CAPITAL PARK, VICTORIA

524 MICHIGAN STREET

DRAFT CONSERVATION PLAN - JUNE 2014

DONALD LUXTON AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604 688 1216 www.donaldluxton.com

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1. INTRODUCTION

SUBJECT PROPERTY:	THE PROUT HOUSE 524 MICHIGAN STREET VICTORIA, BC
CONSTRUCTION DATE:	CIRCA 1890s, RELOCATED CIRCA 1910
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.

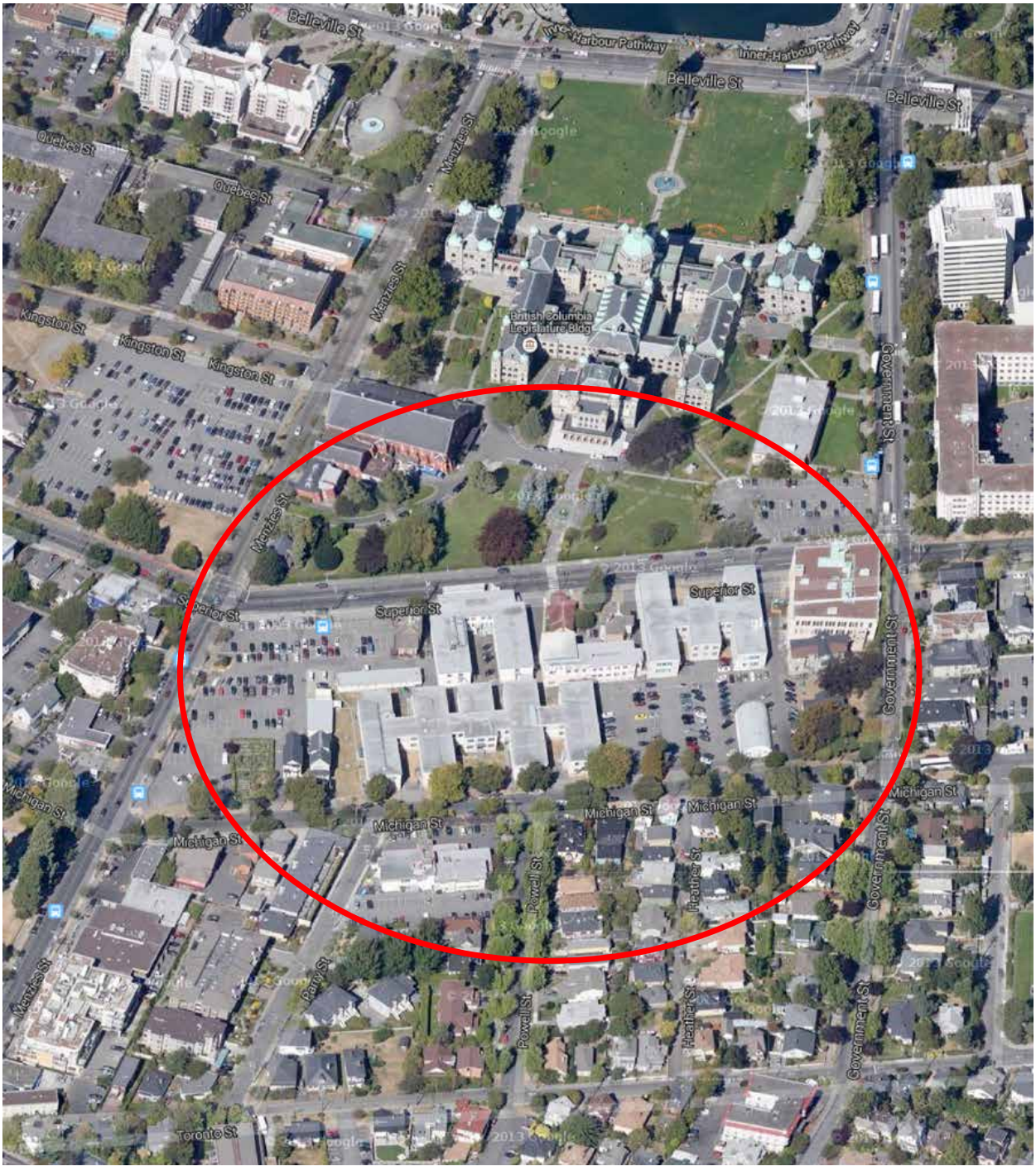
Historically and visually, this block is an important site that exists within the context of iconic structures that symbolize Imperial ambition and grandeur, as well as the grand architectural vision of Francis Rattenbury, including the Empress Hotel, the Legislative Buildings, the Crystal Garden and 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 the the Prout House, 524 Michigan Street, is outlined in the following pages.

INTRODUCTION

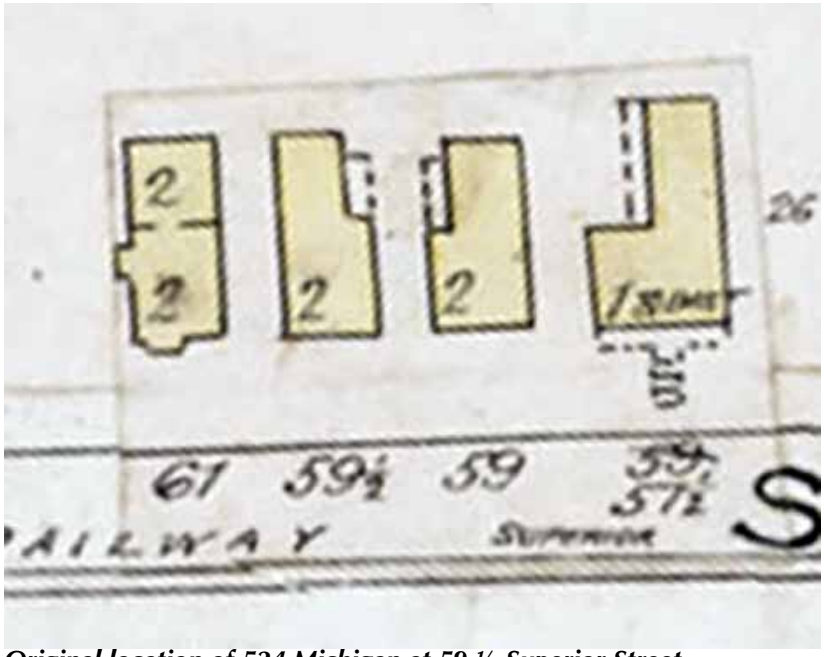


2. HISTORICAL BACKGROUND

Construction Date: circa 1890s; moved circa 1910
Original Owners: Charles Frederick and Hattie Anna Beaven

The house at 524 Michigan Street features a two-storey Italianate design and a front-gabled roof (as opposed to a more typical hipped roof). The bracketed entrance porch is balanced by a two-storey angled bay, featuring bracketed eaves at both levels, with pairs of smaller brackets matching the porch at the lower level, and larger brackets above, which match those in the eaves wrapping around the remainder of the house. The main gable is divided horizontally, featuring a vertical V-joint below and bands of plain and cut shingles above. A double-sash window on the east elevation features an elaborately bracketed canopy roof. The rear elevation features a gabled, two-storey extension, finished in a somewhat simpler fashion, however, there are brackets in the eaves and the windows have scrolled lower trim.

It is assumed that the building, constructed in the 1890s, was moved to its Michigan Street parcel in 1910 by Charles Frederick Beaven, who was born on Prince Edward Island and moved to Victoria in the 1870s. Beaven was a carriage builder and later became part of the real estate trade. Beaven's daughter Mary Ella Macabe was listed as the owner of the property until 1916; the parcel included the house next door (526 Michigan Street). In the 1920s, the lot was split, with Charles assuming ownership of the house at 524 Michigan and Mary retaining ownership of the house at 526 Michigan. Charles Beaven did not initially live in the house, but instead rented the property to local residents through the 1910s. Beaven lived in the house from the early 1920s until his passing in 1926. In the 1940s, the property was converted to a rooming house, operated by the residents of the neighbouring 526 Michigan Street.



Original location of 524 Michigan at 59 ½ Superior Street
[1891 Fire Insurance Map, Victoria, updated to 1895]

HISTORICAL BACKGROUND

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 7-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.

VDC 27 May 1910 p.3

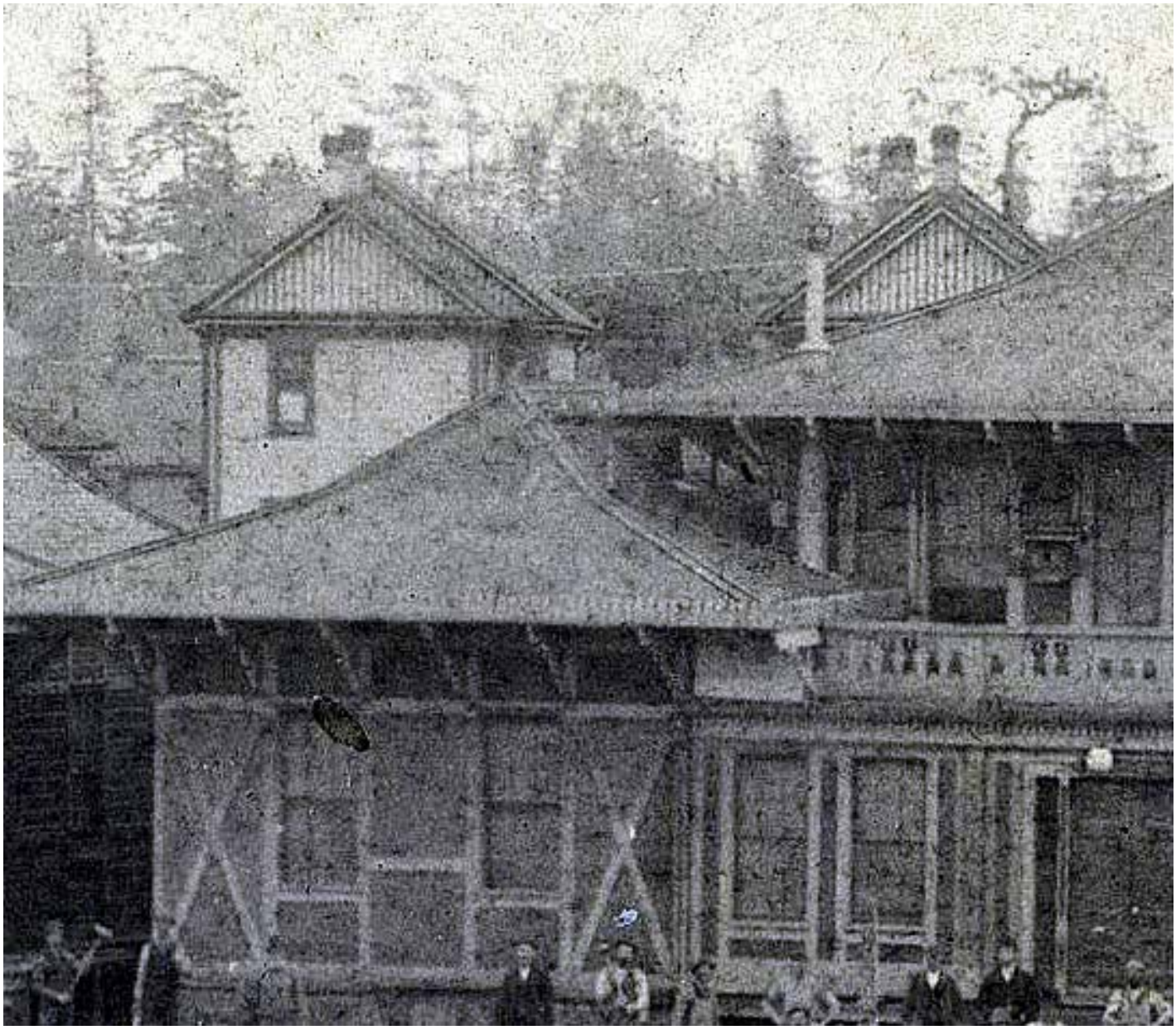
SALE OF HOUSES ON PARLIAMENT SQUARE

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	800
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	[illegible]
548 Superior, C. F. Beavan	375
552 Superior, P. Lewis	[illegible]
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

Birdcages moved to allow the construction of the new legislative buildings; Francis Rattenbury in dark suit at centre, 1893. The rear elevations of 59 and 59 ½ Superior Street (59 ½ is now 524 Michigan Street) are visible above the Birdcage. Photographer, Maynard. [British Columbia Archives A-02574]. Detail on adjacent page.



View from Parliament Buildings, circa 190-. The rear elevations of 59 and 59 ½ Superior Street (one of which is now 524 Michigan Street) are visible at bottom left. 539 and 545 Superior are also visible in the centre left. [British Columbia Archives B-01799]. Detail on adhacent page.

Detail - View from Parliament Buildings, circa 190-. The rear elevations of 59 and 59 ½ Superior Street (one of which is now 524 Michigan Street) are visible at bottom left. 539 and 545 Superior are also visible in the centre left. [British Columbia Archives B-01799].

3. STATEMENT OF SIGNIFICANCE

Construction Date: 1891; relocated in 1910
Original Address: 59 ½ Superior Street (later 548 Superior)
Original Owner: William Prout

Description of Historic Place

The Prout House is a two-storey wood-frame Italianate house with a front-gabled roof. Situated on the north side of Michigan Street, in James Bay's Legislative Precinct, the Prout House is identifiable by its front double-height semi-octagonal bay with flat roof, offset entrance porch, scroll-cut brackets and patterned shingles in the gable end.

Heritage Value of Historic Place

Constructed in 1891, the Prout House is tangible evidence of the evolution of the James Bay neighbourhood 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 Prout House is additionally valued as an example of a modest Victorian-era Italianate design. The house displays a front-gabled roof, rare for this architectural style, generally symmetrical massing and vertical proportions. It is elaborated through the use of carpenter ornamentation that demonstrated the introduction of new technology at a time when steam-driven band saws, drills and lathes had become readily available, demonstrated in the use of scroll-cut brackets, patterned shingles in the gable peak and scroll-cut window aprons. This house was constructed in 1891 as a speculative rental property and was originally located at 59 ½ Superior Street (later 548 Superior Street); the Provincial Government purchased the lot in anticipation of the construction of the new Legislative Library. In 1910, Charles Beaven acquired it during a government auction held on the front steps of the house, and moved to its present location. Prince Edward Island-born Beaven moved to Victoria in the 1870s; he was a carriage builder and later became part of the real estate trade. Beaven did not initially live in the house, but rented the property to local residents through the 1910s, demonstrating an increased need for rental housing during the Edwardian era, a time of social and economic transitions in the neighbourhood prior to the advent of the First World War. Beaven did eventually inhabit the house from the early 1920s until his death in 1926.

The relocation of the Prout House also demonstrates the ongoing expansion of the B.C. Parliament from the time of its early establishment in the Birdcages.

Character-Defining Elements of Historic Place

Key elements that define the heritage character of the Prout House include its:

- location in the historic James Bay neighbourhood;
- residential form, scale and massing as expressed by its: two-storey height; front-gabled roof; offset entry porch with hipped roof and chamfered square columns; double-height semi-octagonal bay at front; canopy roof with scroll-cut brackets on east elevation;
- wood-frame construction with wooden siding, drop cornerboards, shingles and vertical v-joint siding at foundation;
- Italianate design features such as: generally symmetrical massing; balanced front façade with highly articulated surfaces; and bay window skirt roof, banding and panels;

- Carpenter ornamentation such as scroll-cut sandwich brackets, fishscale shingles; scroll-cut window aprons; and window crowns
- fenestration such as: 1-over-1 double-hung wooden sash windows with horns, in single and double assembly; and
- original panelled and glazed wooden front door with transom.

4. CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

524 Michigan 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 three houses 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 524 Michigan 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 524 Michigan 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

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 CEI Architects in association with Endall Elliot Associates Architects. The rehabilitation plans for the houses are being prepared by Keay & Associate, Architecture Ltd.

There is sufficient room on-site 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 on-site for the following reasons:

- They currently exist as a grouping in relative association with each other, and would be retained in their existing order, while being rotated 180 degrees. This will preserve their existing order along the street.
- 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.

524 Michigan Street - Conservation Strategy

524 Michigan Street will be relocated from its existing location 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 structures and services to increase functionality for continued residential 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 structure to a new site within the James Bay neighbourhood.
- Preserve character-defining elements that are extant.
- Restore character-defining elements that have been removed or altered.
- Upgrade the structure and services to increase functionality for continued residential 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.
- 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
- 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.

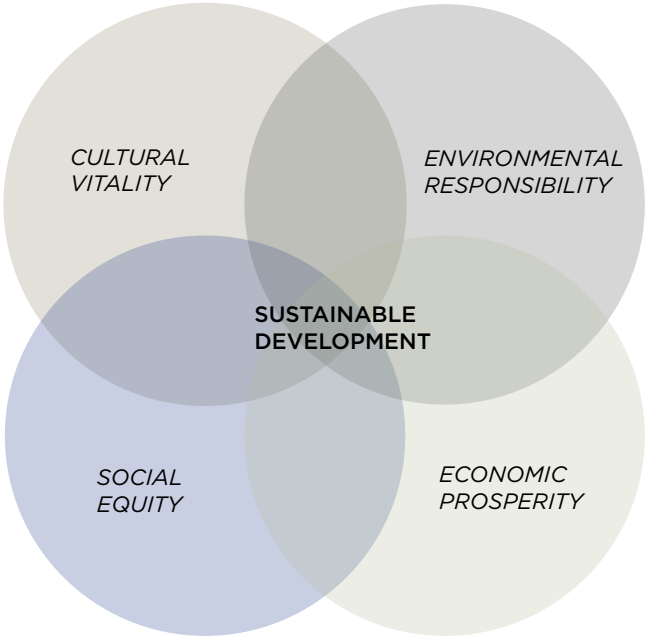
Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

> *"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 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.

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.
- Installing interior storm windows with airtight gaskets, ventilating holes and/or removable clips to ensure proper maintenance and to avoid condensation damage to character-defining windows.
- Installing exterior storm windows that do not damage or obscure character-defining windows and frames.

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 Municipal Heritage Register-listed site, the Prout House 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.

524 Michigan Street 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:

- Houses are checked weekly by security.
- Houses have been secured.
- Landscaping is being maintained.
- Roofs have been checked for water tightness.
- Any changes are noted on a weekly basis.

It is anticipated that the house will be relocated directly onto new foundations at the receiving site, and will not be left vacant following relocation. If at any time the house is left unattended at the new location due to a delay in construction, site protection measures should be implemented.

5. CONSERVATION RECOMMENDATIONS

A condition review of 524 Michigan Street 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 524 Michigan Street based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

5.1 SITE

The Prout House is located in the historic James Bay neighbourhood of Victoria. The house was relocated from its original 1890's 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 Charles Frederick Beaven, and was relocated in 1910. As part of the proposed redevelopment scheme, the house will again be relocated 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 Strategy: Relocate

- 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 Prout House:

- 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.
- 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 fishscale shingle and horizontal drop siding, wood sash windows and front-gabled roof structure as much as possible.
- 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. Salvaged foundation skirting should be reinstated following relocation.

CONSERVATION RECOMMENDATIONS

Front elevation.

5.2 OVERALL FORM, SCALE AND MASSING

524 Michigan Street features a residential form, scale and massing as expressed by its two-storey height with front-gabled roof form, offset entry porch and double-height semi-octagonal bay at front. The original form, scale and massing, as well as retained elements of the Italianate style such as the house's symmetrical massing and balanced front façade are character-defining elements of the historic house, and should be preserved.

As part of the redevelopment scheme, the overall form, scale and massing of the Prout House will be retained during the relocation process, 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.

Rear elevation.

5.3 FOUNDATION

The Prout House features vertical v-joint siding on all elevations at the foundation level. This foundation skirting is a character-defining element of the historic house, and should be preserved. Prior to relocation, all skirting should be carefully documented and salvaged, and reinstated following relocation of the house. If skirting is in too poor condition to salvage, then new physically and visually compatible replica skirting should be installed. Concrete is a suitable material for foundations at the new site.

Due to the susceptibility of wood to water damage, ensure wood skirting is not in direct contact with the ground. A gravel course should be installed around the perimeter of the foundations, and the wood skirting should be separated from the ground plane. This will help eliminate water damage to the wood elements along the foundation line.

Conservation Strategy: New and Rehabilitation

- Salvage and reinstate wood skirting following relocation of the house. If wood is too damaged to salvage, replace in-kind with replica wood skirting.
- New foundations are required at the new site. Concrete is a suitable material, and will be concealed behind the reinstated wood skirting.
- To ensure the prolonged preservation of the new foundations and restored skirting, 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.

Foundation skirting.

5.4 EXTERIOR WOOD FRAME WALLS

The Prout House features original wood-frame construction with wooden drop siding, cornerboards, decorative fishscale shingles within the gable ends and vertical v-joint foundation skirting. The house also features an offset entry porch with hipped roof and chamfered square columns and scroll-cut eave brackets along the perimeter of the roofline on all elevations. Original elements of the Italianate style such as bay window skirt roof, banding and panels, and scroll-cut window aprons are also extant. All aforementioned original wood details are character-defining elements of the historic house, and should be preserved.

All exterior woodwork demonstrates extensive weathering, with a high degree of paint damage on all exterior surfaces. Further investigation is required to determine if deterioration is superficial or if damage penetrates through to the wood elements. As part of the rehabilitation scheme, all exterior wood elements will be preserved and repaired as required. If wood elements are too deteriorated to repair, then original fabric will be replaced in-kind with physically and visually compatible replica material.

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 original siding on all elevations, if possible, and clean surface for repainting.
- Preserve all exterior wood detailing, including window aprons, cornerboards, patterned shingle siding within gable ends and scroll-cut eave brackets.
- Replace damaged siding to match existing in material, size, profile and thickness.
- 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. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.

Bay window.

5.5 FRONT PORCH AND BALUSTRADE

The Prout House features a small offset entrance porch on the front façade. The porch features a canopied roof, square porch columns and a wooden balustrade. The corner entrance porch and associated detailing is a character-defining element of the historic house, and should be preserved. The exterior wood surfaces on the front porch are heavily weathered, and demonstrate a high degree of paint damage. All exterior surfaces should be inspected, and repaired according to recommendations outlined in ***Section 5.4: Exterior Wood Frame Walls***.

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 final balustrade design should reflect the original configuration. 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 offset entry porch with original detailing, including chamfered square columns, hipped roof and decorative brackets.
- Repair all exterior wood surfaces, or replace in-kind any material that is too deteriorated to repair.
- Original lower height of the balustrade should be preserved, with alternate compliance methods utilized to achieve the required 42″ height. Top of restored wood balustrade should be 24″. New Possible alternative materials may be glass panels, metal pipe rails or a combination of both.

Front door.

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 Prout House features original fenestration such as 1-over-1 double-hung wooden sash windows with horns, in single and double assembly, and one casement window on east side elevation. All original wood sash windows are character-defining elements of the historic house, and should be preserved. Side, rear and basement level window configuration may be rehabilitated, as required, in response to functional changes in interior layout. The original double-height front bay features six 1-over-1 double-hung wood sash windows, three on each storey, with wrap around window sills and continuous header trim. A number of windows also feature original scroll-cut aprons and crowns.

All original windows have been retained, but appear to be in poor condition. All exterior wood surfaces demonstrate heavy weathering with extensive paint damage. Most original trimwork is extant, apart from one notable missing window crown on the rear elevation. Most windows are boarded up from the interior, and glazing is missing from at least one upper floor window assembly. As part of the rehabilitation scheme original window configuration will be preserved, and original wood sash window assemblies will be retained and repaired, as possible. All windows should be inspected, to determine extent of repair or replacement. Any windows that require replacement should be in matching configuration to original.

Conservation Strategy: Rehabilitation

- Preserve original window configuration, including 1-over-1 double hung wood sash windows and casement window. Side, rear and basement level window configuration may be rehabilitated, as required.
- 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 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.

South (Front) Elevation: Windows should be preserved and repaired.

CONSERVATION RECOMMENDATIONS

North (rear) Elevation: Window configuration may be rehabilitated, as required.

East Side Elevation: Window configuration may be rehabilitated, as required.

CONSERVATION RECOMMENDATIONS

West Side Elevation: Window configuration may be rehabilitated, as required.

5.6.2 DOORS

The Prout House features its original glazed wood paneled front door with transom, which is a character-defining element of the historic house that should be preserved. An initial review suggests the door to be in fair condition, with evidence of paint damage and heavy wear and tear along the lower edge of the door. Further investigation is required to determine the full condition or the original front door. Retain and repair front door, as required. Original side and rear doors should also be retained and repaired, if possible.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the door openings in their original locations, and retain and repair all original doors, as possible.
- Preserve original wood paneled front door with glazing. Repair as required.
- Any new doors should be visually compatible with the historic character of the building.
- Prepare exterior wood surface for refinishing. Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

Front door.

5.7 ROOF

The Prout House features a simple front-gabled roof, with narrow overhangs. The original roofing configuration has been retained, including original wood features such wood bargeboard, trim and scroll-cut eave brackets. All aforementioned roof detailing, including the front-gabled roof configuration, are character-defining elements of the historic house, and should be preserved.

The original cedar shingle roofing material has been replaced with asphalt shingles, and all exterior wood surfaces demonstrate heavy weathering and paint damage. As part of the proposed rehabilitation scheme, the original roofing configuration will be preserved, including all original character-defining wood trim. Exterior wood surfaces should be inspected to determine the condition of all wood material, and will be repaired as required. Any material that is too damaged to retain will be replaced in-kind with physically and visually compatible material to match original.

Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its simple front gabled roof structure.
- 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, including scroll-cut eave brackets.
- 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.

Front elevation.

Condition of wood detailing at underside of roof.

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. Both Vancouver Building By-law and the British Columbia Building Code offer 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 S*tandards 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 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 Prout House features a number of original interior features such as staircase with original balustrade and newel posts, panelled wooden doors, and interior door and window casings with bulls-eye corner blocks. The intention is to retain as much original fabric as possible, however it is unknown at this time which interior features will be preserved.

Conservation Recommendations: Rehabilitation

- Interior features should be retained, as possible.
- Rehabilitation measures may be introduced to accommodate functional needs or building code upgrades, as required.

Surviving interior features.

5.9 INTERIOR FEATURES

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 on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette.

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 on-site 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.
- 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
Siding	Pendrell Verdigris VC-22
Trim	Pendrell Green VC-18
Window Sash	Hastings Red VC-30

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

6. RESEARCH SUMMARY

CONSTRUCTION DATE: 1891; relocated in 1910
ORIGINAL ADDRESS: 59 ½ Superior Street (later 548 Superior)
CURRENT ADDRESS: 524 Michigan Street
ORIGINAL OWNER: William Prout

WATER PERMIT:
- #4160: August 2, 1910, 524 Michigan Street, Charles F. Beaven, owner

TENDER CALL:
- April 19, 1891: William Prout, two houses on Superior

NEWSPAPER REFERENCES:
- Victoria Daily Colonist, 1892-01-01, page 8: "Prout, Wm – two storey residence, Superior Street"
- Victoria Daily Times, 1926-06-04, page 16: "Died: Beaven"
- Victoria Daily Times, 1926-06-07: "Funeral Saturday". Funeral announcement for Charles Frederick Beaven

CITY DIRECTORIES:

1892:	No entry
1893:	59 ½ Superior: C.B. Lockhart
1894-1895:	59 ½ Superior: William Stewart, tailor
1896-1904:	59 ½ Superior: Harold Fleming, of Fleming Brothers (photographers)
1905:	59 ½ Superior: Thomas Cashmore, clerk
1908:	548 Superior: Hattie A. Gray (widow, Edward J.)
1909:	Vacant
1910-1911:	524 Michigan: Alfred Petch, jeweler

Sheet1

Victoria Real Estate Assessments, Lot Z – north side of Superior btwn Menzies and nearly to Govt St

1889

Subdivision	Measurement	Names	Land	Improved
1	60 x 218	Donaldson, A	900	800
2	60 x 218	Prout, Wm	900	1400
3	60 x 218	Prout, Wm	900	
4	40 x 218	Dorman, W. H.	600	1600
5	40 x 218	Dorman, W. H.	1200	
6	40 x 218	Livoek	600	
7	80 x 218	Hartley, S	1200	

1890

Subdivision	Measurement	Names	Land	Improved
1	60 x 218	Donaldson, A	900	900
2	60 x 218	Prout, Wm	900	1400
3	60 x 218	Prout, Wm	900	
4	40 x 218	Dorman, W. H.	600	1600
5	40 x 218	Dorman, W. H.	1200	
6	40 x 218	Livoek, crossed out; Mrs. Emma McCandlish Miss McCandlish	600	1000
7	80 x 218	Hartley, S	1200	

1891

Subdivision	Measurement	Names	Land	Improved
1	60 x 218	Donaldson, A	1800	1200
2	60 x 218	Prout, Wm	1500	1800
3	60 x 218	Prout, Wm	1500	
4	40 x 218	Dorman, W. H.	1000	2400
5	40 x 218	Dorman, W. H.	2000	
6	40 x 218	Mrs. McCandlish Miss Emma	1000	1500
7	80 x 218	Hartley, S	2000	

Sheet1

1892

Subdivision	Measurement	Names	Land	Improved
1	60 x 218	Donaldson, A	1500	600
2	60 x 218	Prout, Wm	1500	900
3	60 x 218	Prout, Wm	1500	1800
4	40 x 218	Dorman, W. H.	1000	1500
5	40 x 218	Dorman, W. H.	2000	
6	40 x 218	Mrs. McCandlish Miss Emma	1000	750
7	80 x 218	Hartley, S	2000	

1893

Subdivision	Measurement	Names	Land	Improved	Address
1	60 x 218	Donaldson, A	1500	600	57
2	60 x 218	Prout, Wm	1500	900	57 1/2
3	60 x 218	Prout, Wm	1500	1800	
4	40 x 218	Dorman, W. H.	1000	1500	61
5	40 x 218	Dorman, W. H.	2000		
6	40 x 218	Mrs. McCandlish Miss Emma	1000	750	65
7	80 x 218	Hartley, S	2000		c/o Jno Weiler

DONALD LUXTON
ASSOCIATES