

CAPITAL PARK, VICTORIA

545 SUPERIOR STREET

DRAFT CONSERVATION PLAN - JUNE 2014



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AND ASSOCIATES INC



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TABLE OF CONTENTS

1. INTRODUCTION.....	4
2. HISTORY	6
3. STATEMENT OF SIGNIFICANCE.....	16
4. CONSERVATION GUIDELINES.....	18
4.1 STANDARDS AND GUIDELINES	18
4.2 CONSERVATION REFERENCES.....	19
4.3 GENERAL CONSERVATION STRATEGY	20
4.4 SUSTAINABILITY STRATEGY	21
4.5 HERITAGE EQUIVALENCIES AND EXEMPTIONS	23
4.5.1 BRITISH COLUMBIA BUILDING CODE	23
4.5.2 ENERGY EFFICIENCY ACT	23
4.5.3 HOMEOWNER PROTECTION ACT	24
4.6 SITE PROTECTION.....	25
5. CONSERVATION RECOMMENDATIONS.....	26
5.1 SITE	26
5.2 OVERALL FORM	28
5.3 FOUNDATION	29
5.4 EXTERIOR WOOD FRAME WALLS.....	29
5.5 FRONT PORCH/ BALUSTRADE	31
5.6 FENESTRATION	32
5.6.1 WINDOWS	32
5.6.2 DOORS	37
5.7 ROOF	37
5.7.1 CHIMNEY	38
5.8 INTERIOR FEATURES	39
5.9 EXTERIOR COLOUR SCHEDULE.....	41
6. RESEARCH SUMMARY	42

1. INTRODUCTION

SUBJECT PROPERTY:	545 SUPERIOR STREET VICTORIA, BC
HERITAGE STATUS:	VICTORIA HERITAGE REGISTER

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.

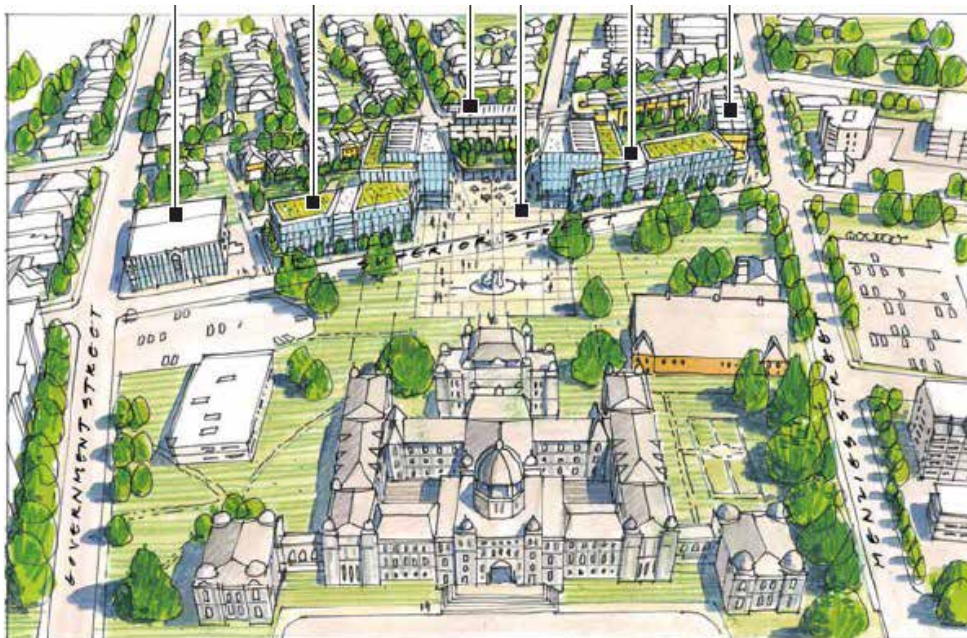
The five heritage houses remaining on the Capital Park site are 521 Superior Street, 539 Superior Street, 545 Superior Street, 524 Michigan Street and 526 Michigan Street.

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.

INTRODUCTION



Capital Park, Existing.



Proposed Rendering by Endall Elliott Associates Architects.

2. HISTORY

ORIGINAL ARCHITECT: THOMAS HOOPER



(From Building the West, page 138-145)

The story of Thomas Hooper echoes the boom and bust cycle of British Columbia's resource-based economy. He had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely. He died a pauper, and was buried in an unmarked grave.

Born in Hatherleigh, Devon, England on March 2, 1857, he was the sixth of eleven children of John and Susan Hooper. Young Thomas was exposed at an early age to the building trades. His uncles, Samuel and James, were both architects and surveyors to the Duchy of Cornwall, and family members had been masons for many generations. John Hooper brought his wife and children to London, Ontario in 1871, and after Thomas completed his schooling he was apprenticed for four years as a carpenter and joiner to J.M. Dodd & Sons. The opening of the west tempted the Hooper family to move to the boomtown of Emerson, Manitoba in 1878. There, Thomas Hooper married Rebecca Johnson on June 21, 1879; their only child, a daughter, was born in 1880, but died at the age of four months. When it became clear that the railway was going to pass through Winnipeg rather than Emerson, Thomas moved there, and worked as a contractor; later he engaged in architectural work with older brother, Samuel, who in addition to his private architectural practice and work as a sculptor, became, in 1907, the first Provincial Architect of Manitoba.

Thomas Hooper decided to push farther west, and arrived in Vancouver in July, 1886, having walked the last 500 miles to the west coast. His timing was fortuitous, as he arrived in Vancouver just one month after the great fire that had destroyed the burgeoning new community. Hooper worked as Provincial Supervisory Architect from 1887-88, and also established his own practice in 1887. His first projects in Vancouver included several houses, a Chinese Mission church, a commercial block for R.V. Winch, and his largest early commission in Vancouver, the Homer Street Methodist Church, 1888-89. This was the first of many commissions that he received from the Methodists, and marked the beginning of a long association with Ebenezer Robson, a pioneer missionary and brother of B.C. Premier John Robson. As a result of these connections, Hooper was chosen to design the Wallace Street Methodist Church in Nanaimo, and the Metropolitan Methodist Church in Victoria, and in 1889 was sent back east by the church elders to tour the new trends in church architecture, where he was exposed to the Romanesque Revival style popularized by H.H. Richardson.

While the Metropolitan Methodist Church was under construction, Hooper shifted the focus of his activities to the more established city of Victoria. From this point on, Hooper maintained offices in both cities, and his practice flourished. He maintained close friendships with many clients, including department store merchants, David Spencer and his son Christopher, and businessmen, R.V. Winch and E.A. Morris, for each of whom he designed a series of buildings.

Always looking to expand his practice, in 1890 Hooper established a partnership in Victoria with S.M. Goddard. Although the firm was dissolved in June the following year, together they designed several prominent buildings, including the Wilson & Dalby Block in Victoria, and an Indian Mission School in Port Simpson. In 1891 Hooper also started a short-lived association with a Mr. Reid in Nanaimo, a partnership that produced only one known building, a shopping arcade for David Spencer. In 1893, Hooper won the competition for the Protestant Orphans' Home in Victoria, the design of which is almost a direct quote of Henry Hobson Richardson's Sever Hall at Harvard, 1878-80. Although smaller in scale, Hooper echoed Richardson's symmetrical massing, simple use of red brick, and semi-turrets flanking a round-arched central entry.

Hooper's career suffered during the general depression of the mid-1890s, but flourished again starting with the boom years of the Klondike Gold Rush. He acquired a reputation as a solid and astute businessman who understood the needs of commercial clients, and his office turned out numerous handsome, and sometimes innovative, structures. The front facade of his warehouse for Thomas Earle, Victoria, 1899-1900, is one of the earliest local examples of a glass curtain wall, demonstrating Hooper's awareness of developing trends in architecture in Eastern Canada and the United States.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public

Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06; the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09.

After the partnership with Watkins ended acrimoniously in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence Hycroft, 1909-12, for A.D. McRae – the most imposing mansion in the CPR's new suburb of Shaughnessy Heights in Point Grey – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was Greencroft, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work; the plans are signed by John M. Goodwin, who possibly took direction more from McLean than Hooper. Other significant projects during the boom years included a tobacco shop for E.A. Morris in Victoria, 1909; the classically-inspired Chilliwack City Hall, 1910-12; the Vancouver Labor Temple, 1910-12; additions to the Vancouver Court House, 1910-12; the Vernon Court House, 1911-14; the Revelstoke Court House, 1911-13; ice arenas for the Patrick Brothers in Vancouver and Victoria, 1911-12; the Tudor Revival mansion Lyndhurst, for P.R. Brown in Esquimalt, 1913; and a number of B.C. commissions for the Royal Bank. One of these, the Royal Bank on Government Street in Victoria, 1909-10, has a facade designed by acclaimed New York architects Carrère & Hastings, architects of many landmark buildings including the Beaux-Arts New York Public Library, 1911. This was not an isolated connection – Carrère & Hastings also provided designs for Royal Bank projects in Winnipeg, Alberta, New York and Port of Spain, Trinidad – but indicates the importance of the Victoria commission within the context of British Columbia.

Hooper's office prepared an elaborate submission for the 1912 competition for the new University of British Columbia. His grand Beaux-Arts scheme was a beautifully rendered concept that completely disregarded the implicit directions for a free rendering of either a Late Tudor, Elizabethan or Scottish Baronial style. Hooper's designs were so at odds with what was asked for that it was singled out for especially vicious criticism, the judges – including Samuel Maclure – stated “it is not desired to erect palaces... the style is frankly classical of a palatial nature... It appears, therefore, that the practical issues such as appropriate planning and cost of erection have been sacrificed to grandiose and pictorial effects.” A current assessment of the competition indicates that, in fact, Hooper's entry would likely have produced the most interesting campus, and his personal disappointment at losing this important commission can only be imagined.

The general economic downturn of 1913 caught the booming province by surprise. Many proposed projects were stuck at the planning stage and were eventually abandoned. After an unsuccessful attempt to establish an office in Edmonton, and a failed entry to the Vancouver Civic Centre competition in 1914, Hooper, seeing no future in British Columbia, left in 1915 to try his luck in New York City. Prospects looked brighter there as America was staying out of the European conflict, and Hooper's favoured Beaux-Arts style was all the rage, spearheaded by leading firms with all the right social connections such as McKim, Mead & White. He formed a partnership, and was beginning to establish his reputation, when America's entry into the Great War in 1917 choked off any further commissions, and his career was effectively ended. He remained in New York, travelling regularly to Europe with Christopher Spencer on his buying trips, but finally ran through his money and returned penniless to Vancouver in 1927. With the assistance of his family he tried to reestablish his practice. He formed a brief partnership with Robert Wilson, who had previously been his office manager, and they are known to have designed one apartment building together in 1928. Hooper also consulted on the design of the Benjamin Franklin Hotel in Seattle (opened

1929, Earl Roberts, Architect), but the Crash of 1929 and the ensuing Depression ended any further attempts to find work. Along with many others he withdrew his membership from the AIBC in 1931, and lived with family members until ill health forced his entry into an Old Folk's home. Hooper died January 1, 1935, and was buried in the family plot of his relatives, the McCauls, in Mountain View Cemetery in Vancouver.

Hooper's importance to the profession in British Columbia lies in his introduction and promotion of new styles of architecture, and his continual development and improvement of commercial building types. In the early 1890s he was involved in the earliest attempts to have the profession officially recognized, and for decades ran large offices that trained a generation of young designers, including C. Elwood Watkins and J.Y. McCarter. Hooper was highly regarded by other architects for his business acumen, his personal drive, and his considerable design skills. Along with Francis Rattenbury, he was respected by many contractors as the most accomplished and competent of the local architects.

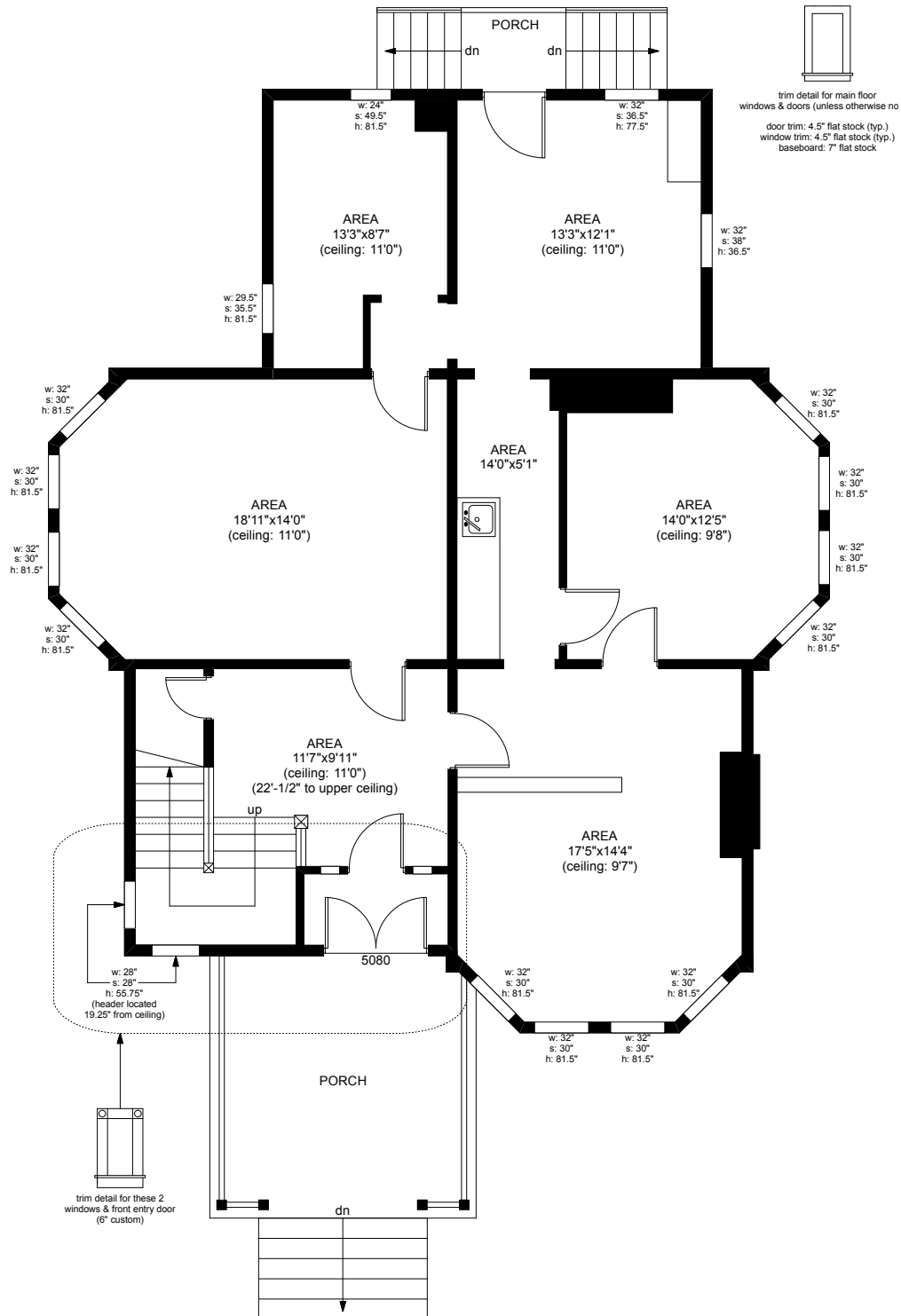
ARCHIVAL MATERIAL:



Above: View from Parliament Buildings, circa 190-, detail below showing close-up view of 545 Superior, with original wraparound verandah, and shed-roofed balcony at second floor front. [British Columbia Archives B-01799]

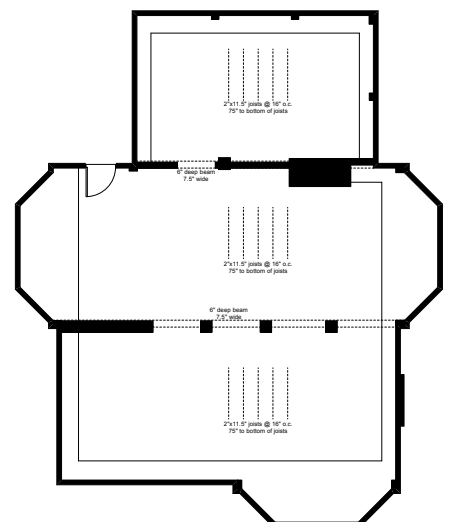


Right: Black Residence at 64 Superior Street [1891 Fire Insurance Map, Victoria, updated to 1895]



EXISTING MAIN FLOOR PLAN - KEAY & ASSOCIATE ARCHITECTURE LTD.

HISTORY



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: 1891

Original Owner: Alexander Black

Architect: Thomas Hooper

Description of Historic Place

The Black Residence is a large, two and one-half storey plus basement, Queen Anne Revival-style dwelling that displays asymmetrical massing and a picturesque roofline. Distinguishing features include a front-gabled projecting entrance porch, three double-height projecting bays, and elaborate carpenter ornamentation such as scroll-cut brackets, lathe-turned columns, decorative pediments, and patterned shingles. It is situated on the south side of Superior Street, within the Legislative Precinct, in the historic James Bay neighbourhood of Victoria.

Heritage Value of Historic Place

Constructed in 1891, the Black Residence is emblematic of James Bay's evolution from a pioneer farm to the first Garden City suburb in Victoria. 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 Black Residence is additionally valued for its Queen Anne Revival-style architecture, designed by prominent B.C. architect, Thomas Hooper (1857-1935). Hooper had one of the province's longest running and most prolific architectural careers, designing hundreds of commercial and residential buildings in the Lower Mainland and on Vancouver Island. Typical of the Queen Anne Revival style, the Black Residence is characterized by its asymmetrical massing, picturesque roofline, tall red brick corbelled chimneys and carpenter ornamentation. The scroll-cut detailing also demonstrates the introduction of new construction technology, at a time when steam-driven band saws, drills and lathes had become readily available, facilitating the use of ornate detailing. The embellishment of late Victorian-era houses, with a variety of surface textures and carved and applied details, was a public display of pride as well as a sign of social status.

STATEMENT OF SIGNIFICANCE

Alexander Black, a railway conductor, remained in the house only briefly; John Alfred and Annie Lawrence bought the property in 1894. In the early 1930s, the home was purchased by the Province of British Columbia, necessitated by the expansion of the provincial bureaucracy. The Black Residence, with its complex design and fine craftsmanship, makes a significant contribution to the rich and varied streetscapes of the James Bay neighbourhood, which continues today with a mix of residential, commercial and bureaucratic uses.

Character-Defining Elements

Key elements that define the heritage character of the Black 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; full basement; central front-gabled roof with hipped returns; three double-height front-gabled bay windows; and front-gabled entrance porch, supported by paired lathe-turned columns;
- wood-frame construction with bellcast cedar shingles on the second storey level; wooden drop siding on the main floor level; and vertical v-joint siding on the foundation level;
- masonry elements such as brick foundation, and internal and external red-brick chimneys;
- elements of the Queen Anne Revival style such as: asymmetrical massing; picturesque roofline; variety of cladding and textures; applied scroll-cut ornamentation in gable peaks; coffered gable ends; decorative pediment above front entry; and carpenter ornamentation including scroll-cut brackets, lathe-turned columns, and moulded window hoods and crowns;
- fenestration such as: 1-over-1 double-hung wooden sash windows with horns; 16-over-1 double hung wooden sash window at second floor front; and stained glass; and
- double-leaf panelled wooden front doors with glazed insets, transom and original hardware.

4. CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

545 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 545 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.

CONSERVATION GUIDELINES

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 545 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.

545 SUPERIOR STREET STRATEGY

The house will be relocated from its existing location, along with 521 and 539 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.

CONSERVATION GUIDELINES

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 residences:

- 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.

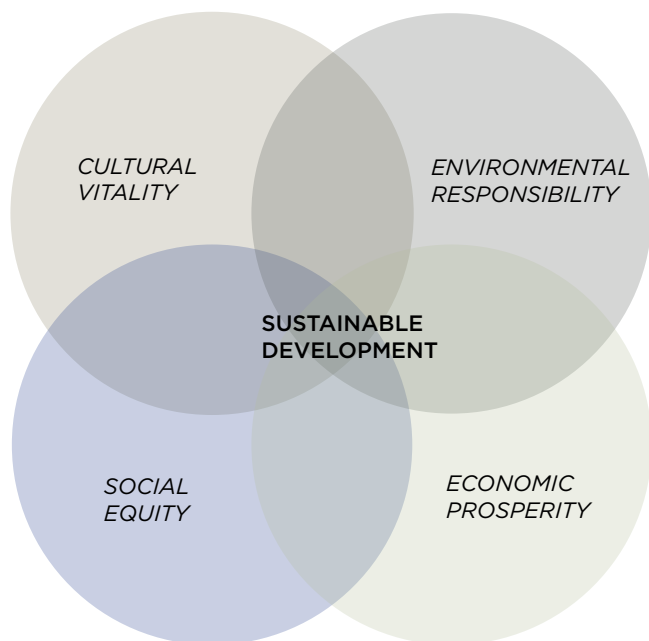
“We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable.”

(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 545 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.

CONSERVATION GUIDELINES

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, 545 Superior Street will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following 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.”

3.5.3 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 structures 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.

CONSERVATION GUIDELINES

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 Black 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 Black Residence, based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

The Black Residence is located in the historic James Bay neighbourhood of Victoria. As part of the redevelopment scheme, the house will be relocated along with 521 and 539 Superior Street within the same James Bay neighbourhood.

All heritage resources within the site should be protected from damage or destruction at all times. Reference **Section 3.6: Site Protection** for further information.

Conservation Strategy: Relocate

- Building will be relocated, and should stay within the same 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 Black 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 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 Black 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 final relative location to grade should match the original as closely as possible, taking into account applicable codes.

CONSERVATION RECOMMENDATIONS



Front Elevation.

5.2 OVERALL FORM

The Black Residence features a two-storey residential form, scale and massing with side-gabled roof structure with multiple gabled projections and double-height bay window. The extant original form, scale and massing is a character-defining element of the historic house, and should be preserved. The house also features asymmetrical massing, traditional of the Queen Anne Revival style, which is also a character-defining element that should be preserved.

The house has been preserved in its original form, with no modern additions or major alterations to the exterior. As part

of the redevelopment scheme, the overall form, scale and massing of the Black 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

- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained.



West side elevation.

CONSERVATION RECOMMENDATIONS

5.3 FOUNDATION

The house features original exposed brick foundations, which is a character-defining element of the historic house. The brick is currently painted, and appears to be in good condition. 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 surfaced above-grade should be finished in brick to match original. If possible, salvage original brickwork and reinstate following relocation of the house. Depending on condition of brickwork, bricks can be stripped or repainted according to colour schedule devised by Heritage Consultant. 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.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation but should be set back from the exterior elevations of the house to help prevent against unnecessary moisture damage.
- Front window openings at foundation level should be retained. Side and rear configuration may be rehabilitated.

5.4 EXTERIOR WOOD FRAME WALLS

The Black Residence features original wood-frame construction with bellcast cedar shingles on the second storey level, wooden drop siding on the main floor level and vertical v-joint siding on the foundation level. The house also features elements of the Queen Anne Revival style such as its applied scroll-cut decorations, coffered gable ends, coved siding, decorative pediment above front entry and carpenter ornamentation including scroll-cut brackets, lathe-turned columns and moulded panels surrounding the window frames. All aforementioned wood detailing are character-defining elements of the historic house, and should be preserved.

The exterior wood detailing is original to the historic house, and has been retained in its original configuration and placement. An initial visual review suggests the exterior wood-frame elements, including siding and trim, are in fair condition with evidence of moderate weather damage. The exterior painted surfaces appear to be worn, and paint is failing in a number of locations. Additionally, a number of shingles appear to be damaged and split. Proper maintenance of painted wood surfaces is essential in ensuring the protection of historic wood material. Further investigation is required into the condition of all wood surfaces, and any localized damage should be repaired. All exterior wood surfaces should be repainted according to colour schedule devised by Heritage Consultant.

Conservation Recommendation: Preservation and Restoration

- 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 all original exterior trimwork and detailing on all exterior elevations, including within the roof gables.

- Investigate all exterior wood elements to determine condition of material.
- Repair or replace in kind any material that is too damaged to repair. All interventions should be sensitive to the historic fabric of the house, and any new material should match historic original in material, size, profile and thickness. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable
- 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.
- Prepare all wood surfaces for repainting. 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.
- Paint all exterior wood surfaces according to colour schedule devised by Heritage Consultant.



Wood detailing in front-gabled verandah roof.



Wood soffit in front verandah.

CONSERVATION RECOMMENDATIONS

5.5 FRONT PORCH/ BALUSTRADE

The Black Residence features a front-gabled verandah with pediment supported by lathe-turned columns. The decorative pediment features applied scroll-cut decorations and decorative scroll-cut brackets. The front-gabled verandah and all aforementioned detailing are character-defining elements of the historic house, and should be preserved.

The front verandah also features a simple wood railing that is continued down the front stairs. 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 retained low balustrade design should be preserved. In order to retain 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.

Conservation Strategy: Rehabilitation

- Preserve the front-gabled verandah in its original configuration. All original detailing should be preserved.
- Original low height of the balustrade should be retained, with alternate compliance methods utilized to achieve the required 42" height. New Possible alternative materials may be glass panels, metal pipe rails or a combination of both.
- Investigate and repair all wood elements according to recommendations listed in **Section 6.3.4: Exterior Wood Frame Walls**.
- Prepare all wood surfaces for repainting. 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.
- Paint all exterior wood surfaces according to colour schedule devised by Heritage Consultant.



Front-gabled verandah.

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 Black Residence features original fenestration, including 1-over-1 double-hung wooden sash windows with horns, 16-over-1 double hung wooden sash window and stained glass. The windows are character-defining elements of the historic house, and should be preserved. Side, rear and basement window assemblies may be rehabilitated, as necessary, in response to functional changes in interior floor plans.

Most window groupings feature continuous window sills, and appear to be in working condition. Each window should be inspected to determine the full condition of each unique assembly, and should be repaired as required. Original window configuration should be preserved, and each window restored to its original condition.

Conservation Strategy: Rehabilitation

- Preserve all original wood sash windows, as possible. Side, rear and basement window assemblies may be rehabilitated, as necessary.
- 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 wood-sash windows as required, using in kind repair techniques where feasible.
- Preserve stained glass windows, repair as required.
- 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.
- Heritage Consultant can review window shop drawings and mock-up, 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.

CONSERVATION RECOMMENDATIONS



2x wood sash casement
Treatment: Preserve and Repair

3x wood sash casement
Treatment: Preserve and Repair

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

1x 16-over-1 double-hung wood sash w/ horns
Treatment: Preserve and Repair

**2x 1-over-1 double-hung wood sash w/ horns
(1 on either side of elevation)**
Treatment: Preserve and Repair

1x multi-paned wood sash casement
Treatment: Preserve and Repair

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

1x basement level window, infilled
Treatment: Preserve and Repair

Front elevation: Windows should be preserved and repaired.



2x wood sash casement

Treatment: Rehabilitate, as necessary

3x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

3x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

1x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

4x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

3x basement level windows, 1 infilled

Treatment: Rehabilitate, as necessary

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

CONSERVATION RECOMMENDATIONS



2x wood sash casement

Treatment: Rehabilitate, as necessary

3x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

2x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

3x 1-over-1 double-hung wood sash w/ horns

Treatment: Rehabilitate, as necessary

1x multi-paned fixed wood sash

Treatment: Rehabilitate, as necessary

1x 1-over-1 double-hung wood sash

Treatment: Rehabilitate, as necessary

2x basement level windows

Treatment: Rehabilitate, as necessary

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



2x wood sash casement
Treatment: Rehabilitate, as necessary

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

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

CONSERVATION RECOMMENDATIONS

5.6.2 DOORS

The Black Residence features a double-leaf panelled wooden front door with glass insets and transom above. The front door is original to the historic house, and should be preserved. The glass insets are rectangular in shape, and three smaller wood panel details are inset below. The front door appears to be in working condition, and should be inspected further to ensure the hardware is functional and the wood is in good condition. Exterior wood surfaces should be repainted according to colour schedule devised by Heritage Consultant.

Several original doors are extant in the basement, and should be reinstated as possible.

Conservation Strategy: Rehabilitation

- Retain the door openings in their original locations, and preserve and repair all original doors.
- Preserve original from doors with glass insets.
- New doors should be visually compatible with the historic character of the building.



Front door.

5.7 ROOF

The Black Residence features a picturesque side-gabled roofline with multiple gabled projections, typical of the Queen Anne Revival style. The roof configuration is original to the historic house, and is a character-defining element that should be preserved. The original cedar shingle roofing material has been removed, and the roof is currently clad in black asphalt shingles.

The front and side gable ends are infilled with decorative wood trim, which is a character-defining element of the historic house, and should be preserved.

Conservation Strategy: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its side-gabled roof structure with multiple gabled projections.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but duroid, asphalt or fibreglass shingles are acceptable.
- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
- 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.
- Paint all wood surfaces according to colour schedule devised by Heritage Consultant.



Front Elevation.



Red brick chimney.

5.7.1 CHIMNEY

The Black Residence features internal and external red brick chimneys, which are original to the historic house and should be preserved. The internal chimney projects high above the roofline, and features detailed corbelling and tapered concrete chimney pots. The external chimney is located on the west side elevation. The brick on the exterior face of the external chimney has been painted below the roofline, and had been mostly dismantled above the roofline apart from approximately the first two and one-half feet above the roofline. The chimneys are not able to be relocated with the house, and will be salvaged and reinstated following relocation.

Conservation Recommendation: Rehabilitation

- Chimneys will require structural stabilization and seismic upgrading.
- Prior to relocation of house, carefully document and salvage all chimney brickwork, and reinstate in original configuration following relocation of the house.
- Reconstruct dismantled chimney, to match archival documentation.

CONSERVATION RECOMMENDATIONS

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 significant features and respect heritage value.

The Black Residence features a number of significant interior features, including the entry vestibule with panelled wooden door with glazed inset and glazed sidelights, entry hall with panelled wooden wainscoting and panelled doors, and staircase with carved newel posts and mahogany handrails. The house also features original door and window casings with bulls-eye corner blocks, wide profiled baseboards, bathroom with wooden wainscoting, cast plaster arch in second floor hallway, one original cast iron radiator and two original fireplace mantles. The fireplaces have been infilled with brick and/or drywall inserts, which can be removed if desired. Wood burning fireplaces can be restored, or gas inserts may be installed. 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.

CONSERVATION RECOMMENDATIONS

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, Porch Columns, Banded Trim on Window Trim	 Pendrell Verdigris VC-22
Upper Floor Trim	 Pendrell Green VC-18
Window Sash, Lower Floor Trim and Window Hoods, Second Floor Shingles	 Hastings Red VC-30

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

7. RESEARCH SUMMARY

CONSTRUCTION DATE: 1891

ORIGINAL OWNER: Alexander Black

ARCHITECT: Thomas Hooper

HALLMARK SOCIETY FILES:

"From 1872, both lots 1723 and 1724 were owned by a Mr. G. W. Wysham, about whom there is no further information. By 1889 there were improvements to both lots. In 1891 the property was subdivided and the lots were re-numbered lots 1, 2 & 3. Lot 1 was formed from part of 1724. Lot 2 & 3 were formed from part of Lots 1723 and 1724.

Alexander Black, a railway conductor (1893) bought the property in 1891 and built a house on part lot 2/3 for \$4,500. In 1894 he sold to John A. Lawrence, the proprietor of Lawrence's Café on Government Street. Mr. Lawrence was the owner for eight years before selling to Jane Anderson.

Jane Anderson was the wife of John Andrew Anderson, Auditor General of British Columbia; they had seven children and lived in the house until 1922. John died in 1919 and after his death, Jane moved to Portland, Oregon where she died in 1925.

In 1922 the property was sold to Mr. John Fry who remained owner until 1929 when it was sold to the B.C. Government."

RESEARCH SUMMARY



View from Parliament Buildings, circa 190-. [British Columbia Archives B-01799]



DONALD LUXTON
ASSOCIATES