o.	unless noted otherwise
U/S	underside

EXISTING PARKING LOT BELOW:
Location of construction services area, maximum 3 parking stalls. No Contractor parking on site



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City of Victoria

NOV 03 2014

Planning & Development Department
Development Services Division

GARYALT
architect
IP&C

514 Fort Street, Victoria
B.C. V8W 1E6, Canada
Telephone 250-388-7174
Fax 250-388-7174
Email pers@victoria.ca



THE UNION CLUB

Revisions:

Project:

UNION CLUB OF BRITISH COLUMBIA
~ BUILDING FACADE RESTORATION ~
805 Gordon Street, Victoria, BC V8W 1Z6

Title:
**SITE PLAN &
ROOF PLAN**

Date: November 6, 2014
Scale: As noted
Issue: Egg Transfer

Sheet Number:

A-01

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SECTION C-C: SIDE ELEVATION AND RESTORATION
 This side elevation shows the building's profile from the street. It includes the roofline, chimneys, and the main facade. The restoration work is indicated by hatching and callouts. The section line is shown as a dashed line with arrows pointing towards the building.

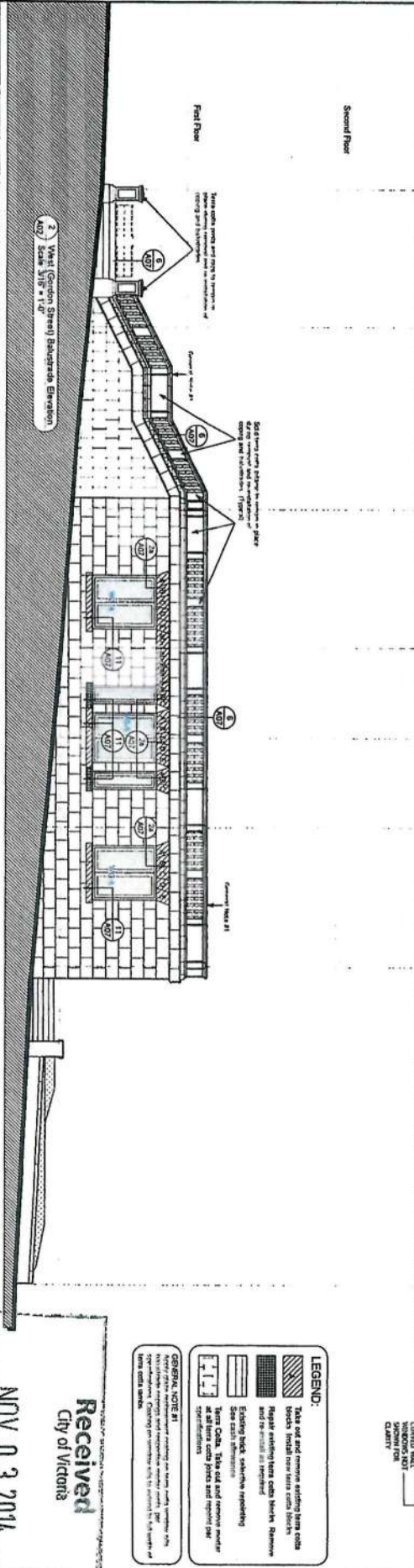
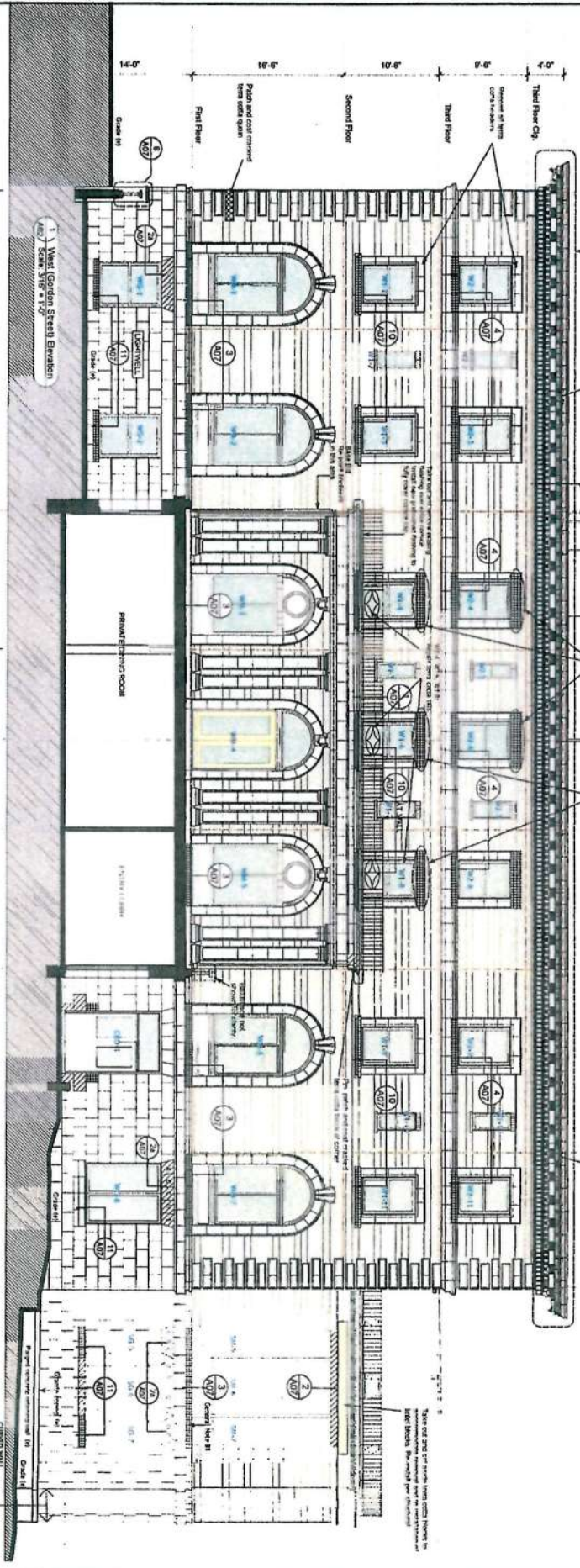
SECTION D-D: SIDE ELEVATION AND RESTORATION
 This side elevation shows the building's profile from the street. It includes the roofline, chimneys, and the main facade. The restoration work is indicated by hatching and callouts. The section line is shown as a dashed line with arrows pointing towards the building.

SECTION E-E: SIDE ELEVATION AND RESTORATION
 This side elevation shows the building's profile from the street. It includes the roofline, chimneys, and the main facade. The restoration work is indicated by hatching and callouts. The section line is shown as a dashed line with arrows pointing towards the building.

SECTION F-F: SIDE ELEVATION AND RESTORATION
 This side elevation shows the building's profile from the street. It includes the roofline, chimneys, and the main facade. The restoration work is indicated by hatching and callouts. The section line is shown as a dashed line with arrows pointing towards the building.

SECTION G-G: SIDE ELEVATION AND RESTORATION
 This side elevation shows the building's profile from the street. It includes the roofline, chimneys, and the main facade. The restoration work is indicated by hatching and callouts. The section line is shown as a dashed line with arrows pointing towards the building.

SECTION H-H: SIDE ELEVATION AND RESTORATION
 This side elevation shows the building's profile from the street. It includes the roofline, chimneys, and the main facade. The restoration work is indicated by hatching and callouts. The section line is shown as a dashed line with arrows pointing towards the building.

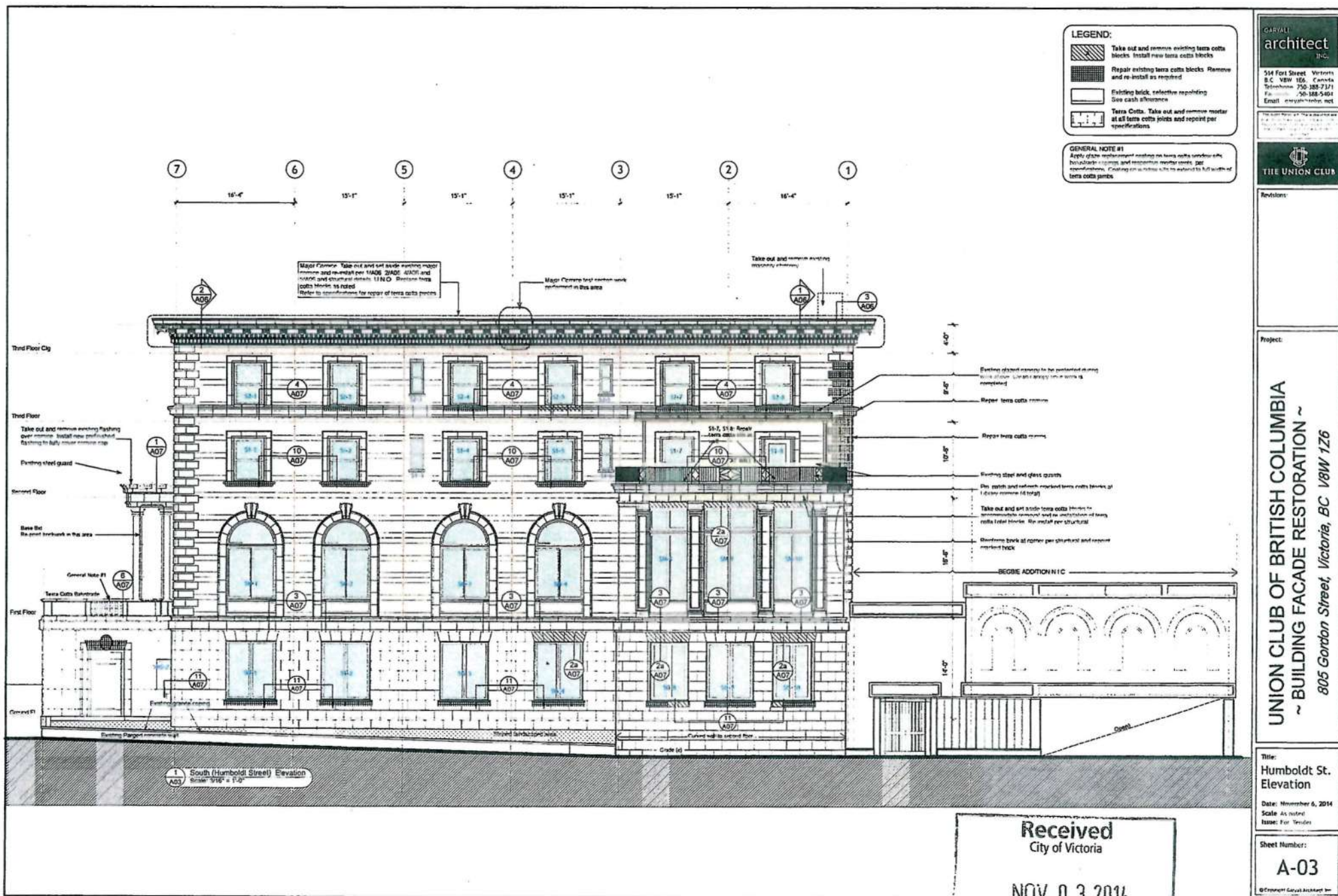


GRAND architect INC.
 514 East Street, Victoria
 B.C. V8W 1Z6
 Tel: (250) 382-7371
 Fax: (250) 382-7372
 Email: info@grandarchitect.com

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UNION CLUB OF BRITISH COLUMBIA
 ~ BUILDING FACADE RESTORATION ~
 805 Gordon Street, Victoria, BC V8W 1Z6

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 Planning & Development Department
 Development Services Division
 NOV 03 2014
 A-02



GARYALL
architect
INC.

514 Fort Street, Victoria
B.C. V8W 1E6, Canada
Telephone: 750-188-7171
Fax: 750-188-5401
Email: garyall@vnet.net

The Union Club of British Columbia
805 Gordon Street, Victoria, BC V8W 1Z6

THE UNION CLUB

Revisions:

Project:

UNION CLUB OF BRITISH COLUMBIA
~ BUILDING FACADE RESTORATION ~
805 Gordon Street, Victoria, BC V8W 1Z6

Title:
Humboldt St. Elevation

Date: November 6, 2014
Scale: As noted
Issue: For Studies

Sheet Number:
A-03

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GENERAL NOTE (This Sheet)
WHYHVS E2-1 E2-2 E2-3 E2-4 E2-5
E1-1 E1-2 E1-3 E1-4 E1-5 E1-6
metal plastic clip per detail B7407

FIRE ESCAPE DOORS E2
• Take out and remove existing doors and sills. Set aside existing hardware.
• Patch off exposed concrete footing of concrete sill to create constant slope.
• Cut bottom of door frame to accommodate new prefabricated metal
threshold with standard low line metal along brick frame.
• Install new flashing below sill + jamb.
• Install sill base flashing.
• Install new solid core wood door with 45 into fire rating label and weather
stripping in existing openings.

Take out and set aside brick to accommodate the removal of
existing steel beam.
• Install new hot dipped galvanized steel beam
for lintel back per existing
Refer to Structural and reinforcement detail AND drawing B7407

Mortar Cornice: Take out and set aside existing
mortar cornice and re-install per UACG 2000G
S000 and S005 and structural details. Repair
terra cotta blocks as noted.

Existing glazed ramps to be
protected during work above.
Clean ramp glass with a squeegee.

Existing steel and glass guards

See notes and remove
marked terra cotta blocks at
Library corner of wall

Remove brick of corner per
structural and repair
new brick and corner

CURVED WALL
WHICH NOT
SHOWN FOR
CLARITY

EAST ELEVATION

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NOV 03 2014

Planning & Development Department
Development Services Division

LEGEND:

- Take out and remove existing terra cotta blocks. Install new terra cotta blocks.
- Repair existing terra cotta blocks. Remove and re-install as required.
- Existing brick, selective repointing. See cash allowance.
- Terra Cotta: Take out and remove mortar at all terra cotta joints and repair per specifications.

GENERAL NOTE #1
Apply these replacement markings on terra cotta removal site.
Reinforce openings and respect mortar joints per specifications. Clipping on window sills to extend to full width of
terra cotta units.

** Refer to the materials specification and re-install in original
position. Carefully remove mortar and clean prior to
re-installation.
Nobly (removal of any broken bricks and proceed as
indicated).
Allow for 5% replacement bricks for total units on this elevation.

GARVALI
architect
INC.

554 First Street, Victoria
B.C. V8W 1G6, Canada
Telephone: 779-188-7371
Facsimile: 779-188-5404
Email: garvali@telus.net

THE UNION CLUB

Restroom:

Project:

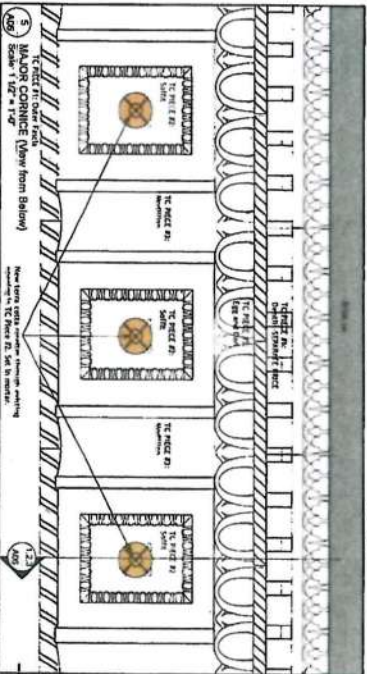
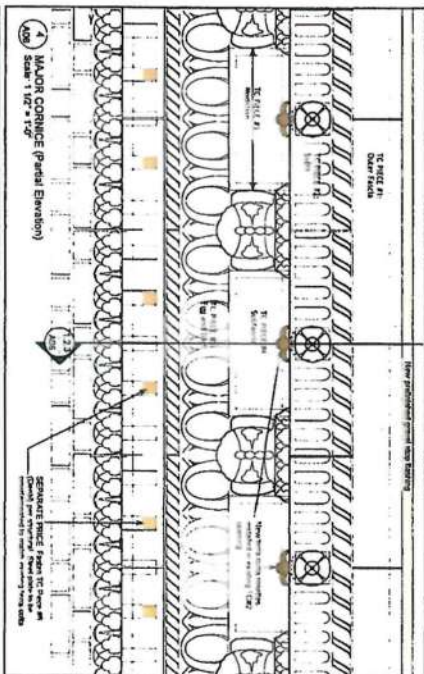
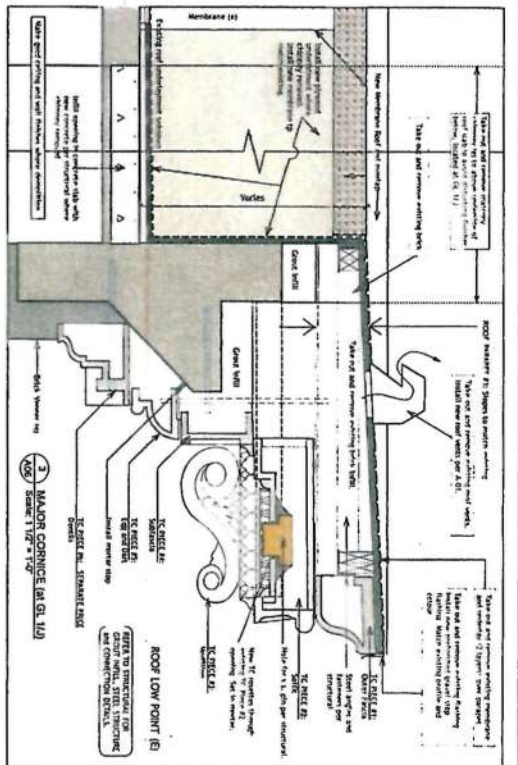
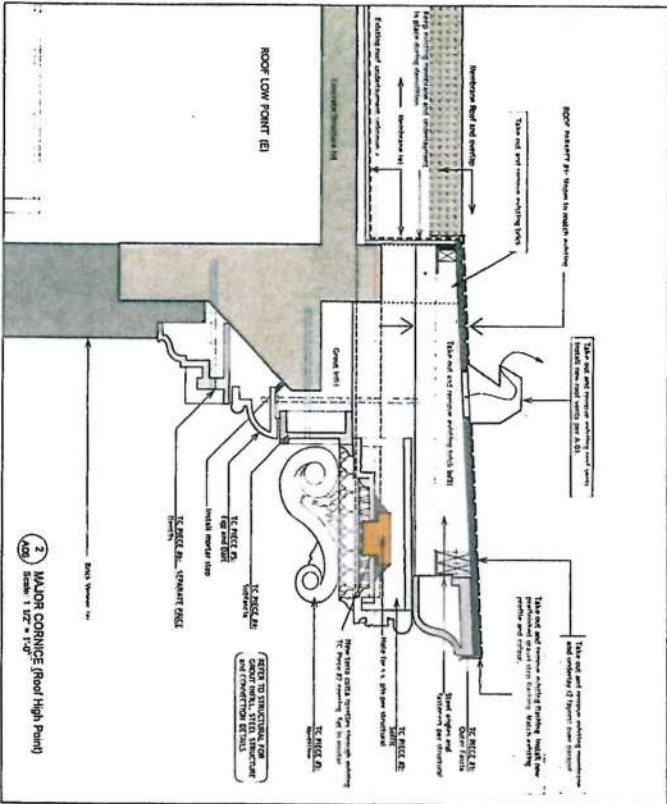
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~ BUILDING FACADE RESTORATION ~
805 Gordon Street, Victoria, BC V8W 1Z6

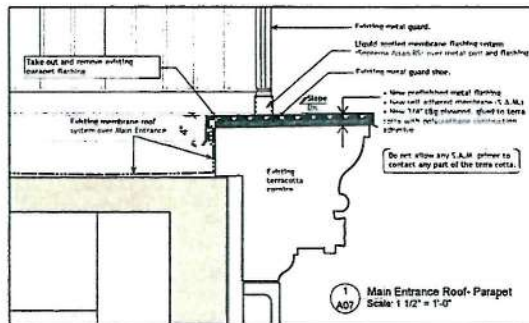
Title:
East Elevation

Date: November 6, 2014
Scale: As noted
Issue: For Tender

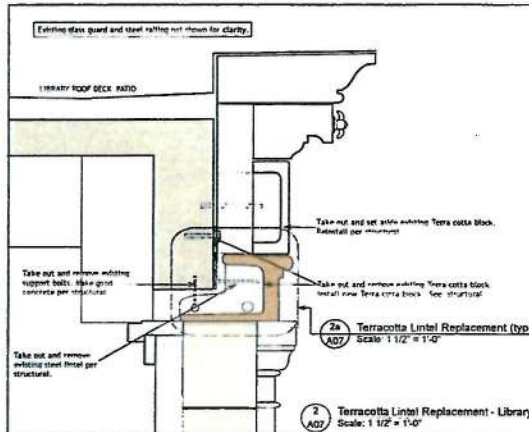
Sheet Number:
A-05

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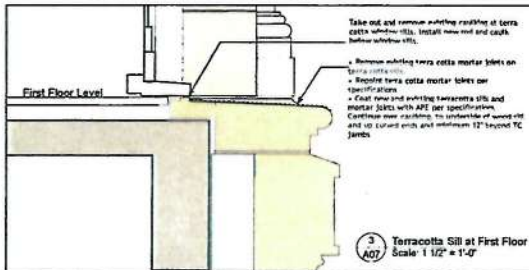




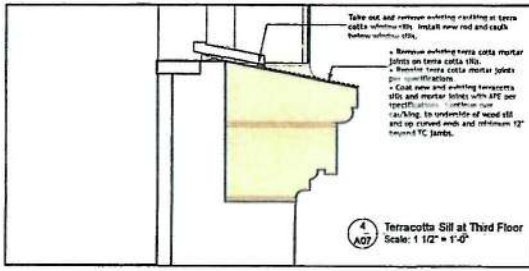
1 Main Entrance Roof-Parapet
Scale: 1 1/2" = 1'-0"



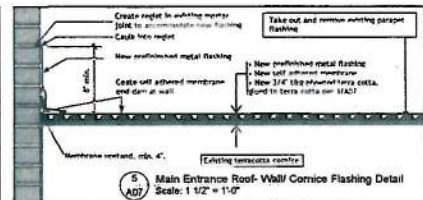
2 Terracotta Lintel Replacement - Library
Scale: 1 1/2" = 1'-0"



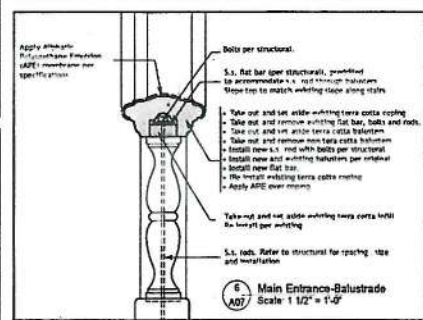
3 Terracotta Sill at First Floor
Scale: 1 1/2" = 1'-0"



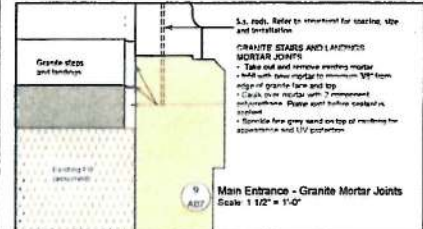
4 Terracotta Sill at Third Floor
Scale: 1 1/2" = 1'-0"



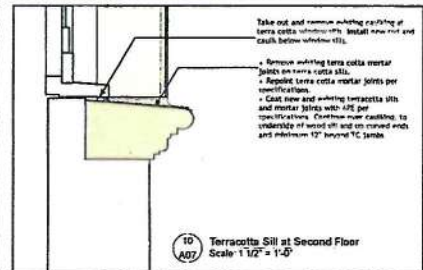
5 Main Entrance Roof-Wall/Corice Flashing Detail
Scale: 1 1/2" = 1'-0"



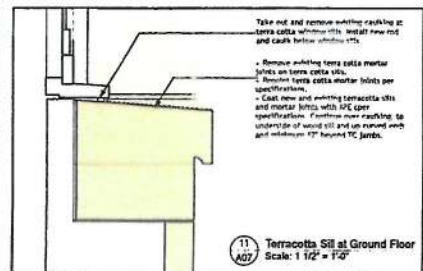
6 Main Entrance-Balustrade
Scale: 1 1/2" = 1'-0"



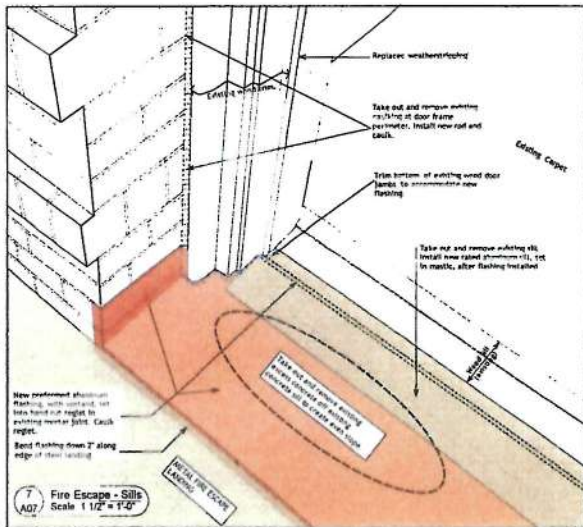
9 Main Entrance - Granite Mortar Joints
Scale: 1 1/2" = 1'-0"



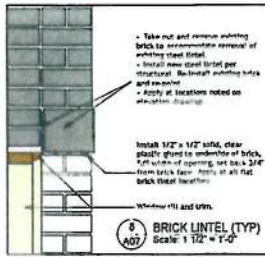
10 Terracotta Sill at Second Floor
Scale: 1 1/2" = 1'-0"



11 Terracotta Sill at Ground Floor
Scale: 1 1/2" = 1'-0"



7 Fire Escape - Sills
Scale: 1 1/2" = 1'-0"



8 BRICK LINTEL (TYP)
Scale: 1 1/2" = 1'-0"

GARVALI
architect
INC.
514 Fort Street, Victoria
B.C. V8W 1E6, Canada
Telephone 250-381-1071
Fax 250-381-1072
Email gval@garvali.com

THE UNION CLUB

Revisions:

Project:
UNION CLUB OF BRITISH COLUMBIA
~ BUILDING FACADE RESTORATION ~
805 Gordon Street, Victoria, BC V8W 1Z6

Title:
DETAILS
Date: November 6, 2014
Scale: As noted
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Sheet Number:
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NOV 03 2014
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Development Services Division