# CAPITAL PARK, VICTORIA

## 521 SUPERIOR STREET

### DRAFT CONSERVATION PLAN - JUNE 2014

DONALD LUXTON AND ASSOCIATES INC

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# 1. INTRODUCTION

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| SUBJECT PROPERTY: | 521 SUPERIOR STREET |
| | VICTORIA, BC |
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The block to the south of the BC Parliament Buildings was once a resource-rich traditional hunting and gathering territory for the Esquimalt and Songhees (Lekwungen) First Nations, known as "Whosaykum" after the tidal mud flats that once existed where the Empress Hotel now stands. This is the traditional territory of the Lekwungen People.

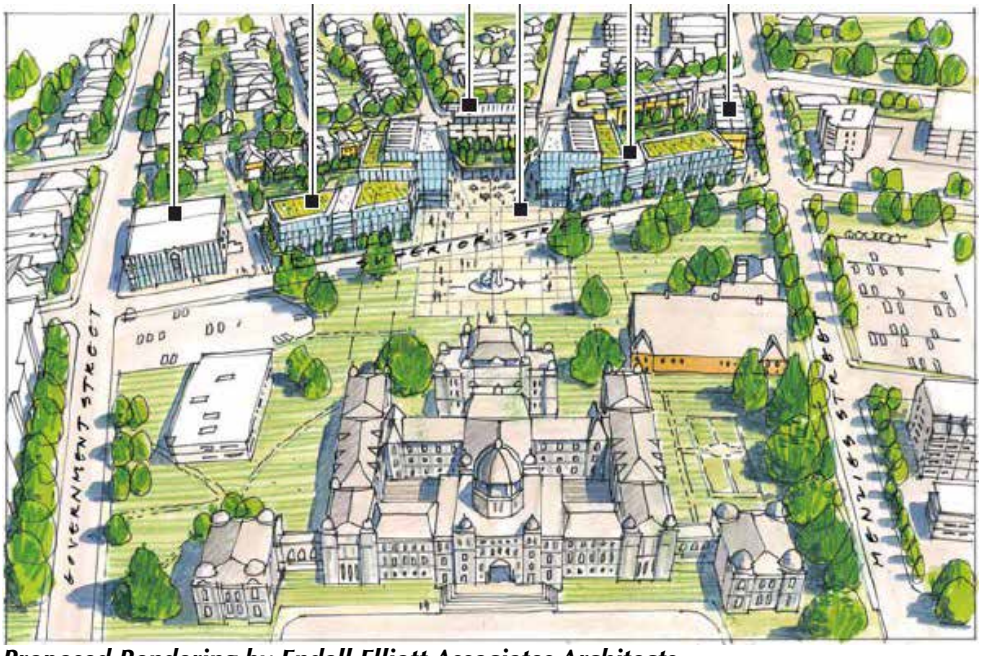
Historically and visually, this block is an important site that exists within the context of iconic structures that symbolize Imperial ambition and grandeur, as well as the grand architectural vision of Francis Rattenbury, including the Empress Hotel, the Legislative Buildings, the Crystal Garden and the CPR Marine Terminal. The area's planning and policy framework touches upon the planning frameworks for the Inner Harbour, the Legislative Precinct and the James Bay neighbourhood. Over time, the expansion of government services and buildings has included expansion to the south, which has caused the ongoing relocation of a number of early residential buildings.

The Capital Park site encompasses nearly every parcel bounded by Superior Street on the north; Government Street on the east; Michigan Street on the south and Menzies Street on the east. Within the site, there are five historic houses, which have been located on the block for more than a century. Two of the houses were originally built on the north side of Superior Street, but the expanding British Columbia Parliament necessitated their relocation in 1910. During that summer, fifteen houses in the immediate area were moved from their original location behind the Parliament Building to make room for the additional government facilities. One of the relocated houses, now located at 521 Superior Street, was originally constructed directly across the street, at 522 Superior Street, and was purchased by Charles Cameron in an auction. The other relocated house, now standing at 524 Michigan Street, was originally located at 548 Superior Street and was purchased and moved by C.F. Beaven. The 1910 auction and sale lists of the fifteen moving houses, offer a glimpse into the real estate environment of Victoria during the booming Edwardian era of the early twentieth century.

The five heritage houses remaining on the Capital Park site are 521 Superior Street, 539 Superior Street, 545 Superior Street, 524 Michigan Street and 526 Michigan Street.

A century after the Edwardian era government expansion, the Legislative district is again growing, and Capital Park's extant heritage resources are again in the midst of a changing real estate development landscape. The historic houses, some already moved once, are poised to shift in order to accommodate the need for additional government office space. The heritage value and character-defining elements of 521, 539 and 545 Superior Street are outlined in the following pages.

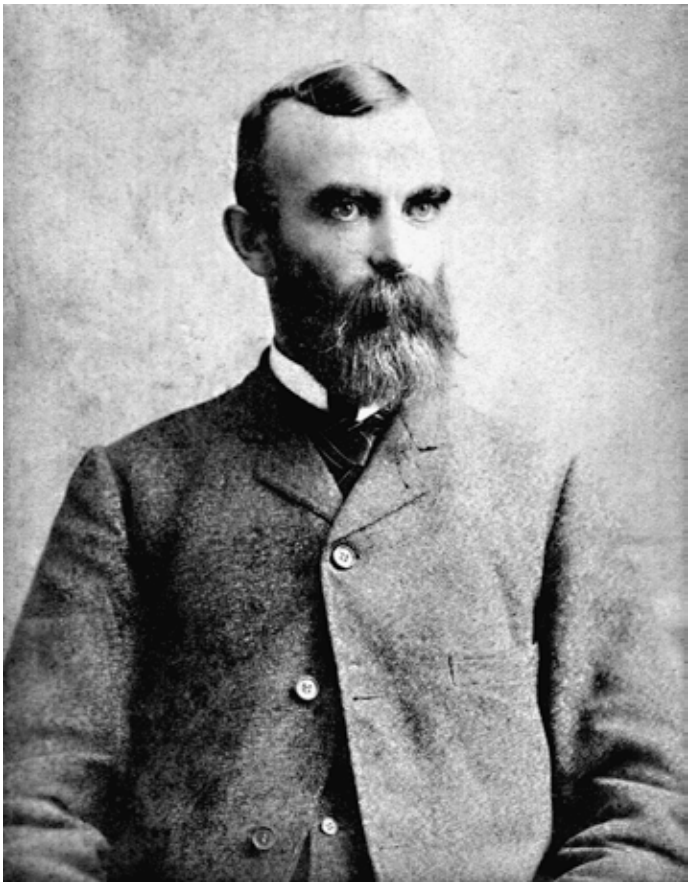
*Capital Park, Existing.*




*Proposed Rendering by Endall Elliott Associates Architects.*

# 2. HISTORY

## ORIGINAL ARCHITECT: CORNELIUS JOHN SOULE



(From *Building the West*, page 181-185)
Cornelius Soule was both adventurous and versatile. He left his London, England home at about twenty years of age to find his own way in life. In addition to architecture he was talented in other fields. Alluding to what he termed "graft," which he felt was rampant in the architectural community, he turned from design to farming, and his wife's teaching salary, to sustain him in his later years.

Soule was born in Paddington, London, England, on April 14, 1851, the only son of Cornelius and Mary (Cole) Soule. His paternal grandfather, also Cornelius, was a surveyor and possibly had some influence over his education. Young Cornelius trained as an architect at the prestigious School of Science and Art at South Kensington, where he won a Queen's Prize for design, and prizes and certificates for other subjects. He studied his profession in the offices of a leading London architect. Soon after completing his architectural training, he travelled to America, where he was engaged by architects in Boston and Cleveland. In 1872, while living in the United States, Soule received a commission for a high school in Campbellford, Ontario. He moved to Canada and settled in Port Hope, as the town was in need of a resident architect. There he met Anna Rubidge, the daughter of a prominent Port Hope lawyer. They were married on October 5, 1875. Children soon followed, starting with their daughter, May. In December of 1876 Soule opened an office in the town of Guelph, Ontario, and only a few weeks later petitioned the council for the position of town architect. Soule also opened a branch office in Galt. During the period 1876 to 1881 he worked on a number of large and prominent residential commissions in Ontario.

Despite his success, in 1881 Soule left Guelph intending to go to Denver, Colorado, where his wife had relatives. However the next record of him is in Portage La Prairie, Manitoba, where he designed the Methodist Church in April, 1882, and where, in the same year, his son Norman was born. From 1882-86 he moved around, and combined professional photography with architecture. He built the camera that he used to take pictures along the Canadian Pacific Railway and to record other events in early western Canada. One theory is that he did this to travel for free on the train to the next boomtown, where he might find an architectural commission. His photographs captured an important period in Canadian history, the coming of the railway, and events, people, and places related to First Nations unrest and the Riel Rebellion. During the spring and summer of 1883 he advertised his services as an architect in Brandon, but by the late summer had moved on to Calgary, where he advertised as an architect and a photographer. The fall of 1885 found him in Regina. In his travels it seems likely that he came as far west as Vancouver and Victoria.

Soule and his family moved back to Guelph around 1886 where he resumed his architectural practice. His son, David, was born there. Finally, in February of 1890 he arrived in Victoria and opened an office. His first known commission was a home for Frederick James Claxton, a realtor. He also designed homes for William Dalby, Claxton's partner, in a similar style to Claxton's, and Joseph Clearihue, both 1890. In 1891, he designed St. Paul's Presbyterian Church in Victoria West and his most notable commission in Victoria, the Willows Agricultural Exhibit Hall. It was a fantastic wood and glass structure sporting towers, bridges and an ornate fountain. Hailed as a significant landmark in the history of exhibition architecture in Canada, this exuberant structure was destroyed by fire in 1907. Also in 1891, he designed the three-storey brick Rock Bay Hotel, and additions for Major Dupont's home Stadacona.

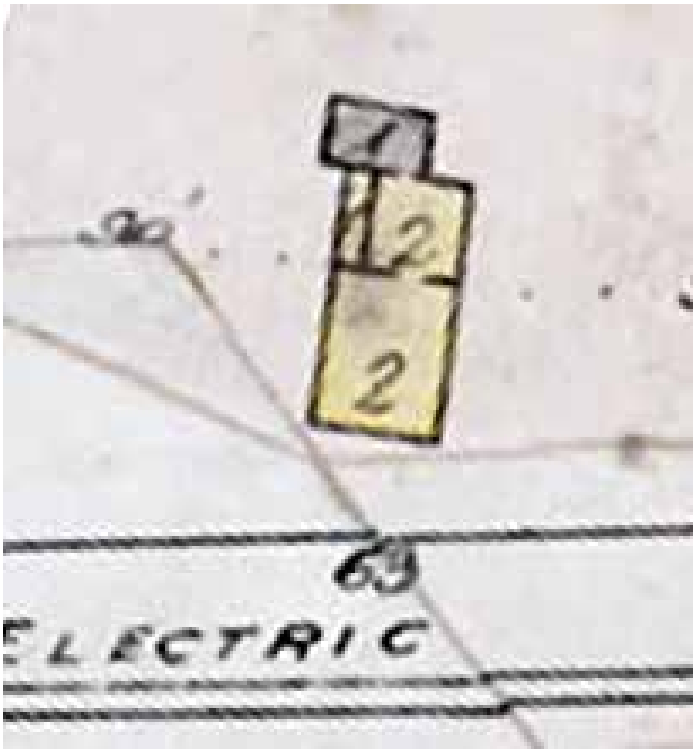
In September 1891, Soule took as a partner Robert Scott Day. Born in the city of Cork, Ireland in 1858, Day graduated with a Bachelor of Civil Engineering degree, and then articled in architecture in the office of Thomas Drew, Dublin, as well as the offices of various London architects. Prior to coming to Canada, he practised for five years in the South African diamond fields where his commissions included the Kimberley Stock Exchange and the head office of DeBeers Consolidated Mines. He met and married his wife, Lilla Swanson, in Kimberley, South Africa in 1888, and they had six children. In 1891 Day arrived in Victoria, attracted by his family's considerable property holdings in the province. The work of Soule & Day included the Point Comfort Hotel on Mayne Island, 1892-93, a popular holiday resort for many years. It was reported in the Daily Colonist on January 1, 1893: "It is not designed to take the name of "Point Comfort" in vain, but by managing the establishment along the lines of an old English inn, to give all the "comforts" which the name suggests... In this mild and balmy atmosphere those in search of health can regain their shattered strength and take on a new lease of life. On the other hand the well and vigorous in search of recreation will here find themselves in a veritable sportsman's paradise. The fishing along the beach is noted as the finest in British Columbia. The members of the finny tribe swarm in profusion and range in variety from the herring to the salmon."

Soule & Day also won the commission for Victoria's North Ward School, 1893-94, in a competition which included other such notable architects as T.C. Sorby, Thomas Hooper, and W. Ridgway-Wilson, whose second place offering was built as South Park School. The Soule & Day partnership was dissolved early in 1894. In 1895 Robert Day was advertising his services as an architect, but by 1897 he had taken up a career as a land, mining and insurance agent. Day's home, Dereen, had a prestigious address on Rockland, and still stands on Dereen Place. Day died December 6, 1920, after succumbing to shock from injuries sustained in a fall on the night of November 26. He had dropped his wife and daughter off at the Empress Hotel to attend the Jubilee Hospital annual ball, and had gone to park the car. Getting out of the car in the dark he fell off a parapet, a sheer drop of several feet, and lay unconscious for almost forty minutes in the cold and rain before being discovered and taken to the hospital.

In June of 1892 the British Columbia Institute of Architects was officially registered, and Soule became its second Vice-President, and in 1894 its Vice-President. He also competed, along with many other architects, for the design of the British Columbia Parliament Buildings in 1892. In 1898 Soule opened an office in Vancouver in partnership with Samuel Maclure, which according to directories lasted until the following year but informally may have lasted longer. A mansion built in 1899 for Sir Charles Hibbert Tupper, named Parkside, could have been a product of this partnership; however, the Vancouver World newspaper of the day gave sole credit to Soule as architect. The mansion stood on the brow of a hill at the corner of Barclay and Chilco overlooking the Stanley Park Zoo. In 1899 Soule's eldest daughter, May, married Henry Woodward, a Port Alberni rancher. Another local architect, A. Maxwell Muir, was best man.

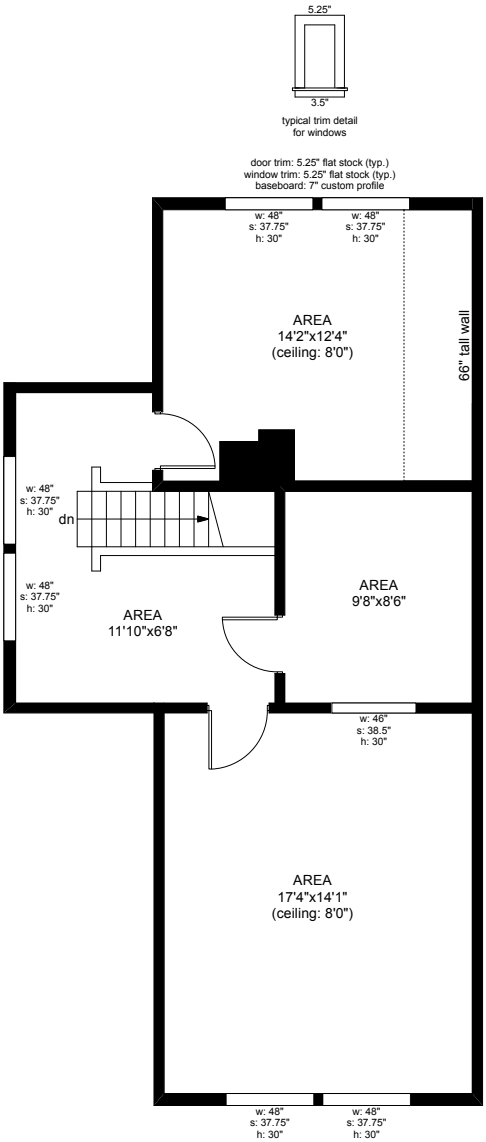
In 1901 he competed in the design for the Lieutenant Governor's residence, coming in second to Byrnes & Sait. Mysteriously, Rattenbury and Maclure, who were not entered in the competition, jointly ended up with the commission. By November 1903, Soule had an office in Edmonton. He had just called for tenders for the erection of a brick and stone building for the Bank of Commerce when he was abruptly called home to Victoria, owing to the serious illness of his wife, who died November 21 of pneumonia. After his wife's death, Soule gave up his practice of architecture, moved to Fulford Harbour on Salt Spring Island, and took up farming. He occasionally worked for other architects such as Russell & Babcock, in Tacoma, Washington in 1906 and J.C.M. Keith in 1908. In 1908 Soule was married for a second time, to Mary Emma Schultz, a teacher from Brantford, Ontario, and in the following year their only son, Rupert Frederick was born. Victoria endured a record snowfall in February, 1916, and the following year the family moved to Los Angeles. In 1918 they returned to British Columbia, saying that the California weather was too hot, and that they had to put damp sheets up to the open windows to keep the house cooler and to control the dust.

Over the next few years Soule divided his time between Coldstream, near Vernon, and Milne's Landing, near Sooke, where he farmed his property on Soule Road. Mary taught school at Coldstream. In 1921 she and Rupert moved to Milne's Landing where Soule had completed the building of their small farmhouse. Mary taught school at the William Head Quarantine Station during the week and spent her weekends at home. In 1939, Cornelius Soule died at the age of eighty-eight, and was buried at the Saseenos cemetery near Milne's Landing.

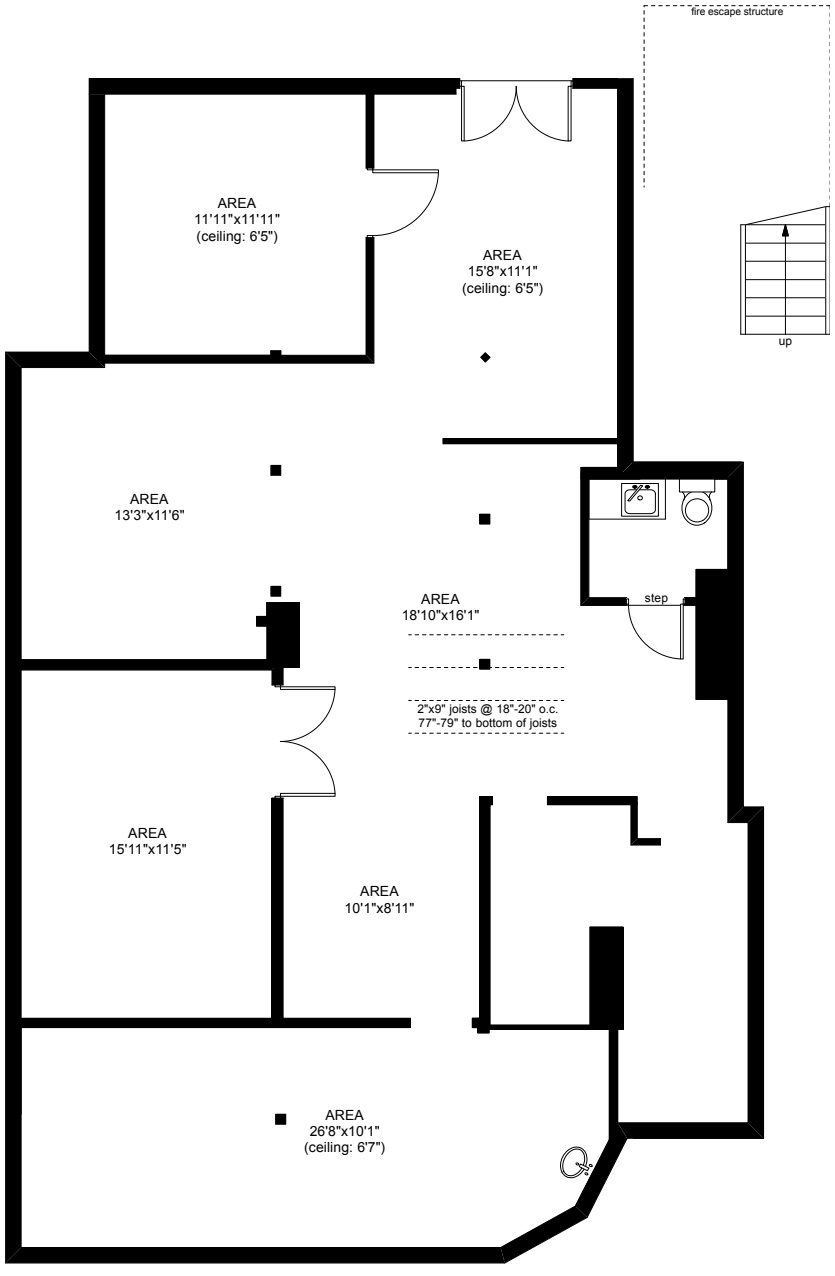



***Original location of the Jameson Residence at 69 Superior Street. [1891 Fire Insurance Map, Victoria, updated to 1895]***

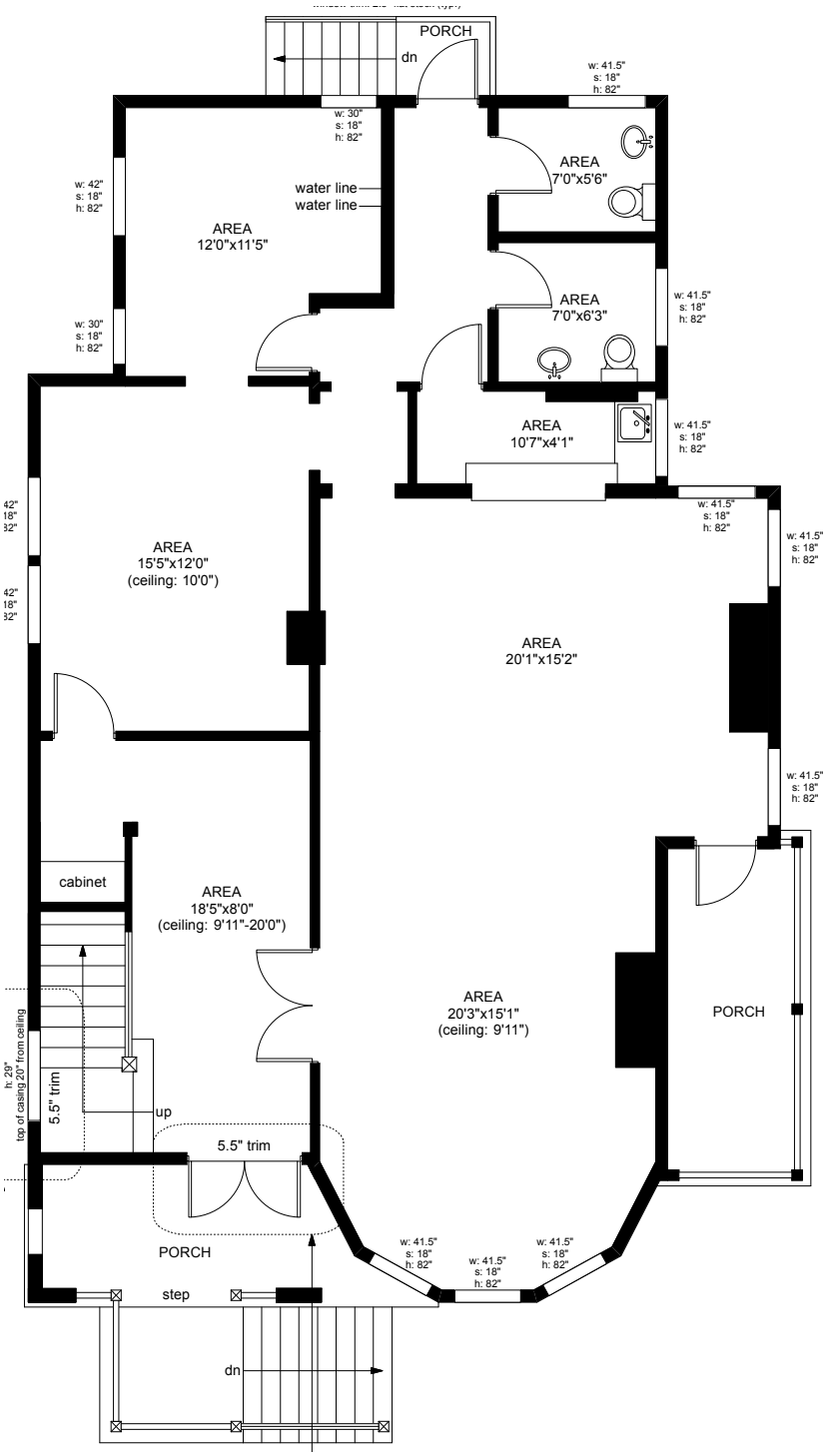
*521 Superior Street, 1917. [City of Victoria Archives M-07144]*



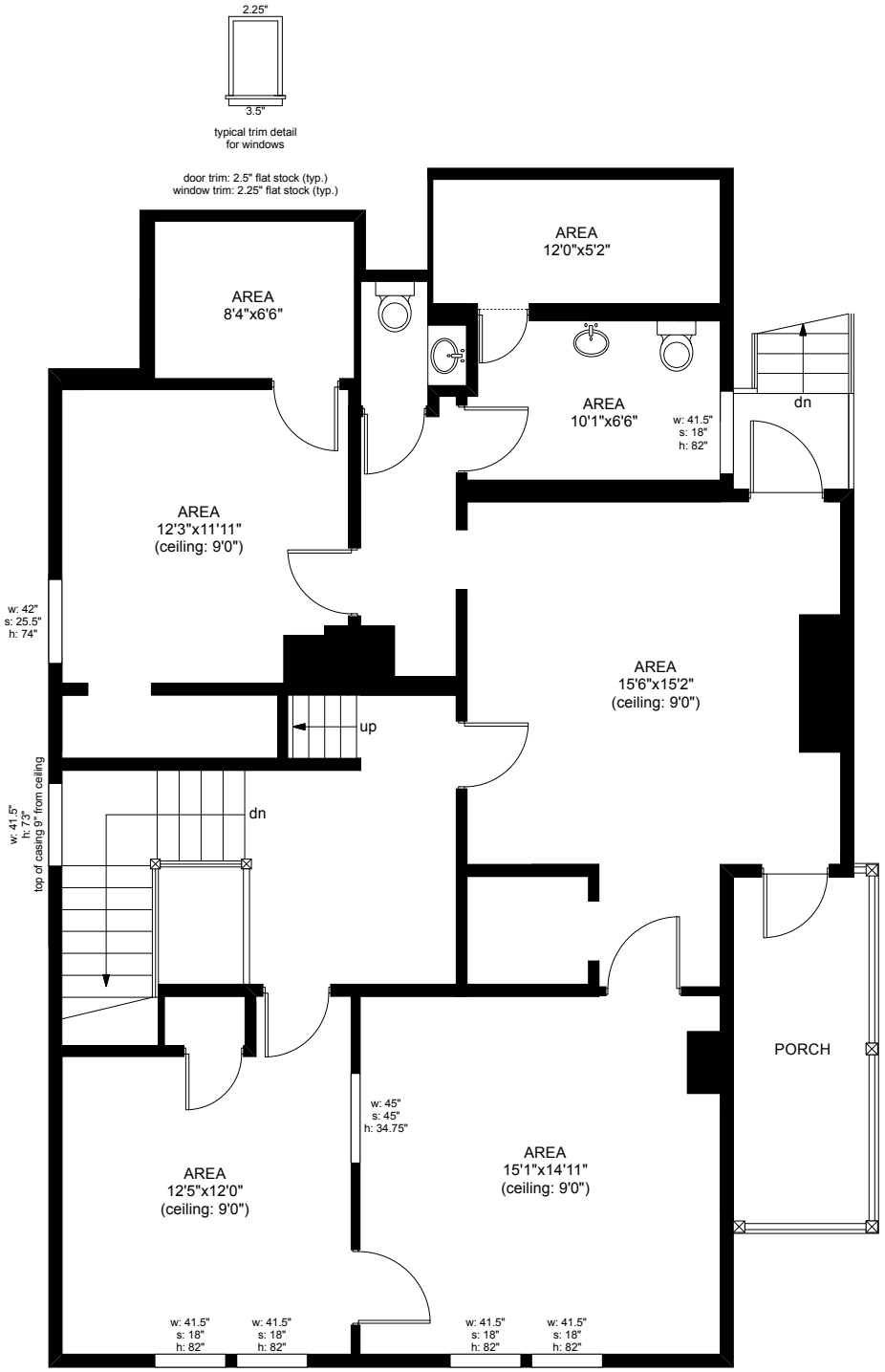

EXISTING ATTIC PLAN - KEAY & ASSOCIATE ARCHITECTURE LTD.




EXISTING BASEMENT PLAN - KEAY & ASSOCIATE ARCHITECTURE LTD.




EXISTING MAIN FLOOR PLAN - KEAY & ASSOCIATE ARCHITECTURE LTD.




EXISTING SECOND FLOOR PLAN - KEAY & ASSOCIATE ARCHITECTURE LTD.

EXISTING FRONT (NORTH) ELEVATION - KEAY & ASSOCIATE ARCHITECTURE LTD.

EXISTING SIDE (WEST) ELEVATION - KEAY & ASSOCIATE ARCHITECTURE LTD.

EXISTING REAR (SOUTH) ELEVATION - KEAY & ASSOCIATE ARCHITECTURE LTD.

EXISTING SIDE (EAST) ELEVATION - KEAY & ASSOCIATE ARCHITECTURE LTD.

# 3. STATEMENT OF SIGNIFICANCE

**Construction Date:** 1892; relocated in 1910
**Architect:** Cornelius John Soule
**Original Owner:** Robert H. and Mary Jameson
**Later Owner:** Charles Napier Cameron
**Original Address:** 522 Superior Street

### Description of Historic Place

The Jameson Residence is a large, two and one-half storey, wood-frame Queen Anne Revival style dwelling situated on the south side of Superior Street in the Legislative Precinct of the historic James Bay neighbourhood of Victoria. This historic resource is notable for its asymmetrical massing with multi-gabled rooflines, patterned shingle siding, tall red brick chimneys, recessed front porch, boxy columns and carpenter ornamentation.

### Heritage Value of Historic Place

Constructed in 1892, the Jameson Residence represents an important phase of growth in Victorian-era development in the city of Victoria as well as the neighbourhood of James Bay. Hudson's Bay Company Chief Factor James Douglas established James Bay, a peninsula of fertile land, as Beckley farm in 1846. The early subdivision and sale of Beckley Farm into small lots occurred just after gold was discovered on the Fraser River in 1858. The year 1858 also marked Douglas's reservation of public parkland (Beacon Hill) and the initial construction of colonial administrative buildings in James Bay on the Government Reserve. These administrative buildings, referred to as the "Birdcages," formed the city's legislative centre and were an early catalyst for residential development in James Bay. The neighbourhood subsequently developed into a centre for industry and shipping, which facilitated transportation links and supporting infrastructure.

The Jameson Residence is valued as an example of James Bay's eclectic architectural expression and as a superior example of the Queen Anne Revival style, as designed by architect Cornelius J. Soule (1851-1939). Design features include picturesque asymmetrical massing, a richly-articulated façade that features patterned shingles, pronounced brackets and a recessed porch. Soule was born and trained in London, England, and after practising in England and the United States, moved to Ontario. He relocated to Victoria in 1890, where he subsequently established a successful practice, designing the Lange Block on Douglas Street and many residences for wealthy city businessmen. Soule's most prestigious commission was the Willows Agricultural Exhibit Hall, 1891.

The Jameson Residence holds additional value for its ties to Robert and Mary Jameson, prominent local business owners. Originally from Scotland, Robert Jameson travelled to New York in 1863 and subsequently to Florida, before arriving in Canada in the late 1860s. He first settled in Whitby, Ontario where he met and married Mary in 1869. In 1888, after a visit to Victoria, the Jamesons moved here and opened and operated a grocery business. This evolved into a successful coffee and spice company, known as the W.A. Jameson Coffee Co, which was named after the couple's son, William Alexander. In addition to his business endeavors, Robert was a member of the Canadian Legion, the Campaigner's Association, the IOOF, and the Burns Club. The Jamesons occupied the house from its completion in 1892 until 1908, when sealer and master mariner, Captain Melville Fixott Cutler purchased the house. One year later, the Provincial Government purchased the site in anticipation of the construction of the new Legislative Library. Eleanor and Charles Cameron purchased the house from the government in April of 1910 during an auction held on the front steps. The couple moved the house across the street to its present location, to the lot where they had been living in a smaller cottage since 1884; upon purchase of the larger residence, the Camerons moved their original home to nearby 543 Michigan Street (demolished in 1967) and resided in the 'new' 521 Superior Street. The Camerons remained in the house until 1931, when the government again acquired it.

The Jameson Residence continues to express the community value of the James Bay neighbourhood, the city's oldest Garden City suburb that encompasses a mix of residential, commercial and bureaucratic uses. It also demonstrates the ongoing expansion of the B.C. Parliament from the time of its early establishment in the Birdcages.

### Character-Defining Elements

Key elements that define the heritage character of the Jameson Residence include its:

- location in the historic James Bay neighbourhood;
- residential form, scale and massing as expressed by its: two and one-half storey height; picturesque roofline with steeply-pitched, front-gabled roof with projecting side gables; recessed corner porch with inset entry and three-sided bay; and double height corner porch on west elevation;
- construction materials including: wood-frame structure; wooden drop siding with cornerboards; patterned wooden shingles, including distinctive wavy pattern; and red brick foundation and chimneys;
- Queen Anne Revival style details such as: picturesque asymmetrical massing; richly textured surface articulation including patterned diagonal and vertical siding on the front façade; arched brackets at entry; balustrades with inset panels with bulls-eyes; carved cut-away brackets; sunburst design in gable peaks; panelled detailing on front façade; and half-timbering in side and rear gable peaks;
- original window assemblies including: 1-over-1 double-hung wooden sash windows with horns; multi-paned casement windows; stained glass window in entry hall; and 4-over-1 and 2-over-2 double-hung wooden sash windows;
- panelled double wooden front door with glazed insets and etched-glass transom above, and panelled balcony doors with multi-paned glazed insets and transoms; and
- tall internal corbelled red brick chimneys.

# 4. CONSERVATION GUIDELINES

## 4.1 STANDARDS AND GUIDELINES

521 Superior Street is a listed residential heritage building on the Victoria Heritage Register, and is a significant historical resource in the City of Victoria. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the Guidelines, the work proposed for the house 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 521 Superior Street 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 element 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 element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

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 Preservation and Rehabilitation of the exterior and parts of the interior of 521 Superior Street. 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 10:** Exterior Paint Problems on Historic Woodwork.
http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

**Preservation Brief 31:** Mothballing Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm

**Preservation Brief 33:** The Preservation and Repair of Historic Stained and Leaded Glass.
http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm

**Preservation Brief 37:** Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm

**Preservation Brief 41:** The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm

**Preservation Brief 45:** Preserving Historic Wooden Porches.
http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

## 4.3 GENERAL CONSERVATION STRATEGY

### OVERALL STRATEGY

The conservation strategy for the five houses of Capital Park includes relocation, with the primary intervention being rehabilitation, including elements of preservation and restoration for each house. Three houses will be retained on the block (521, 539 and 545 Superior Street) and the other two houses (524 and 526 Michigan Street) will be relocated offsite. A comprehensive redevelopment plan for the site is being prepared by Endall Elliot Associates Architects in association with CEI Architects. The rehabilitation plans for the houses are being prepared by Keay & Associate, Architecture Ltd.

There is sufficient room onsite to retain three houses as part of the comprehensive redevelopment; the intent is to relocate the houses towards the southeast corner of the site, to create a heritage grouping that addresses the residential context on Government and Michigan Streets, including the two adjacent existing heritage houses facing Government Street. Two of the houses (521 Superior and 524 Michigan) were previously relocated to the site.

The three Superior Street houses have been chosen for retention onsite for the following reasons:

- They currently exist as a grouping in relative association with each other, and would be rotated 180 degrees.
- These three are the most architecturally impressive of the five houses, and will form a strong grouping of houses of similar style, age and detailing.
- The three Superior Street houses include the most impressive and intact interior detailing, features of which can be preserved through the proposed use.
- Built as a rental property, 524 Michigan – which has already been relocated once – is a handsomely-detailed, but typical Italianate house similar to others found in James Bay, and can exist comfortably on a new site. It has very few significant interior features, and would lend itself to more flexible uses.
- Built as a boarding house, 526 Michigan is the most utilitarian of the houses, but has sufficient character when restored to exist on a new site. It also has very few significant interior features, and would lend itself to more flexible uses.

Based on this analysis, and study of their final appearance as a heritage streetscape, the Superior Street houses will be grouped along Michigan Street, and the Michigan Street houses will be offered for relocation within James Bay.

### 521 SUPERIOR STREET STRATEGY

The houses will be relocated from its existing location, along with 539 and 545 Superior Street, as part of the redevelopment scheme of the site. The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase functionality for residential and/or commercial use in a new location. 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 major proposed interventions of the overall project are to:

- Preserve the historic structure.
- Relocate the structures to new adjacent sites within the James Bay neighbourhood.
- Preserve character-defining elements that are extant.
- Restore character-defining elements that have been removed or altered.
- Upgrade the structures and services to increase functionality for residential and/or commercial use.

The house is proposed to be relocated within the James Bay neighbourhood of Victoria. The following ***Relocation Guidelines*** should be implemented for the relocation of the residence:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the heritage house.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the wood-frame structure, fenestration and exterior siding. Preserve brick chimneys in situ, where applicable, and relocate with the main structure, if possible. Alternatively reconstruct chimneys with salvaged bricks to match historic appearance, if unable to relocate with the main houses due to structural reasons.
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab.
- The final relative location to grade should match the original as closely as possible, taking into account applicable codes.

## 4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as "*meeting the needs of the present without compromising the ability of future generations to meet their own needs*" (Common Future. The Bruntland Commission). The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

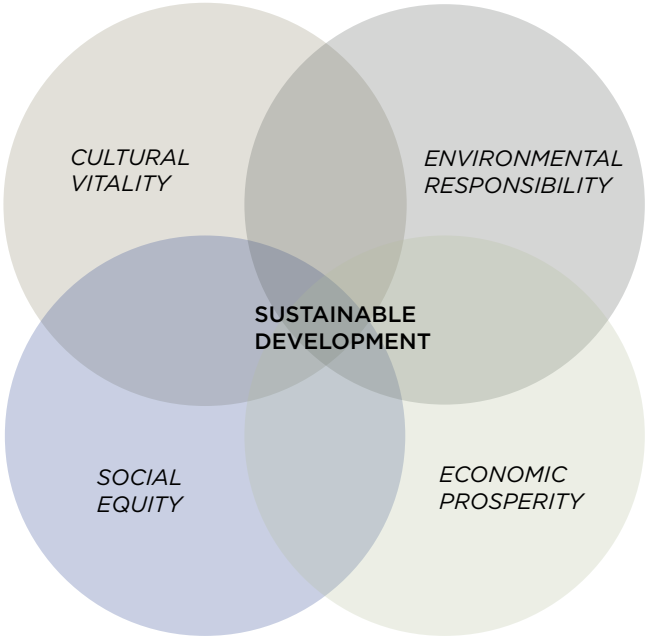
Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

> *"We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable."*
> (Economic Benefits of Preservation, Sustainability and Historic Preservation)

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 (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

FOUR PILLARS OF SUSTAINABILITY




The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for 521 Superior Street.

**Sustainability Considerations**

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for the three houses.

**Sustainability Considerations**

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.

**Energy Efficiency Considerations**

- Identifying the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings.
- Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.
- Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems that will have the least impact on character-defining elements and the overall heritage value.
- Weighing the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to proceed with energy saving measures.

**Buildings: Insulation**

- Exercising caution and foreseeing the potential effects of insulating the building on the envelope system so as to avoid damaging changes such as displacing the dew point and creating thermal bridges.
- Installing thermal insulation in attics and in unheated cellars and crawl spaces to increase the efficiency of the existing mechanical systems unless this could adversely affect the building envelope.
- Installing insulating material on the inside of masonry and wood-frame walls to increase energy efficiency where there is no character-defining interior moulding around the windows or other character-defining interior architectural detailing.

**Buildings: Windows**

- Utilizing the inherent energy conserving features of a building by maintaining character-defining windows and/or louvered blinds in good operating condition for natural ventilation.
- Improving thermal efficiency with weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings.

**Buildings: Entrances and Porches**

- Maintaining character-defining porches and double vestibule entrances so that they can retain heat or block the sun and provide natural ventilation.

**Buildings: Mechanical Systems**

- Improving the energy efficiency of existing mechanical systems by installing insulation in attics and basements, unless this could adversely affect the building envelope.

***The conservation recommendations recognize the need for sustainable interventions and adhere to the Standards and Guidelines as outlined.***

## 4.5 HERITAGE EQUIVALENCIES AND EXEMPTIONS

As a Municipal Heritage Register-listed site, 521 Superior Street will eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following 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 and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

### 4.5.3 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The property falls into the second category, as the proposed project involves retaining a high degree of the original structure and less than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

## 4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the house is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors or is left elevated for any period of time. Security measure may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing rehabilitation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection.

A comprehensive site protection plan has been developed, and the following measures are being carried out:

- House is checked weekly by security.
- House has been secured.
- Landscaping is being maintained.
- Roof has been checked for water tightness.
- Any changes are noted on a weekly basis.

# 5. CONSERVATION RECOMMENDATIONS

A condition review of the Jameson Residence was carried out during a site visit in March, 2014. In addition to the visual review of the exterior of the home, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Jameson Residence, based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

## 5.1 SITE

The Jameson Residence is located in the historic James Bay neighbourhood of Victoria. The house was relocated from its original location following the government acquisition of the surrounding block. The intent of the purchase from the provincial government was to use the land to build government buildings. The house was purchased by a private owner soon after, and was relocated across the street from its original location, where it resides today. As part of the redevelopment plan, the house will again be relocated, along with 539 and 545 Superior Street, to a nearby site within the James Bay neighbourhood.

All heritage resources within the site should be protected from damage or destruction at all times. Reference ***Section 4.6: Site Protection*** for further information.

***Conservation Recommendation: Relocatation and Rehabilitation***

- Building will be relocated, and will stay within the James Bay neighbourhood.
- New site will be rehabilitated to accommodate the new foundations.
- Any new landscaping should be setback from the perimeter of the house to prevent potential damage to the exterior elevations.

**The following *Relocation Guidelines* should be implemented for the relocation of the Jameson Residence:**

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the heritage house; for example, the rear exit stair.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the wood-frame structure with shingle and horizontal drop siding, wood sash windows and front-gabled roof structure as much as possible. Preserve brick chimneys in situ and relocate with the main structure, if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the Jameson Residence due to structural reasons.
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The foundations above grade, as viewed from the exterior, should be red brick to match original. If possible, salvage and reinstate original bricks from foundation level.
- The final relative location to grade should match the original as closely as possible, taking into account applicable codes.

*Front elevation.*

## 5.2 OVERALL FORM

The historic house's residential form, scale and massing as expressed by two and one-half storey height, picturesque roofline with steeply-pitched, front-gabled roof with projecting side gables, recessed corner porch with inset entry and three-sided bay, and double height corner porch on west elevation is a character-defining elements of the historic house, which should be preserved. A large shed-roofed extension is extant on the rear side of the house, but the floor plan as noted in the Victoria 1891 (updated to 1895) Fire Insurance Map suggests the rear shed-roofed extension is original to the 1892 house. A large exterior exit stair has been installed on the rear of the building, adjacent to the shed-roofed extension, which is unsympathetic to the historic structure and should be removed. As part of the redevelopment scheme, the overall form, scale and massing of the Jameson Residence will be retained during the relocation of the house, and the original configuration will be preserved on the new site. Any new additions to the house should be reviewed by the Heritage Consultant, and should be distinguishable and removable from the historic structure.

**Conservation Strategy: Preservation and Rehabilitation**

- Preserve the overall form, scale and massing of the building.
- Remove unsympathetic rear exit stair addition.
- The historic front façade should be retained.

***Rear elevation - note external stair addition.***

***Rear elevation.***

## 5.3 FOUNDATION

The Jameson Residence features exposed red brick foundations, which are a character-defining element, and are original to the 1910 relocated house. Due to the proposed relocation of the house, new foundations will be required. Concrete is a suitable material for new foundations, but all visible exterior surfaces above-grade should be finished in brick to match original. If possible, salvage original brickwork and reinstate following relocation of the house. If bricks are not salvageable, then all exterior surfaces of brick foundation should be well document to ensure new foundations accurately replicate originals, including window openings, brick bond and pointing profile. Any new material should match original. Front foundation window openings should be reinstated as per original, but side and rear window opening configuration in foundation may be rehabilitated.

**Conservation Strategy: Rehabilitation**

- New foundations are required at the new site, and concrete is a suitable material.
- Salvage original foundation brickwork and reinstate following relocation of the house. Brick can be reinstated as an exterior veneer if concrete is to be used for foundations at new location. Any new material above ground should match original in appearance, as viewed from the exterior. Red brick should be used, in a matching configuration to original.
- Front window openings at foundation level should be retained. Side and rear configuration may be rehabilitated.
- 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. Any landscaping should be set back from the exterior elevations of the house to help prevent against unnecessary moisture damage.

***Red brick foundations.***

***Red brick foundations, vertical wood skirting around porch.***

## 5.4 EXTERIOR WOOD FRAME WALLS

The Jameson Residence features original wood construction materials, including its wood-frame structure, wooden drop siding with corner boards, water table board and patterned wooden shingles. The richly textured surface articulation, specifically the patterned diagonal and vertical siding on the front façade, pronounced brackets, sunburst design in the gable peak and half timbering on the front façade and gable peak at the rear are characteristic of the Queen Anne Revival style. An early archival photograph of the historic house suggests the detailing on the front elevation has been accurately retained in its original configuration. All exterior wood elements and detailing are character-defining elements, and should be preserved. All exterior siding should remain intact during relocation, and exterior wall assemblies should not be altered.

The rectangular shingle siding is located within the bell-cast second-storey of the house, and in the lower portions of the roof gables. The shingles appear to be in fair condition, with localized areas of detachment and physical damage. A number of shingles also demonstrate cupping and warping, and may require repair or replacement. Any loose shingles should be reattached, and repaired as required. Most exterior painted surfaces demonstrate a high degree of weathering. Any loose exterior paint should be sanded down, and any damaged wood elements should be repaired, cleaned and prepared for repainting. If any original exterior wood material is too damaged to repair, then original fabric should be documented and replaced in-kind to physically and visually match original.

**Conservation Recommendation: Preservation and Rehabilitation**

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Preserve original exterior wood detailing, including all trimwork, half-timbering, brackets and applied decoration.
- Replace damaged siding to match existing in material, size, profile and thickness, as required. Secure any loose shingles.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Utilize Alternate Compliance Methods outlined in the BCBC for fire and spatial separations including installation of sprinklers where possible.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green©) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.
- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing or damaged beyond repair. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Preserve historic fabric of the exterior elevations during the relocation of the house, including the wood-frame structure with shingle and horizontal drop siding, wood sash windows and front-gabled roof structure as much as possible.
- Paint exterior wood elements according to colour schedule devised by Heritage Consultant.

***Exterior wood details.***

## 5.5 FRONT PORCH/ BALUSTRADE

The Jameson Residence features a recessed corner porch with inset entry, which is a character-defining element of the historic house that should be preserved. The corner porch projects from the front elevation of the house, and features a uniquely detailed balustrade. The balustrade features a pattern of vertical and horizontal sticks and rails, with inset panels detailed with circular wooden decorative trim. The circular motifs are consistent with the detailing seen on a number of exterior trim elements on the front and side elevations of the house. The base of the extended porch is clad in vertical wood siding located above a partially exposed brick foundation.

Most exterior wood surfaces show a high degree of weathering, with localized evidence of physical damage. All exterior wood surfaces should be inspected to determine the condition of the base material, and repaired as required. If historic fabric is too damaged to repair, then replace in-kind with physically and visually consistant material to match original. All exterior surfaces should be cleaned and any loose paint sanded down to prepare for repainting.

Heritage homes of this vintage were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, the rehabilitated balustrade design should retain the original configuration. In order to preserve the original balustrade height, alternate compliance measures should be explored, such as the use of metal pipe rail and glass panels to make up the remaining height to meet code requirements, if necessary.

**Conservation Strategy: Preservation and Restoration**

- Corner porch with inset entry should be preserved.
- Original wood detailing, including the wood balustrade, soffit, arched trimwork and detailed columns should be preserved. Repair as required, and prepare all exterior wood surfaces for repainting.
- If original wood fabric is too deteriorated to repair, then replace in-kind with physically and visually consistent material. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Original lower height of the balustrade should be retained, with alternate compliance methods utilized to achieve the required height. New Possible alternative materials may be glass panels, metal pipe rails or a combination of both.
- Paint exterior wood elements according to colour schedule devised by Heritage Consultant.

***Wood soffit and detailed colums.***


*Front porch.*

## 5.6 FENESTRATION

> Windows and doors 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 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* (2010).

### *5.6.1 WINDOWS*

The Jameson Residence features most original window assemblies including 1-over-1 double-hung wooden sash windows, multi-paned casement windows, leaded glass piano window, 1-over-1 double hung wooden sash windows with wooden muntins in top sash, and 2-over-2 double hung wooden sash windows. A number of east elevation windows have been replaced with replica assemblies. All aforementioned windows are character-defining elements of the historic house, and should be preserved, as possible. Side and rear window assemblies may be rehabilitated, as necessary, in response to functional changes in interior floor plans.

An initial visual review suggests the windows are in working condition, but weathering and physical damage can be seen on the exterior surfaces of the windows. In addition, the paint appears to be damaged on a number of exterior sash elements, and will require repair and repainting to ensure prolonged protection of the historic wood windows. The windows also feature both rectangular and scroll-cut window aprons and wood trim, which should also be preserved. Reference ***Section 4.3.4: Exterior Wood Frame Walls*** for recommendations on how to preserve wood trimwork.

**Conservation Strategy: Rehabilitation**

- Preserve all wood-sash windows, as possible. Side and rear window configuration may be rehabilitated, if required.
- Preserve leaded stained-glass window.
- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair. Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- If new replica windows are required, Heritage Consultant can review any window shop drawings and mock-us, when available. Ensure window manufacturer is aware of recommended sash paint colour prior to finalization of order.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.
- Brace windows with temporary inserts while relocating the house, to ensure they are not damaged in the process. Alternatively, should the windows require removal for repair, reinstate repaired windows following relocation of the house.

**4x multi-paned wood sash casement**
Treatment: Preservation and Repair

**2x 4-over-1 double hung wood sash w/ horns**
Treatment: Preservation and Repair

**2x 4-over-1 double hung wood sash w/ horns**
Treatment: Preservation and Repair

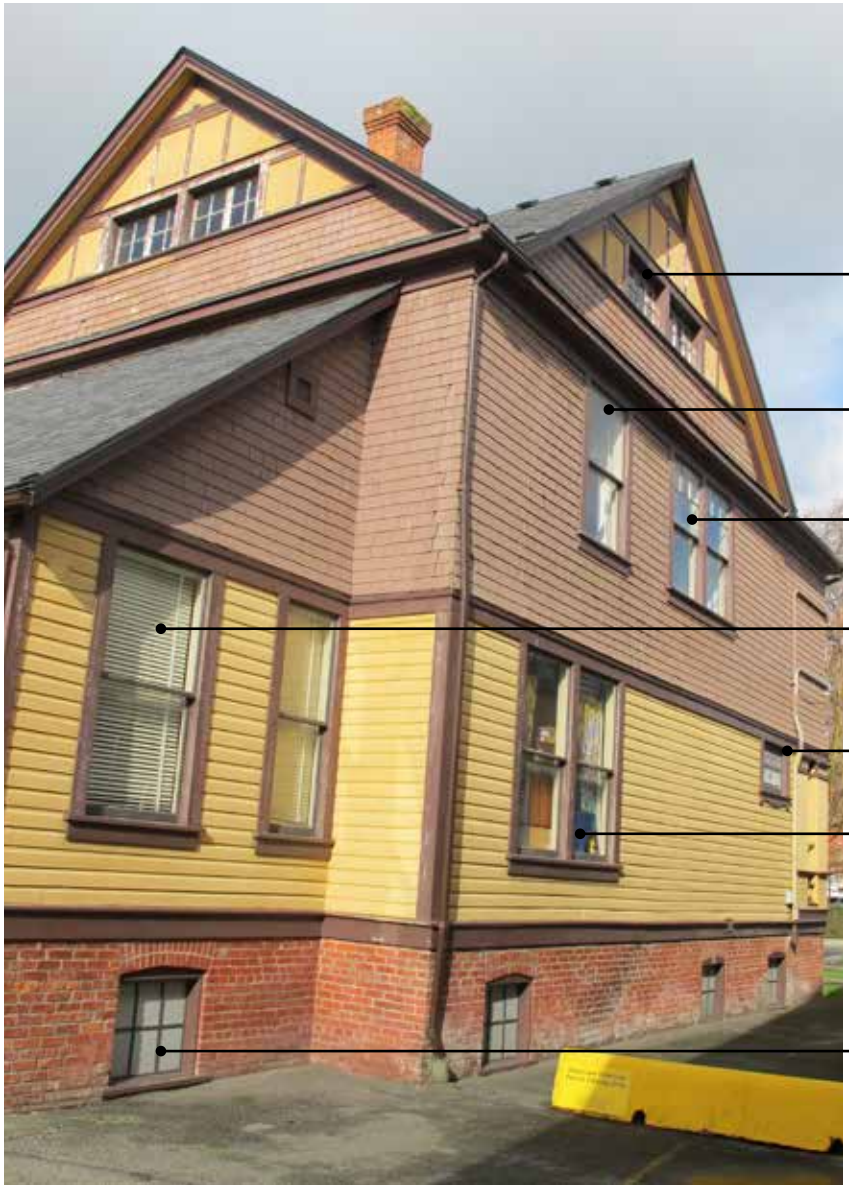
**3x 4-over-1 double hung wood sash w/ horns**
Treatment: Preservation and Repair

**1x basement level multi-paned fixed**
Treatment: Rehabilitation, as necessary

***Front elevation: All windows should be preserved and repaired, as required, with the exception of basement level multi-paned window.***

# CONSERVATION RECOMMENDATIONS

*Close-up image of stained glass window.*



**4x multi-paned wood sash casement**
Treatment: Rehabilitation, as necessary

**1x 1-over-1 double hung wood sash (replica)**
Treatment: Rehabilitation, as necessary

**2x 4-over-1 double hung wood sash w/ horns**
Treatment: Rehabilitation, as necessary

**2x 1-over-1 double hung wood sash (replica)**
Treatment: Rehabilitation, as necessary

**1x Leaded stained glass, fixed (see image above)**
Treatment: Preservation and Repair

**2x 1-over-1 double hung wood sash (replica)**
Treatment: Rehabilitation, as necessary

**4x basement level multi-paned fixed**
Treatment: Rehabilitation, as necessary

***East side elevation: Window configuration may be rehabilitated, as required. Stained glass window should be preserved.***

**4x multi-paned wood sash casement**
Treatment: Rehabilitation, as necessary

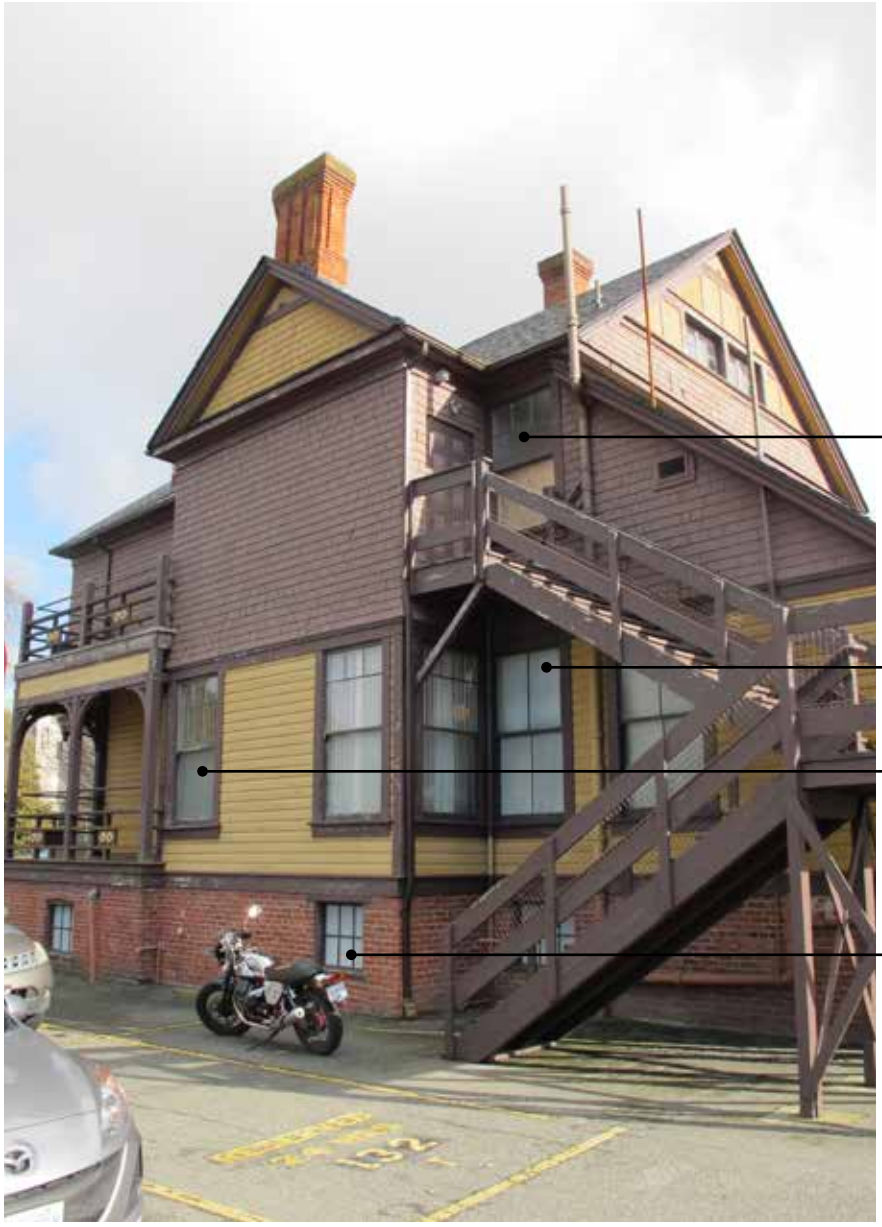
**1x 1-over-1 double-hung wood sash w/ horns**
Treatment: Rehabilitation, as necessary

**1x 2-over-2 double-hung wood sash w/ horns**
Treatment: Rehabilitation, as necessary

**1x basement level multi-paned fixed**
Treatment: Rehabilitation, as necessary

***Rear elevation: Window configuration may be rehabilitated, as required.***

# CONSERVATION RECOMMENDATIONS



**1x 4-over-1 double-hung wood sash w/ horns**
Treatment: Rehabilitation, as necessary
Note: missing lower glazing

**2x 2-over-2 double-hung wood sash w/ horns**
Treatment: Rehabilitation, as necessary

**2x 4-over-1 double-hung wood sash w/ horns**
Treatment: Rehabilitation, as necessary

**3x basement level multi-paned fixed**
Treatment: Rehabilitation, as necessary

***West side elevation: Window configuration may be rehabilitated, as required.***

### *5.6.2 DOORS*

The house features an original panelled double wooden front door glazed insets and etched-glass transom above. Original panelled balcony doors with multi-paned glazed insets and transoms are also extant. All aforementioned doors are a character-defining elements of the historic house, and should be preserved. The front and balcony doors appear to be in working condition with minimal damage. However, a closer inspection is required to determine the full condition of the leaded glass transom windows above the doors, to determine what level of repairwork is required. The front door is protected from the elements due to its inset location within the recessed entry porch, and exterior wood surfaces appear to be in fair condition. The balcony door required a closer inspection, and should be repaired as required.

**Conservation Strategy: Preservation and Rehabilitation**

- Preserve original panelled double wooden front door with leaded glass transom and original panelled balcony doors with multi-paned glazed insets and transoms.
- Retain the door openings in their original locations, and preserve and repair all original doors, as possible.
- Retain and repair original wood doors, as required. Prepare all exterior wood surfaced for repainting, according to colour schedule devised by Heritage Consultant.
- Any new doors should be visually compatible with the historic character of the building.

***Front door and balustrade.***

## 5.7 ROOF

The Jameson Residence features a picturesque roofline with steeply pitched front gabled roof with projecting gable ends. The gable ends feature unique detailing, including a mix of wave-patterned wood shingles and drop wood siding, full width window trim and half-timbering. The Queen Anne Revival style roofline with associated detailing is a character-defining element, and should be preserved and repaired as required.

Despite moving to a new location in the early 1900's, the roofline and overall form of the structure has remained true to the original design. The only apparent alteration is the replacement of the original cedar shingles with asphalt shingles. Exterior wood detailing appears to be heavily weathered, and required repair. If wood detailing is too damaged to repair, then replace in-kind with physically and visually consistent material.

**Conservation Recommendation: Rehabilitation**

- Preserve the roof structure in its original configuration, as expressed by its steeply pitched front-gabled configuration with projecting side gable ends.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but duroid, asphalt or fibreglass shingles are acceptable.
- Heritage Consultant to review roofing options, when available.
- Retain the original bargeboards and fascia boards, as well as the soffit and any exposed roof elements, including half timbering and shingle and drop wood siding within gable ends.
- Wood elements should be repaired, or replaced in-kind as required. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Paint all drainage system elements according to colour schedule devised by Heritage Consultant.
- Clean and prepare wood surfaced for repainting. Repaint according to colour schedule devised by Heritage Consultant.

***Front-gabled roof configuration.***

### 5.7.1 CHIMNEYS

The historic house features three original internal red brick chimneys with corbelling. The two chimneys towards the rear of the house are in their original configuration, but the front internal chimney has been mostly dismantled. The corbelling has been removed, and the chimney comes to an end just above the roofline.

The west side elevation chimney should be retained, but the rearmost internal chimney may be removed. The altered chimney should be restored to its original condition, with bricks salvaged from rear chimney to match original. If available, reference archival photographs for more accurate representation of the original chimney. The two chimneys to be retained are not able to be relocated with the house, and will be salvaged and reinstated following relocation.

**Conservation Recommendation: Rehabilitation**

- Prior to relocation of house, carefully document and salvage all chimney brickwork, and reinstate in original configuration following relocation of the house.
- Preserve the westernmost chimney in its original configuration, if possible.
- Reconstruct altered internal chimney, as possible, to match existing chimneys in detailing. If early archival photographs are available, reference photos for accurate chimney reconstruction. Use salvaged bricks from chimney that is to be removed.
- Chimneys will require structural stabilization and seismic upgrading.
- If desired, fireplaces may be converted to gas systems. Alternatively, if no internal fireplaces are desired, fireplaces may be removed and chimneys can be stabilized within attic space, and their exterior appearance above the roofline preserved.

***Corbelled red brick chimneys.***

## 5.8 INTERIOR FEATURES

*"Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, fireplace mantels, faucets, sinks, built-in cabinets, light fixtures, hardware, radiators, mail chutes, telephone booths and elevators. Because their heritage value resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect them from removal. This is particularly true of doors, banisters, church pews, fireplace mantels, sinks and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artefacts." Standards and Guidelines for the Conservation of Historic Places in Canada* (2010)

Building Code upgrading is one of the most important aspects of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. However, the interior features of an historic property are often heavily damaged in the process. The British Columbia Building Code offers equivalencies and exemptions to heritage buildings, which enable a higher degree of heritage conservation and retention of original material. The following guidelines pertaining to Health, Safety and Security Considerations from the *Standards and Guidelines* should be followed when faced with the conservation of interior features:

- Upgrade interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Work with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the interior features and overall heritage value of the historic building.
- Explore all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.
- Remove or encapsulate hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Install sensitively designed fire-suppression systems that retain interior features and respect heritage value.

The Jameson Residence features a number of original significant interior features. The main stair hall features original trim with fluted side trims and cyma recta crowns, and the staircase features carved newel posts and balustrades with turned spindles. Original cast iron radiators, fluted wooden door and window casings with bulls-eye corners and wide profiled baseboards are also original, and the bathroom features high wooden wainscoting. It is not known at this time which features will be retained.

**Conservation Recommendations: Rehabilitation**

- Interior features should be investigated further to determine if they can be retained during the rehabilitation process.
- Rehabilitation measures may be introduced to accommodate functional needs or building code upgrades, as required.

***Surviving interior features.***

## 5.9 EXTERIOR COLOUR SCHEDULE

Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on initial on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Final colour scheme to be determined through further investigation and review.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant. Further onsite analysis is required for final colour confirmation once access is available.

**Conservation Recommendation: Restoration**

- Restore the original or historically appropriate finish, hue and placement of applied colour. To be confirmed.
- Complete all basic repairs and restoration, and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are thoroughly dry.
- Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Remove deteriorated paint that is not adhered to the wood using a metal scraper.
- Remove dust and dirt with the gentlest method possible such as low-pressure (hose pressure) water washing, with soft natural brushes or putty knives.
- Paint all areas of exposed wood elements with primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, select an oil-based primer).
- Re-apply colours using architectural trim wrap, in which colour is applied to give a three-dimensional appearance to the surfaces by wrapping the applied colour around their edges.

| Location | Colour |
|---|---|
| Drop Siding, Tongue-and-Groove Siding, Second Floor and Third Floor Shingles, Columns, Crown Mouldings above Rondels. | Pendrell Verdigris VC-22 |
| Trim | Oxford Ivory VC-1 |
| Window Sash | Gloss Black VC-35 |
| Rondels and Brackets | TBD |

***Final colour scheme will be prepared based on analysis of original colours, further design consideration and context.***

# 6. RESEARCH SUMMARY

**ORIGINAL ADDRESS:** 522 Superior Street, Victoria, British Columbia
**CURRENT ADDRESS:** 521 Superior Street, Victoria, British Columbia
**CONSTRUCTION DATE:** 1892; relocated in 1910
**ARCHITECT:** Cornelius John Soule
**ORIGINAL OWNER:** Robert H. and Mary Jameson
**LATER OWNER:** Charles Napier Cameron (purchased the house from the 1910 auction)

**WATER PERMIT:**

- #1158: June 15, 1910, 521 Superior Street, C.N. Cameron, 7 fixtures

**NEWSPAPER REFERENCES:**

- Victoria Daily Times, 1918-07-18, page 9: "Mrs. Jameson Passes: Mother of Well-Known Victoria Citizens is Taken"
- Victoria Daily Times, 1929-02-20, page 1: "R.H. Jameson Pioneer Scot Died To-day"
- Victoria Daily Times, 1929-92-21, page 15: "Funeral Friday"
- Victoria Daily Times, 1936-05-27, page 8: "Capt. Cutler Passes Away: Well-known Sealer of Early Days Dies in Vancouver After Colorful Career"
- Victoria Daily Times, 1936-09-08, page 3: "Mrs. C.N. Cameron"
- Victoria Daily Colonist, 1967-03-05, page 13: "Main Street Victoria 1908: The Jameson Coffee Family"

**HALLMARK SOCIETY FILES:**

"Lot Z was a long strip lot consisting of 2 ½ acres on the southern edge of the Legislature property. Lot Z was first created in 1874 and was purchased by Mr. Leopold Lowenburg. Mr. Lowenburg subdivided property in three stages. The first was in 1879 when he sold one lot to Alexander Donaldson (this became lot 1). In 1884 he developed lots 1 to 7, keeping the remaining 206 x 236. In 1889, lots 8 to 12 were established and John Deans bought all but one of the new lots.

In 1891, Robert H. Jameson bought lot 8 from Deans and built a house, which was completed the following year. Jameson came to Victoria in the late 1880s, he started a grocery business which he ran for 12 years before leaving the become a buyer for an eastern tea wholesaler. His son William started (possible with his father) the W. A. Jameson Coffee Co. in about 1908 and was eventually joined in this successful business by several other family members.

In 1908, Jameson sold 522 Superior to a Capt. Melville Cutler and moved to Sooke. In 1910, the Provincial Government took over the entire lot Z and in the same year, Charles Cameron (521 Superior), bought the house from Cutler and moved it to lot 1727 across the street. The problem was that the Cameron house (built 1884) was still on lot 1727, so he solved that by moving the Cameron house to sub lot 9, lot 1773/6 & 1792/6 Block 61, 543 Michigan Street. Unfortunately the house was demolished in 1967."

ARCHIVAL MATERIAL:

GOVERNMENT SALE OF

# Dwelling Houses

## Maynard & Son

AUCTIONEERS

Instructed by the Minister of Public Works, will sell, without reserve, by

# Public Auction THIS MORNING

AT ELEVEN O'CLOCK

On the steps of each house

**ALL THE HOUSES ON NORTH SIDE SUPERIOR STREET**

Between Government and Menzies Sts., rear of Parliament buildings; consisting of the following:

**403 Menzies St.**—7-room 2-story house, bathroom, closets, etc.
**510-514 Superior St.**—Double two-story 14 rooms, pantries, bathrooms, closets, etc.
**518 Superior St.**—Almost new 4-room cottage, bathroom, pantry, etc.
**522 Superior St.**—Large 8-room, 2½-story house, bathroom, pantry, etc., also large barn.
**526 Superior St.**—5-room cottage, bathroom, pantry, etc., basement.
**530 Superior St.**—6-room cottage, pantry, closets, bathroom, etc.
**534 Superior St.**—7-room two-story house, sheds, etc.
**Large barn and shed.**
**544 Superior St.**—6-room 2-story house, bathroom, closets, pantry, etc., basement.
**548 Superior St.**—7-room 2-story house with basement, bathroom, toilet.
**552 Superior St.**—7-room 2-story house, with basement, En. bath, toilet, etc., very good flooring in this house.
**556 Superior St.**—7-room cottage, pantry, bathroom, closets, etc., basement.
**560 Superior St.**—6-room cottage, pantry, bathroom, etc.
**564 Superior St.**—5-room cottage, bathroom, closets, etc.
**602 Government St.**—2-story 8 room house, woodshed, etc.
**610 Government St.**—Large 2-story, 14-room house and other small rooms.

Also

**20 H. P. Boiler**—Brick foundation, smokestack and gal. iron frame building. This boiler could be used for heating purposes.

All the fencing goes with each house.

Houses open for inspection on **Wednesday** afternoon, or by applying to the undersigned.

Terms of Sale—**Cash**, and houses must be removed on or before July 31st.

will take no part in the service.

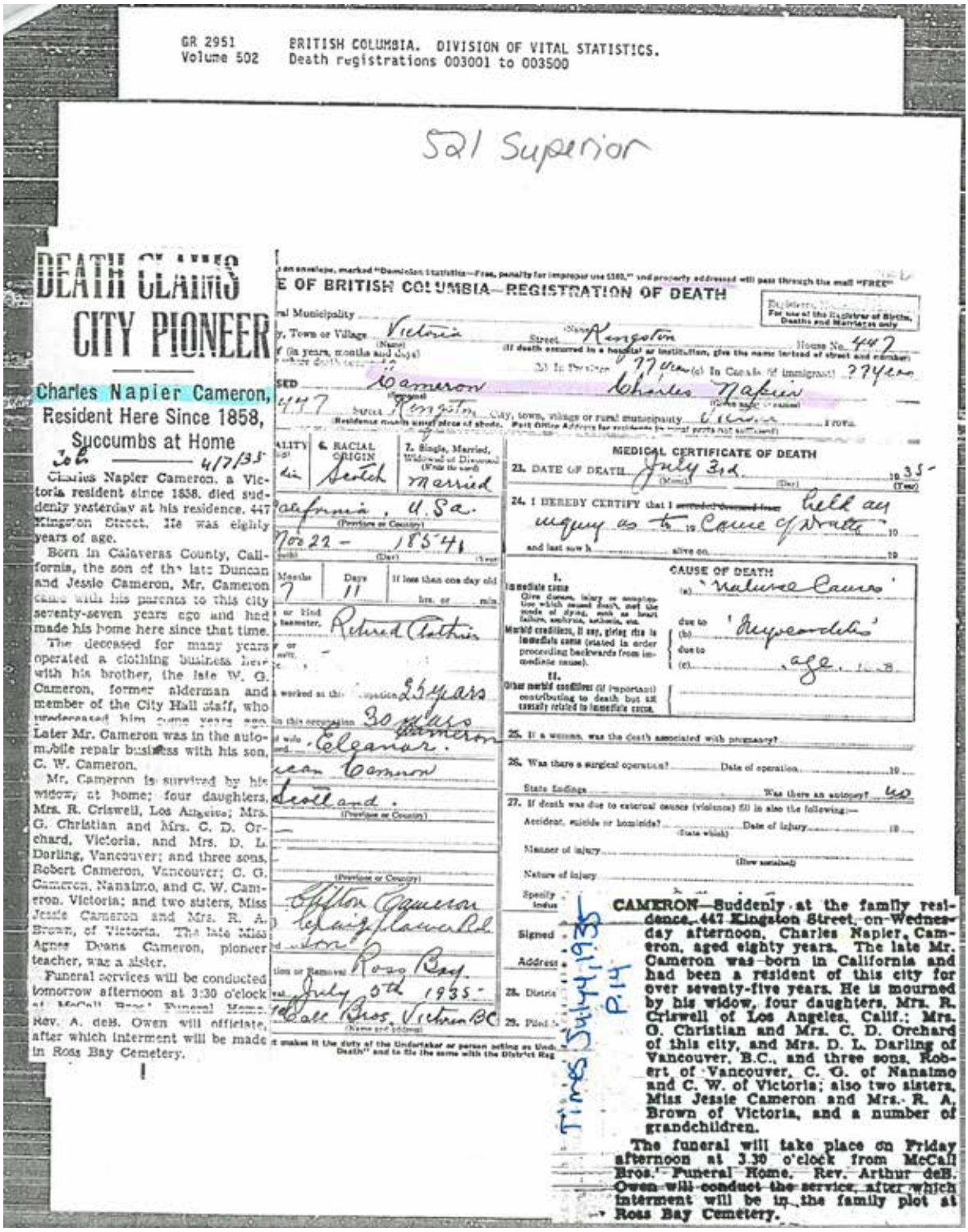
# SALE OF HOUSES ON PARLIAMENT SQUARE

## Structures Must Be Removed by End of July—Land Completes Block Required for Extensions

A total of $6,010 was realized by the sale yesterday of the fifteen frame houses standing upon lots fronting Superior and Government streets and which were recently acquired by the Provincial Government for the completion of Parliament Square, the purchasers being in almost every instance owners of contiguous unoccupied property to which the purchased houses will be moved, the period allowed for the exodus expiring with the close of July. The high cost of house moving, of course, must be taken into consideration as supplementary to the auction prices; which Messrs. Maynard & Sons, the government's sale agents, regard as quite satisfactory. Bidding was brisk, and the sale represented probably the most rapid transfer of such a number of houses in the city's or even provincial history. The sales report, with purchasers and prices is as below:

| | |
|---|---|
| Superior and Menzies streets, H. V. Cooley | $450 |
| 510-14 Superior, Frank Leroy | 300 |
| 518 Superior, E. Coventry | 300 |
| 522 Superior, C. Cameron | 675 |
| 526 Superior, George Powers | 125 |
| 530 Superior, Miss McCandlish | 200 |
| 534 Superior, I. Waxstock | 150 |
| Barn and shed, in rear premises, Miss Powers | 5.00 |
| 544 Superior, J. C. Bridgman | 675 |
| 548 Superior, C. F. Beavan | 375 |
| 552 Superior, P. Lewis | 625 |
| 556 Superior, T. McConnell | 400 |
| 560 Superior, Geo. Powers | 300 |
| 564 Superior, Geo. Powers | 85 |
| 607 Government, Geo. Powers | 210 |
| 610 Government, Miss R. J. Soper | 140 |

*Victoria Daily Colonist, May 26 and 27, 1910, advertising the auction and subsequent sale of houses along both Superior and Government Streets.*



GR 2951
Volume 502

BRITISH COLUMBIA. DIVISION OF VITAL STATISTICS.
Death registrations 003001 to 003500

521 Superior

DEATH CLAIMS CITY PIONEER

Charles Napier Cameron, Resident Here Since 1858, Succumbs at Home

Charles Napier Cameron, a Victoria resident since 1858, died suddenly yesterday at his residence, 447 Kingston Street. He was eighty years of age.

Born in Calaveras County, California, the son of the late Duncan and Jessie Cameron, Mr. Cameron came with his parents to this city seventy-seven years ago and had made his home here since that time.

The deceased for many years operated a clothing business here with his brother, the late W. G. Cameron, former alderman and member of the City Hall staff, who predeceased him some years ago. Later Mr. Cameron was in the automobile repair business with his son, C. W. Cameron.

Mr. Cameron is survived by his widow, at home; four daughters, Mrs. R. Criswell, Los Angeles; Mrs. G. Christian and Mrs. C. D. Orchard, Victoria, and Mrs. D. L. Darling, Vancouver; and three sons, Robert Cameron, Vancouver; C. G. Cameron, Nanaimo, and C. W. Cameron, Victoria; and two sisters, Miss Jessie Cameron and Mrs. R. A. Brown, of Victoria. The late Miss Agnes Deans Cameron, pioneer teacher, was a sister.

Funeral services will be conducted tomorrow afternoon at 3:30 o'clock at McCall Bros.' Funeral Home. Rev. A. deB. Owen will officiate, after which interment will be made in Ross Bay Cemetery.

4/7/35

E OF BRITISH COLUMBIA—REGISTRATION OF DEATH

Victoria — Kingston — 447

Cameron — Charles Napier

447 Kingston — Victoria

Scotch — Married

California, U.S.A.

Nov 22 — 1854

7 — 11

Retired Clothier

25 years — 30 years

Eleanor Cameron

Scotland

Clifton Cameron

Ross Bay

July 5th 1935

Dale Bros. Victoria BC

MEDICAL CERTIFICATE OF DEATH

23. DATE OF DEATH July 3rd 1935

24. I HEREBY CERTIFY that I ~~attended deceased from~~ held an inquiry as to the Cause of Death

and last saw him alive on

CAUSE OF DEATH

I. Immediate cause (a) Natural Causes

due to (b) Hypostasis

due to (c) Age

II. Other morbid conditions (if important) contributing to death but not causally related to immediate cause.

25. If a woman, was the death associated with pregnancy?

26. Was there a surgical operation? Date of operation

State findings Was there an autopsy? No

27. If death was due to external causes (violence) fill in also the following:—

Accident, suicide or homicide? Date of injury

Manner of injury

Nature of injury

Specify Index

Signed

Address

28. District

29. Filed

Times July 4 1935 P 14

CAMERON—Suddenly at the family residence, 447 Kingston Street, on Wednesday afternoon, Charles Napier, Cameron, aged eighty years. The late Mr. Cameron was born in California and had been a resident of this city for over seventy-five years. He is mourned by his widow, four daughters, Mrs. R. Criswell of Los Angeles, Calif.; Mrs. G. Christian and Mrs. C. D. Orchard of this city, and Mrs. D. L. Darling of Vancouver, B.C., and three sons, Robert of Vancouver, C. G. of Nanaimo and C. W. of Victoria; also two sisters, Miss Jessie Cameron and Mrs. R. A. Brown of Victoria, and a number of grandchildren.

The funeral will take place on Friday afternoon at 3.30 o'clock from McCall Bros.' Funeral Home. Rev. Arthur deB. Owen will conduct the service, after which interment will be in the family plot at Ross Bay Cemetery.

*Times Colonist, July 4, 1935. Page 14.*

## FUNERAL FRIDAY

The late Robert H. Jameson, for whom funeral services will be held at St. Andrew's Presbyterian Church to-morrow afternoon at 3.30 o'clock, Rev. H. P. S. Luttrell officiating. Interment will be made at Ross Bay Cemetery. The arrangements are in the hands of B.C. Funeral Company.

TIMES 1929-02-21 P15

# R.H.Jameson Pioneer Scot Died To-day

### Was Picturesque Figure in Kilt Here For Forty Years; Established Business

### Saw Last Slave Ship Arrive at Florida From Africa; Was Fenian Raid Veteran

Robert Hamilton Jameson, one of Victoria's pioneer businessmen and a picturesque figure for many years in his Highland kilt and Balmoral bonnet, passed away at 2 o'clock this morning at the Royal Jubilee Hospital, at the ripe age of eighty-four years.

Born in Alloa, Scotland, in September, 1844, Mr. Jameson, who was a member of the Fenian Raid, left his native land on November 14, 1863, but like many of his compatriots, his loyalty to the land of his birth never dimmed and he remained an 'ardent Scot to the day of his death. He was a staunch advocate of Home Rule for Scotland.

(Concluded on Page 3)

...AY

...Mr. ...ent ...ar- ...ps" ...es. ...im deeply. After a sojourn in Florida, he came North to Canada settling in business at Whitby, Ontario. In. 1869 he married Mary Cecelia Blair of that town.

In 1888, Mr. Jameson felt the call of the West and after a preliminary trip to Victoria returned to Whitby for his family and settled here. He was engaged for twelve years in the grocery business which has since developed into the coffee business run by his sons under the name of W. A. Jameson Coffee Company. After disposing of his business, Mr. Jameson went on the road as a traveler for Balfour & McLaren of Hamilton, tea importers.

WENT TO SOOKE

On the death of his wife ten years ago, Mr. Jameson retired and took up his residence at Sooke River, where he was a familiar figure in his Highland garb. He was a great lover of nature and an ardent botanist, as well as a writer and poet of merit. He was a member of the Canadian Legion and Campaigners' Association and a former member of the Odd Fellows, and was also a member of the Burns Club.

He is survived by five sons, William A., Robert J., Carron B., C. Gordon and John B., and four daughters, Mrs. R. V. Powell of Alameda, Cal., Mrs. H. L. G. Austin of Sooke, Mrs. C. J. McRae of Victoria and Mrs. J. W. Turnbull of Sidney. The remains are reposing at the B.C. Funeral Chapel, pending funeral arrangements which will be announced later.

*Times Colonist, February 21, 1929. Page 15.*

DONALD LUXTON
ASSOCIATES