

#### **4.1.1 Rezoning Application No. 00502 for 727 Johnson Street (Downtown Neighbourhood)**

Committee received a report dated May 2, 2016, regarding an application to construct a two-storey addition to the existing building, and convert the office building to ground floor retail and residential above.

Committee discussed:

- The style of the new additions.

**Motion:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
2. Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

CARRIED UNANIMOUSLY 16/COTW

**4. Rezoning Application No. 00502 for 727 Johnson Street**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
2. Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

**Carried Unanimously**



## **Committee of the Whole Report**

**For the Meeting of May 19, 2016**

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**To:** Committee of the Whole **Date:** May 2, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No.00502 for 727 Johnson Street

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
2. Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

### **LEGISLATIVE AUTHORITY**

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 727 Johnson Street. The proposal is to rezone the property from the current CA-4 Zone, Central Area Commercial Office District, to a new zone in order to permit increased density for a mixed-use development.

The following points were considered in assessing this application:

- The *Official Community Plan (OCP)* designates the subject lands within the Core Business Area which envisions mixed-use buildings up to 24-storeys in height and with a maximum residential floor area of 3:1, consistent with the Downtown Core Area Plan (DCAP)



- The applicant has provided a Heritage Conservation Plan that demonstrates there is heritage value in restoring the Johnson Street façade. Both the OCP and DCAP provide broad policy support for the restoration of historic buildings and their retention.

## **BACKGROUND**

### **Description of Proposal**

The purpose of this Rezoning Application is to permit ground floor commercial uses with residential uses on the second and higher storeys. The Application proposes an increase in density from 3:1 to 4.33:1. The Application also proposes a decrease in the required vehicle parking from 22 stalls to nil and Class 2 bicycle parking spaces from 6 to nil.

### **Affordable Housing Impacts**

The applicant proposes the creation of 34 new market rental residential units which would increase the overall supply of market rental housing in the area. A Housing Agreement is proposed to secure this in perpetuity.

### **Sustainability Features**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

### **Active Transportation Impacts**

The Application proposes 34 Class 1 bicycle parking spaces which supports active transportation.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Rezoning Application.

### **Land Use Context**

The area is characterized by predominantly mixed-use buildings including retail, office and residential uses.

### **Existing Site Development and Development Potential**

The site is presently occupied by a vacant three-storey office building.

Under the current CA-4 Zone, the property could be developed to a maximum density of 3.0:1 and building height of 43m.

### **Data Table**

The following data table compares the proposal with the CA-4 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify existing non-conforming siting.



<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard CA-4</b>
Site area (m <sup>2</sup> ) - minimum	668.9	n/a
Density (Floor Space Ratio) - maximum	4.33*	3.00
Total floor area (m <sup>2</sup> ) - maximum	2894	2007
Height (m) - maximum	17.1	43
Storeys - maximum	5	n/a
Site coverage % - maximum	100	n/a
Open site space % - minimum	0	n/a
Setbacks (m) - minimum		
Front (Johnson Street)	0	0
Rear	0	0
Side (west)	0**	4.5
Side (east)	0	0
Parking - minimum	0	22
Bicycle parking stalls (minimum)	34	34

### **Relevant History**

On July 20, 2015 an application for Heritage Designation of the existing building was received. The Application was reviewed by staff and presented to Committee on August 11, 2015.

The staff report noted that the exterior of the building had been extensively altered and that the building's exterior was largely constructed of non-heritage materials and the condition of any historic fabric that is currently concealed or altered by previous changes is unknown. Staff had assessed the property's eligibility for heritage designation based on existing conditions of heritage value rather than the potential for a future condition and as a result recommended that the Heritage Designation Application be declined.

Upon review of the staff report Council passed the following motion:

#### **Heritage Designation Application No. 000153 for 727-729 Johnson Street**

It was moved by Councillor Alto, seconded by Councillor Madoff, that Council support Heritage Designation Application No. 000153 for the property located at 727-729 Johnson Street subject to the applicant undertaking the following steps:

1. Working with staff to develop a conservation plan that details the restoration/rehabilitation work to be carried out in accordance with the Standards and Guidelines, to the satisfaction of the Director, Sustainable Planning and Community Development.
2. Making/obtaining application for the appropriate permits to undertake the restoration/rehabilitation of the Johnson Street façade.

3. Undertaking the restoration/rehabilitation of the Johnson Street façade in accordance with the Standards and Guidelines, to the satisfaction of the Director, Sustainable Planning and Community Development.
4. Revising Heritage Designation Application No. 00053 to reflect the restoration/rehabilitation work undertaken that would reinstate its architectural integrity for Council's consideration of the revised Application for designation.

Carried Unanimously

Following this direction from Council, staff met with the applicant to develop a process that would ensure the heritage restoration of the existing building while also allowing the applicant to move forward. To this end, Staff approved a Minor Development Permit Amendment to allow for the removal of the tile on the Johnson Street frontage and restoration of the original concrete finish. This work is currently underway. Staff further advised the applicant to submit a concurrent Rezoning Application and Development Permit Application.

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on September 8, 2015. A letter dated January 22, 2016 is attached to this report.

### **ANALYSIS**

#### **Proposed Increase in Density**

The *Official Community Plan* (OCP) designates the subject lands within the Core Business Area which envisions mixed-use buildings up to 24-storeys in height and with a maximum residential floor area of 3:1. Similarly, the Downtown Core Area Plan (DCAP) designates the site within area A-1 of the Density Bonus System and envisions a maximum residential density of 3:1. The proposed density of 4.33:1 (of which 3.68:1 is residential floor area) is beyond what is contemplated within these policies. However, the applicant has provided a Heritage Conservation Plan that demonstrates there is heritage value in restoring the Johnson Street façade. Both the OCP and DCAP provide broad policy support for the restoration of historic buildings and their retention. Given the scope of work proposed, as described in the attached Development Permit Application, and the proposed legal agreements (described below) to secure the retention of the existing building and the proposed building restoration, staff recommend that Council consider supporting this increase in density.

In order to justify the increase in density from 3:1 to 3.68:1 for residential uses, staff would typically recommend the provision of a third-party economic analysis to determine the value of a public amenity contribution through a land lift analysis. A recent land lift analysis for a market rental building at 1075 Pandora Avenue yielded no increase in land value as a result of a much more significant increase in density. Given the proposed provision of market rental housing, heritage restoration and the applicant's willingness to enter into a Housing Agreement, staff are not recommending that Council require a third-party land lift analysis in this instance and overall recommend that Council support the proposed increase in density.



## Legal Agreements

Staff recommend that Council consider two separate legal agreements for this Application. The first agreement would be to prohibit the demolition of the existing building. This restriction would be registered on title and ensure the building would be protected from demolition until such a time as the work is completed and Council is able to consider the Heritage Designation Application. If the application for Heritage Designation is successful, staff would recommend that Council discharge the legal agreement at that time. Staff further recommend that Council consider including provisions within the agreement that secure the proposed restoration work. This would ensure that the owner remains bound to restoring the building even if the Development Permit lapses.

The second agreement would be a Housing Agreement to ensure that the building could not be subdivided by strata plan and that all the residential units be occupied by non-owners for the life of the building.

## Resource Impacts

There are no resource impacts associated with this Application.

## CONCLUSIONS

The applicant has provided a Heritage Conservation Plan that demonstrates there is heritage value in restoring the Johnson Street façade. Both the OCP and DCAP provide broad policy support for the restoration of historic buildings and their retention. Staff recommend that Council consider the requirement for a legal agreement for this Application. The agreement would be to prohibit the demolition of the existing building and secure the proposed restoration work. This would ensure that the owner remains bound to restoring the building even if the Development Permit lapses. The proposal meets many of the heritage conservation objectives in the OCP and DCAP, and staff recommend Council consider forwarding the Application for consideration at a Public Hearing.

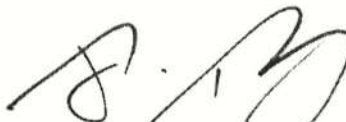
## ALTERNATE MOTIONS

That Council decline Rezoning Application #00502 for the property located at 727 Johnson Street.

Respectfully submitted,



Mike Wilson  
Senior Planner – Urban Design  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 12, 2016



## List of Attachments

- Zoning
- Aerial Map
- Letter from Applicant dated November 30, 2015
- Letter from Downtown Residents Association dated January 22, 2016
- Statement of Significance dated August 2015
- Conservation Plan dated October 2015

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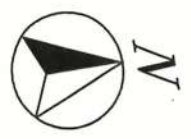
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727 and 729 Johnson Street  
Rezoning No. 00502  
Bylaw No.







727 and 729 Johnson Street  
Rezoning No. 00502  
Bylaw No.





*Alston Properties Ltd.*

*November 30, 2015*

*Mayor Lisa Helps and Members of Council  
City of Victoria  
1 Centennial Square  
Victoria, B.C. V8W 1P6*

*Dear Mayor Helps and Council*

**Re: 727 Johnson Street**

*This is a proposal to convert a vacant existing retail/office building to a mixed-use project with retail at the street level and residential units on the upper floors. We have applied for a Heritage Designation and are now looking to proceed with the Rezoning and Development Permit process.*

*The existing office building is located at Johnson Street mid-block between Douglas & Blanchard Streets. The existing 1910 structure is three storeys tall with no underground or parking on site. The proposed project is in the Downtown Core Central Area Commercial Office District (CA-4 Zone) with potential for density bonus.*

*Our proposal is to convert the building to include retail on the ground floor and rental residential apartments on the upper floors with a two-storey addition; this adaptive reuse of the existing building responds to the changing urban fabric of live, work and play within the community. The retail on the ground floor will enhance the street level pedestrian experience and provide continuous retail frontage as it connects with the surrounding retail uses. The added residential density on the upper floors will help invigorate the community, making it more lively and safe. The mixed-use approach is often considered to improve the urban living experience, by creating a sustainable synergy between the residents and the surrounding businesses on both the economic & social level.*

*The proposal looks to restore the historic front façade, restore & preserve the historic structure. Conservation work on the historic façade will be carried out according to the attached Conservation Plan by Donald Luxton & Associates. Although the existing structure is about the same height as the surrounding buildings on the block, the addition will add variety & animate the saw-tooth urban massing profile. The proposed density of 4.27 is within the permitted maximum 6.0 FSR for a mixed use project with the Density Bonus System. This is essential from an economic stand point to offset the costs of the heritage restoration & seismic structural upgrades. A total of 32 rental apartments will be created. The additional two floors will be recessed to accentuate the historic façade as the original street wall.*

*Ample bicycle storage will be provided for the project to encourage the residents to bike year round. No parking will be provided, given the existing condition. The site is centrally located within walking distance of all amenities as well as a major transit corridor (Douglas Street), and as such will encourage residents to utilize alternate modes of transport.*

*I thank you for considering this proposal. Attached is a Green Building Items Checklist, Heritage Conservation Plan and a Building Code Compliance Summary for the proposed project.*

*Regards,*

A handwritten signature in blue ink, appearing to read 'M. Alston', with a stylized flourish extending from the end.

Michael Alston  
President  
Alston Properties Ltd.



1715 Government Street  
Victoria, BC  
V8W 1Z4  
250.386.5503

Mayor and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC  
V8W 1P6

January 22, 2016

**Re: CALUC Meeting-727 Johnson Street**

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings and hosted a CALUC meeting on September 8th, 2015 for the above-mentioned application. Sixteen people registered their attendance at the door.

Based on the information presented by the applicant, the purpose of the rezoning is to create 32 units of residential rental accommodation, with ground floor commercial space fronting Johnson Street. Two additional storeys are proposed above the original roof line. The existing cladding added to the building in the 70's will be removed and the original cladding restored. The additional stories will be setback approximately 10 feet and clad with metal siding.

The applicant outlined that they will be applying for heritage designation for the building and the building will be seismically upgraded.

Comments and concerns raised at the CALUC meeting by the public are as follows;

- Era residents were concerned with the outlook from the Era.
- It was suggested that the applicant consider a green roof in exchange for the additional storeys.
- Attendees also expressed concerns that not enough parking was proposed. Other attendees pointed out that many downtown residents don't have cars. Concerns were expressed that the cost of parking in the parkade opposite would increase.
- Concerns were voiced regarding the proposed height of the building with the additional storeys.
- Concerns were expressed regarding privacy between the properties at the rear.

Comments and concerns put forward by the DRA Land Use Committee members are as follows:



- The DRA Landuse Committee does not support additional storeys added to designated heritage buildings if those additional storeys are not adequately set back as to be not visible from the sidewalk across the street. It appears that one of the additional storeys proposed by this application will be entirely visible from the street and is a concern. It is also a concern that any additional storeys that are constructed maintain the architectural style, rhythm, colours and materials palette of the original facade in order to deemphasize those additions. The proposed additional storeys are of a style and material incongruent with the Heritage Building.
- As this application is for a designated heritage building it is assumed that the applicant will be seeking a ten-year tax incentive for seismic upgrading of the building as well as any "Building Incentive Grants" from the City of Victoria that may be available. This should be considered a significant contribution of public funds and it is recommended that Council not approve any granting for any application that includes visible/incongruent additional storeys on designated buildings.

The DRA would support this proposal in principle as it is likely to add vitality to an area much in need, but it is unacceptable in its current form. The additional storeys visible from the street are a major concern and as this project is also likely being assisted by public funds in the form of a property tax incentive, we recommend the proposal be amended to address all concerns regarding additional storeys prior to its approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

cc Planning and Development Department



DR. GARESCHÉ STABLES & OFFICES  
727 JOHNSON STREET  
VICTORIA, B.C.

STATEMENT OF SIGNIFICANCE  
AUGUST 2015

**DONALD LUXTON**   
AND ASSOCIATES INC

**DONALD LUXTON AND ASSOCIATES INC**

1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5  
[info@donaldluxton.com](mailto:info@donaldluxton.com) 604 688 1216 [www.donaldluxton.com](http://www.donaldluxton.com)

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M. Oak Bay Municipality VICTORIA, B.C. July 11, 1962

IN ACCORDANCE WITH

**Thos. Plimley**  
Bicycles and  
Automobiles

Garage: 727 JOHNSON STREET Phone: 607  
Office and Store, 720 YATES STREET Phone: 601

2.9	To 4 spokes on rear wheel	30
	for spare tire	25
	for spare tire stand only	25
We hereby certify that with respect to attached account:		\$ 140
Goods have been received		
Work has been performed		
Prices are in accordance with contract		
Extensions, additions, etc. are correct		

H. Noble



## 1. INTRODUCTION



**Name:** Garesché Stables & Offices

**Address:** 727 Johnson Street

**First Owner:** Dr. Arthur John Garesché

**Architect:** George C. Mesher Co.

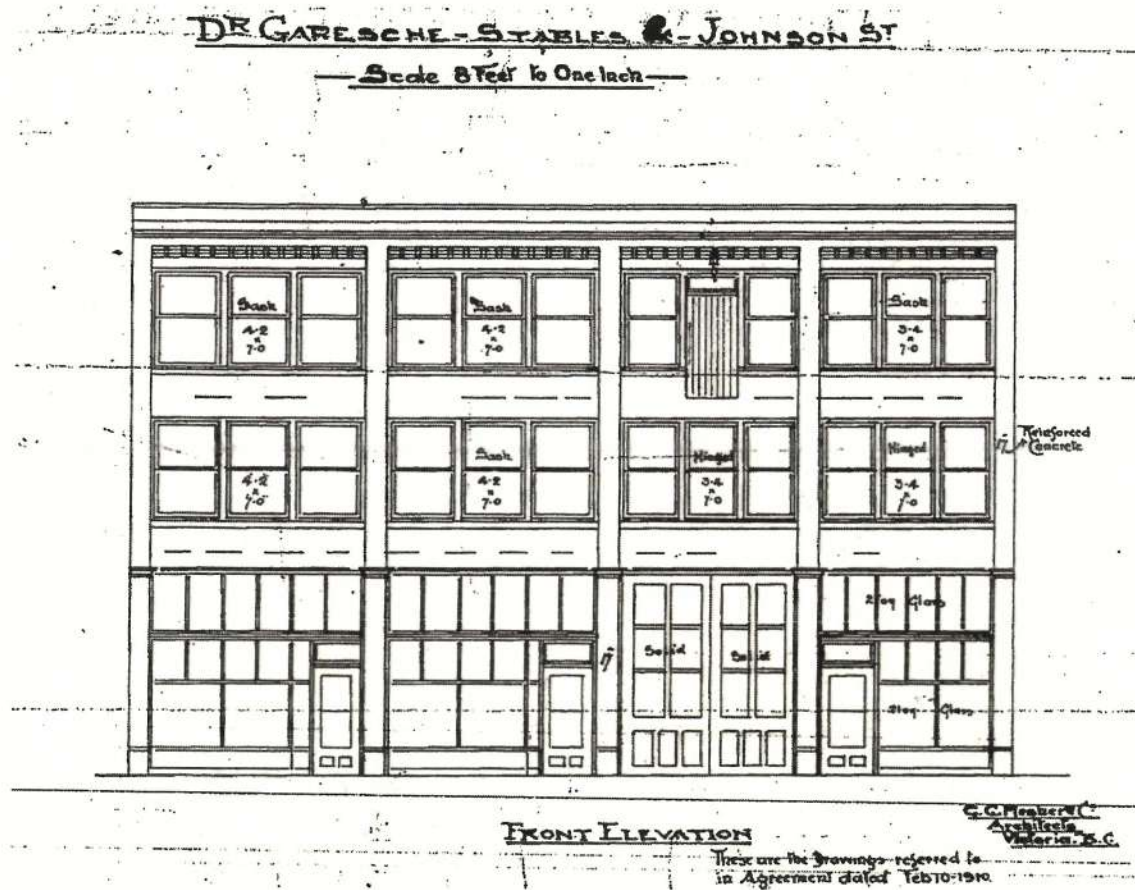
**Contractor:** George C. Mesher Co.

**Date of Construction:** 1910

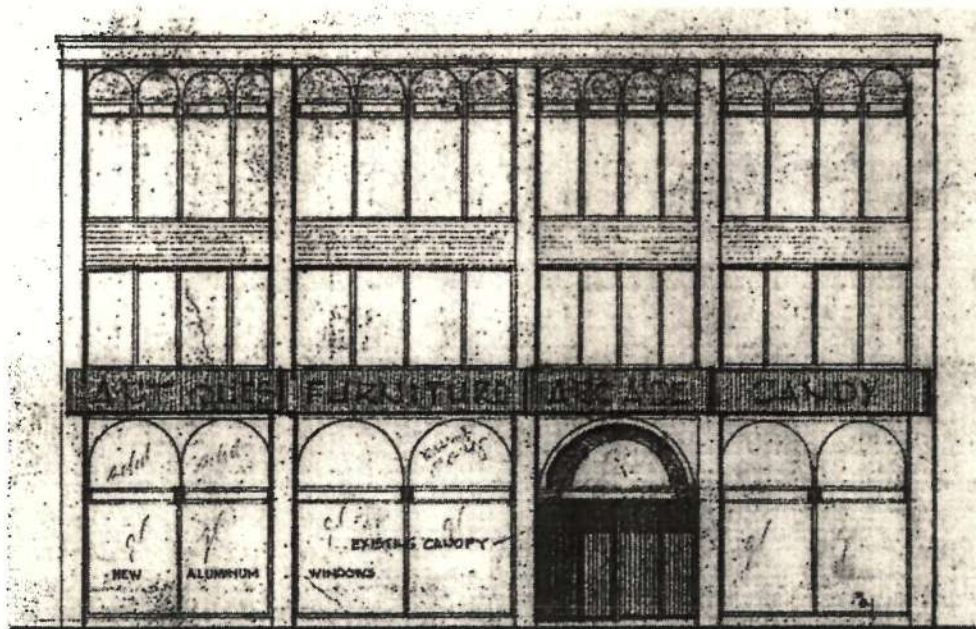
Located mid-block on the south side of the 700 block of Johnson Street, the western half of this three-storey structure was built as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hay loft on the top floor. The eastern half of the building was rented as stores, and soon after construction was occupied by the Plimley garage.

Alterations were made to the storefronts in 1962 when the ground floor became the temporary premises of the Bank of Nova Scotia. An extensive alteration, designed by architect L.O. Lund in December 1967, inserted a retail arcade at the ground level; at that time the front elevation windows and storefronts were completely altered.

# GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE



Above: Original Appearance, 1910 [City of Victoria Plans]. Below: 1967-68 alterations [City of Victoria Plans].





GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE



Above: City of Victoria Archives M00707. Below: City of Victoria Archives M01247.



## 2. HISTORICAL CONTEXT

### 2.1 FIRST OWNER: DR. ARTHUR JOHN GARESCHÉ

Arthur John Garesché (1860-1952) was born in Volcanoville, California on October 24, 1860 and came to Victoria in 1866 with his family. His father was Francis Garesché of the banking firm Garesché, Green and Company. He began his apprenticeship in dentistry in Portland, Oregon, in 1881 and later attended the University of Pennsylvania Dental College, graduating in 1887. He returned to Victoria in 1895 and opened a dental practice. On August 18, 1902 he married Millicent Mary Trimen, who was born at Wroxall, Isle of Wight, England on August 30, 1873. She was the daughter of architect Leonard Buttress Trimen and Susanna Mary Chaillé, and lived in Exeter, Devonshire before immigrating to Canada in September 1892. On October 3, 1892 she arrived in Victoria, where her father had already set up his architectural practice. Dr. Garesché died in Victoria, on September 14, 1952, three months after closing his practice. At the time of his death, he was reputedly the longest-serving dentist in North America.



### 2.2 ARCHITECT AND CONTRACTOR: GEORGE C. MESHER CO.

*Left: George Mesher [courtesy John R.H. Ley family]*

George Charles Mesher (1860-1938) developed an excellent reputation as a contractor in Victoria. Although not formally trained in architecture, later in his career he designed a number of very prominent buildings. Born in Weybourne, Surrey, England, in 1860, he was the oldest of eight children. His father, George Mesher, was born in Brompton, Co. Kent, England in 1831 and had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The widowed Mesher Sr. came to Victoria B.C. with his family in 1886 at the age of fifty-five. He created a new business operation called George Mesher & Co. with his son, and they offered services both as architects and builders on commercial and residential commissions.

The Meshers were fortunate to arrive in Victoria when a building boom was underway. One factor in their success was the abundant energy of G.C. Mesher. His grandson recalled that he only "needed four hours sleep" and "he liked to get up early." Now established, the Mesher family built a large home at 60 Second Street in 1888. The following year they bought three adjacent lots and built two more houses. Their growing reputation soon led to some of the largest contracts of their career, and they were busy constructing mansions in the prestigious Rockland district as well as a number of downtown commercial blocks. Their biggest contract in the 1890s was a four-storey office building, the Five Sisters Block, designed by Sorby & Wilson. This was followed by the contract to construct Maclure's Temple Building on lower Fort Street.

Despite a busy work life, G.C. Mesher found time in 1892 to go to England and bring back a bride, Janet Elizabeth McDonald. The couple soon had two daughters, Theresa and Violet. A few years later George bought lots on South Turner Street in James Bay and built a large residence, a fine example of Queen Anne style, along with a similar house he built in the Cowichan Valley; for these houses Mesher was probably adapting pattern book plans. Mesher Sr. retired in the mid-1890s, although he kept his hand in



## **GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE**

the business almost until his death in 1912. Though construction was slow after 1892, Mesher kept busy by developing property in the Rockland, Fairfield, and James Bay neighbourhoods. Around 1900 he entered into an investment partnership with Dr. I.W. Powell, an important figure in B.C.'s early political history. Among their acquisitions was a two-acre parcel fronting on Dallas Road, where Mesher put up several residences. The finest and largest house built on the Dallas parcel was the one he designed for his own family, completed in 1904.

During Victoria's great building boom, 1907-12, Mesher worked increasingly as an architect. Undoubtedly his diverse experience gave him confidence, and he designed almost all the major buildings he constructed during this period. To Victoria's burgeoning downtown, Mesher contributed three reinforced concrete structures, each six storeys high, with ground floor retail and upper floor offices. Sparsely ornamented and functional, they reveal the influence of the popular Chicago School. The largest belonged to Pemberton & Sons, the city's most successful real estate development firm. The exterior of the Pemberton Block, 1911, was a grid of large window bays separated by clean horizontal and vertical lines and crowned by a wide bracketed cornice. It was one of Mesher's most accomplished buildings and, for a while, the largest office block in the city. This building also demonstrated that Mesher was one of the pioneers of the use of reinforced concrete construction on the west coast. He made innovative use of flat plate construction in the Pemberton Building by extending floor slabs to form outer wall beams that are boldly expressed on the facade of this substantial office building. The Sayward Block, 1911, on the corner of Douglas and View Streets, resembled the Pemberton Block, and was named after its principal investor, prominent businessman J.A. Sayward. The last of this triumvirate was the Metropolis Building on Yates Street, 1913, similar to the others but with the upper floors used as a hotel.

During the boom period, attractive apartment blocks with all the facilities for independent and respectable living sprang up in Victoria, and Mesher built three of the finest: October Mansion, 1910; The Savoy Mansion, 1911; and Hampton Court, 1913. There was little construction work available after the outbreak of the First World War. Although Mesher was a prolific builder and generated considerable income, he was not a good business manager. According to his grandson he ran into financial difficulties in 1916 and for a time relied upon liquor revenue from a Yates Street hotel in which he had interests, but that was lost when prohibition started in 1919. Mesher retired about 1924 and in 1928 moved to the Alberni Valley where he built a large house with his own hands. He died in Vancouver in 1938.

### **2.3: THOMAS PLIMLEY**

This building is also associated with pioneer auto dealer Thomas John Plimley (1871-1929) who trained as a machinist in his hometown of Birmingham, England. He immigrated to Victoria in 1893, worked with Albion Iron Works, and then opened a bicycle shop called Plimley & Ritchie Limited. In 1905, he established one of the first automobile businesses in Western Canada. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city, a tiller-steered Oldsmobile. The firm sold a number of the famous early autos: Daimler, Hupmobile, and Overland. His wife Rhoda (née Hanis, 1872-1927), born in Staffordshire, England, was the area's first female driver. In 1907, Thomas's brother, Allan, moved from England to join him. Plimley's Garage opened at this Johnson Street location in 1910. The business continued to expand, and in 1922 the company was incorporated as Thomas Plimley Limited. In 1927, Thomas Plimley built a new used car showroom at 1010 Yates Street. Their son, Thomas Horace Plimley, took over the family business in 1929, and opened a British car dealership in Vancouver in 1936. From 1957 to 1986, Horace's son Basil was one of the few third generation executives of a B.C. business.

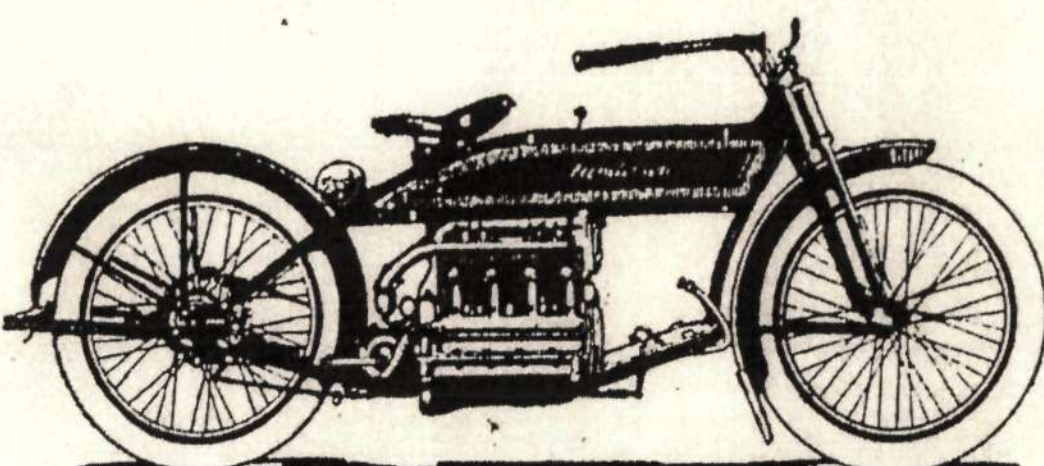


GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE



Plimley Automobile Co. Ltd. Showroom, 606 Government Street, circa 1905 [British Columbia Archives A-03052].

**If You Get It at PLIMLEY'S It's All Right!**



**A SHOP-SOILED HENDERSON**

A four cylinder Henderson Motor Cycle, slightly shop soiled, but other wise in perfect order. Regular price \$410, now \$250.

**727-735 JOHNSON ST. THOMAS PLIMLEY** **PHONES 697-8**

Plimley Advertisement, Victoria Daily Colonist, 1915.



### **3. STATEMENT OF SIGNIFICANCE**

#### **Description of the Historic Place**

The Garesché Stables & Offices is a three-storey, masonry commercial building, located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. It forms part of a grouping of older structures of similar scale that remain on part of this block. The front façade is divided into four bays by concrete columns, with tall ground-floor storefront openings and banked upper floor windows.

#### **Heritage Value of the Historic Place**

The heritage value of the Garesché Stables & Offices is summarized below in accordance with Victoria's Heritage Thematic Framework.

#### **Theme 2: Gateway Economy**

##### **Subtheme 2.2: Resource Base**

The Garesché Stables & Offices has been constantly adapted for new uses, and is valued for its continuous commercial use over time. Constructed during the height of the pre-World War One real estate boom, the Garesché Stables & Offices is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. With its substantial size, masonry construction and simple detailing, it remains a prominent presence on the street. Built in 1910 as a purpose-built stable, it has been used continuously for commercial purposes, and is a significant contribution to the historic character of this block of Johnson Street. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One in 1914. This building also demonstrated the transition in transportation that was occurring rapidly at the time, housing both a livery stable and the soon to be dominant automobile.

#### **Theme 5: Cultural Exchange**

##### **Subtheme 5.1: Architectural Expression / Edwardian Era Architecture**

Built to be overtly functional, the Garesché Stables & Offices is significant as one of the earliest local examples of use of reinforced concrete as a façade material. The architect and contractor, English-born George Charles Mesher (1860-1938), developed an outstanding reputation as a contractor. In 1886, Mesher and his widowed father, George Mesher Sr., relocated to Victoria. Mesher Sr. had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The Meshers were fortunate to arrive in Victoria when the resource-based economic boom was underway. When they set up shop in Victoria in 1887 they continued as partners in their contracting work. Although not formally trained in architecture, Mesher designed a number of prominent buildings in Victoria. He was also one of the pioneers of the use of reinforced concrete construction on the west coast. This evolving technology enabled broad spans of glazing at the ground floor and upper floor levels. With its tripartite articulation, interwoven horizontal and vertical bands of reinforced concrete and banked windows, the building also demonstrates the influence of the Chicago School on Victoria's Edwardian-era commercial buildings.

## **GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE**

### **Theme 1: Coastal Settlement**

#### **Subtheme 1.2: Multi-Cultural Origins**

The structure is additionally significant for its association with pioneer Victoria resident Dr. Arthur John Garesché (1860-1952), born in California, who came to Victoria in 1866 with his family. After obtaining his education in the United States, he returned to Victoria in 1895 and opened a dental practice. At the time of his death, he was reputedly the longest-serving dentist in North America. The Garesché Stables & Offices is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city.

### **Character-Defining Elements**

Key elements that define the heritage character of the Garesché Stables & Offices include its:

- location on the south side of Johnson Street, in Victoria's downtown core, part of a grouping of historic buildings of similar scale;
- continuous commercial use;
- commercial form, scale and massing as expressed through its rectangular, three-storey height, rectangular plan with a flat roof, and tall storefront openings;
- construction materials, such as its reinforced concrete façade and common red-brick side walls; and
- Edwardian-era design features such as its tripartite articulation and banked upper floor windows.



## RESEARCH SOURCES

Name: Garesché Stables & Offices  
Address: 727 Johnson Street  
First Owner: Dr. Arthur John Garesché  
Architect: George C. Mesher Co.  
Contractor: George C. Mesher Co.  
Date of Construction: 1910

### CITY OF VICTORIA BUILDING PERMIT

- #1510; February 12, 1910; Dr. Garesche, Johnson Street; Lot 33, Block 3; Stable, 3-storey brick; \$15,000.

### BUILDING PLANS [CITY OF VICTORIA]

- Dr. Garesché Stables &, Johnson Street, G.C. Mesher Co., Architects, 1910.

### PLUMBING PLANS [CITY OF VICTORIA]

- #3920: Building Belonging to Dr. Garesché, Filed June 14, 1910.

### PUBLISHED SOURCES

- *Contract Record*, vol. 24, no. 4. January 26, 1910: A three storey brick building for stores and offices on land 60 by 120 feet is contemplated on Johnson Street, adjoining the warehouse of the Brady-Houston Pickling Company. Estimated cost, \$12,000. Owner, Dr. A.J. Garesche.

### PUBLICATIONS

- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver: Talonbooks, 2<sup>nd</sup> ed., 2007.

### BC VITAL EVENTS

- Groom Name: Garesche, A J; Bride Name: Trimen, Mellissent [sic] Mary; August 18, 1902; Event Place: Victoria; Registration Number: 1902-09-010996; Event Type: Marriage.
- Garesche, Arthur John Francis; Gender: Male; Age: 91; Date: September 14, 1952; Event Place: Victoria; Registration Number: 1952-09-008994; Event Type: Death.
- Garesche, Millicent Mary; Gender: Female; Age: 103; Date: February 26, 1977; Event Place: Victoria; Registration Number: 1977-09-003620; Event Type: Death.
- Plimley, Thomas John; Gender: Male; Age: 58; Date: December 18, 1929; Event Place: Victoria; Registration Number: 1929-09-414972; Event Type: Death.
- Plimley, Thomas Horace Gender: Male; Age: 89; Date: March 21, 1985; Event Place: Victoria; Registration Number: 1985-09-005506; Event Type: Death.

## GARESCHÉ STABLES & OFFICES, 727 JOHNSON STREET, STATEMENT OF SIGNIFICANCE

### **MESHER, George Charles: Sources**

B.C. Vital Events; company records and voters lists (held at BCA); and interviews with his grandson, John R.H. Ley (1990), grandniece, Kathleen Johnston (1993) and Pheona Hislop (2001). Published sources include directories; *Colonist* references and tender calls; obituaries and local news items. Also *This Old House*; *Victoria Architecturally*, 1911; Segger & Franklin, *Exploring Victoria's Architecture*; and Mills, *Architectural Trends in Victoria*.

### **CITY DIRECTORIES**

#### ***Henderson's Greater Victoria Directory, 1910-11, page 125***

- Johnson 725 City Livery Stables
- Johnson 727-31-33 B C Hardware Co

#### ***Henderson's Greater Victoria Directory, 1910-11, page 215***

- City Livery Stables Dr C R Richards prop 725 Johnson

#### ***Henderson's Greater Victoria Directory, 1912, page 157***

- Johnson 725 City Livery Stables
- Johnson 727 Plimley's Garage
- Johnson 731-33 Vacant

#### ***Henderson's Greater Victoria Directory, 1912, page 542***

- Plimley Horace collr Thos Plimley lvs 109 Douglas
- Plimley Thos automobiles and bicycles 730 Yates and 727 Johnson h 109 Douglas

#### ***Henderson's Greater Victoria Directory, 1913, page 305***

- Johnson 725 City Livery Stables
- Johnson 725 Richards C R vet surg
- Johnson 727 Plimley Thos Garage
- Johnson 727 Johnson Alf J printer
- Johnson 727 Vallence Geo G adv agt
- Johnson 727 Belsize Motor Express
- Johnson 731 Victoria Labour Temple Ltd
- Johnson 733-735 Plimley's Garage



# DR. GARESCHÉ STABLES & OFFICES

727 JOHNSON STREET, VICTORIA

## CONSERVATION PLAN

OCTOBER 2015



**DONALD LUXTON**  
AND ASSOCIATES INC. 

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





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Front, north-facing façade



## 1.0 INTRODUCTION

**NAME:** Garesché Stables & Offices  
**ADDRESS:** 727 Johnson Street  
**FIRST OWNER:** Dr. Arthur John Garesché  
**ARCHITECT:** George C. Mesher Co.  
**CONTRACTOR:** George C. Mesher Co.  
**DATE OF CONSTRUCTION:** 1910

Located mid-block on the south side of the 700 block of Johnson Street, the western half of this three-storey structure was built as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hay loft on the top floor. The eastern half of the building was rented as stores, and soon after construction was occupied by the Plimley garage.

Alterations were made to the storefronts in 1962 when the ground floor became the temporary premises of the Bank of Nova Scotia. An extensive alteration, designed by architect L.O. Lund in December 1967, inserted a retail arcade at the ground level; at that time the front elevation windows and storefronts were completely altered.

M. Oak Bay Municipality  
 VICTORIA, B.C. July 11, 1912  
 IN ACCOUNT WITH  
**Thos. Plimley**  
 Bicycles and  
 Automobiles  
 Garage: 727 JOHNSON STREET Phone 697  
 Office and Store: 729 JAMES STREET Phone 626

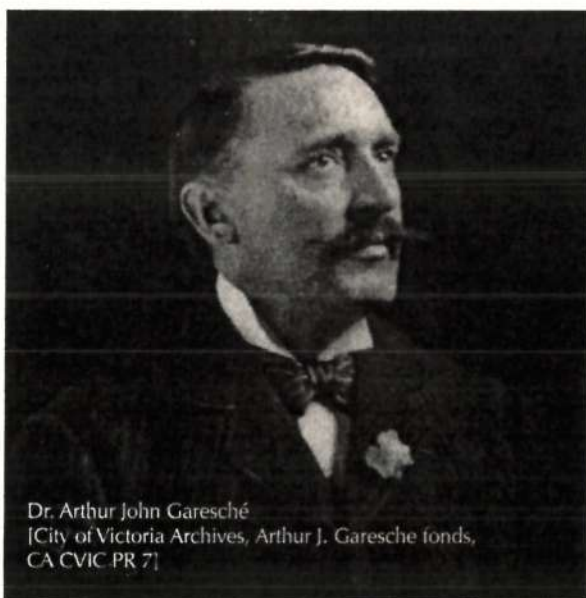
To yachting on lake wheel	30
To guard repaired & adj	35
	35
	<u>\$140</u>

We hereby certify that with respect to  
 attached account:  
 Goods have been received  
 Work has been performed  
 Prices are in accordance with contract  
 Extensions, additions, etc. are correct

W. Noble

Thomas Plimley Commercial Invoice, Victoria, BC, 1912 [www.antiquarius.com]

## 2.0 HISTORIC CONTEXT



Dr. Arthur John Garesché  
[City of Victoria Archives, Arthur J. Garesché fonds,  
CA CVIC PR 7]

### 2.1 FIRST OWNER: DR. ARTHUR JOHN GARESCHE

Arthur John Garesché (1860-1952) was born in Volcanoville, California on October 24, 1860 and came to Victoria in 1866 with his family. His father was Francis Garesché of the banking firm Garesché, Green and Company. He began his apprenticeship in dentistry in Portland, Oregon, in 1881 and later attended the University of Pennsylvania Dental College, graduating in 1887. He returned to Victoria in 1895 and opened a dental practice. On August 18, 1902 he married Millicent Mary Trimen, who was born at Wroxall, Isle of Wight, England on August 30, 1873. She was the daughter of architect Leonard Buttress Trimen and Susanna Mary Chaillé, and lived in Exeter, Devonshire before immigrating to Canada in September 1892. On October 3, 1892 she arrived in Victoria, where her father had already set up his architectural practice. Dr. Garesché died in Victoria, on September 14, 1952, three months after closing his practice. At the time of his death, he was reputedly the longest-serving dentist in North America.

### 2.2 ARCHITECT AND CONTRACTOR: GEORGE C. MESHER CO.

George Charles Mesher (1860-1938) developed an excellent reputation as a contractor in Victoria. Although not formally trained in architecture, later in his career he designed a number of very prominent buildings. Born in Weybourne, Surrey, England, in 1860, he was the oldest of eight children. His father, George Mesher, was born in Brompton, Co. Kent, England in 1831 and had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The widowed Mesher Sr. came to Victoria B.C. with his family in 1886 at the age of fifty-five. He created a new business operation called George Mesher & Co. with his son, and they offered services both as architects and builders on commercial and residential commissions.

The Meshers were fortunate to arrive in Victoria when a building boom was underway. One factor in their success was the abundant energy of G.C. Mesher. His grandson recalled that he only “needed four hours sleep” and “he liked to get up early.” Now established, the Mesher family built a large home at 60 Second Street in 1888. The following year they bought three adjacent lots and built two more houses. Their growing reputation soon led to some of the largest contracts of their career, and they were busy constructing mansions in the prestigious Rockland district as well as a number of downtown commercial blocks. Their biggest contract in the 1890s was a four-storey office building, the Five Sisters Block, designed by Sorby & Wilson. This was followed by the contract to construct Maclure’s Temple Building on lower Fort Street.

Despite a busy work life, G.C. Mesher found time in 1892 to go to England and bring back a bride, Janet Elizabeth McDonald. The couple soon had two daughters, Theresa and Violet. A few years later George bought lots on South Turner Street in James Bay and built a large residence, a fine example of Queen Anne style, along with a similar house he



built in the Cowichan Valley; for these houses Mesher was probably adapting pattern book plans. Mesher Sr. retired in the mid-1890s, although he kept his hand in the business almost until his death in 1912. Though construction was slow after 1892, Mesher kept busy by developing property in the Rockland, Fairfield, and James Bay neighbourhoods. Around 1900 he entered into an investment partnership with Dr. I.W. Powell, an important figure in B.C.'s early political history. Among their acquisitions was a two-acre parcel fronting on Dallas Road, where Mesher put up several residences. The finest and largest house built on the Dallas parcel was the one he designed for his own family, completed in 1904.

During Victoria's great building boom, 1907-12, Mesher worked increasingly as an architect. Undoubtedly his diverse experience gave him confidence, and he designed almost all the major buildings he constructed during this period. To Victoria's burgeoning downtown, Mesher contributed three reinforced concrete structures, each six storeys high, with ground floor retail and upper floor offices. Sparsely ornamented and functional, they reveal the influence of the popular Chicago School. The largest belonged to Pemberton & Sons, the city's most successful real estate development firm. The exterior of the Pemberton Block, 1911, was a grid of large window bays separated by clean horizontal and vertical lines and crowned by a wide bracketed cornice. It was one of Mesher's most accomplished buildings and, for a while, the largest office block in the city. This building also demonstrated that Mesher was one of the pioneers of the use of reinforced concrete construction on the west coast. He made innovative use of flat plate construction in the Pemberton Building by extending floor slabs to form outer wall beams that are boldly expressed on the facade of this substantial office building. The Sayward Block, 1911, on the corner of Douglas and View Streets, resembled the Pemberton Block, and was named

after its principal investor, prominent businessman J.A. Sayward. The last of this triumvirate was the Metropolis Building on Yates Street, 1913, similar to the others but with the upper floors used as a hotel.

During the boom period, attractive apartment blocks with all the facilities for independent and respectable living sprang up in Victoria, and Mesher built three of the finest: October Mansion, 1910; The Savoy Mansion, 1911; and Hampton Court, 1913. There was little construction work available after the outbreak of the First World War. Although Mesher was a prolific builder and generated considerable income, he was not a good business manager. According to his grandson he ran into financial difficulties in 1916 and for a time relied upon liquor revenue from a Yates Street hotel in which he had interests, but that was lost when prohibition started in 1919. Mesher retired about 1924 and in 1928 moved to the Alberni Valley where he built a large house with his own hands. He died in Vancouver in 1938.

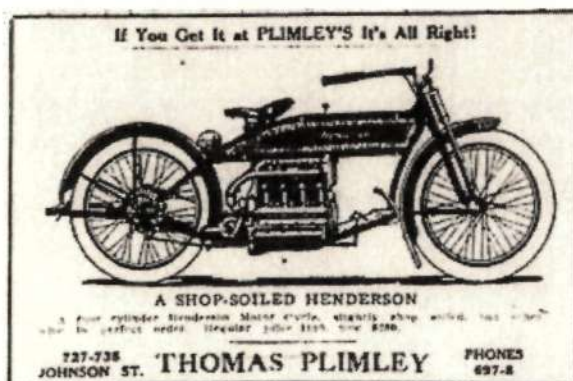


George Mesher [courtesy John R.H. Ley family]



## 2.3 THOMAS PLIMLEY

This building is also associated with pioneer auto dealer Thomas John Plimley (1871-1929) who trained as a machinist in his hometown of Birmingham, England. He immigrated to Victoria in 1893, worked with Albion Iron Works, and then opened a bicycle shop called Plimley & Ritchie Limited. In 1905, he established one of the first automobile businesses in Western Canada. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city, a tiller-steered Oldsmobile. The firm sold a number of the famous early autos: Daimler, Hupmobile, and Overland. His wife Rhoda (née Hanis, 1872-1927), born in Staffordshire, England, was the area's first female driver. In 1907, Thomas's brother, Allan, moved from England to join him. Plimley's Garage opened at this Johnson Street location in 1910. The business continued to expand, and in 1922 the company was incorporated as Thomas Plimley Limited. In 1927, Thomas Plimley built a new used car showroom at 1010 Yates Street. Their son, Thomas Horace Plimley, took over the family business in 1929, and opened a British car dealership in Vancouver in 1936. From 1957 to 1986, Horace's son Basil was one of the few third generation executives of a B.C. business.



Clockwise from Top: Plimley Automobile Co. Ltd. Showroom, 606 Government Street, circa 1905 [British Columbia Archives A-03052]; Plimley Victoria Automobile Emblem [The Spanner: Dedicated to British Motoring in BC, Volume 21, August 2012]; Plimley Advertisement [Victoria Daily Colonist, 1915]; Thomas Plimley [The Spanner: Dedicated to British Motoring in BC, Volume 21, August 2012]



# HISTORIC CONTEXT



Above: City of Victoria Archives M00707. Below: City of Victoria Archives M01247.

## 3.0 STATEMENT OF SIGNIFICANCE

### DESCRIPTION OF THE HISTORIC PLACE

The Garesché Stables & Offices is a three-storey, masonry commercial building, located midblock on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. It forms part of a grouping of older structures of similar scale that remain on part of this block. The front façade is divided into four bays by concrete columns, with tall ground-floor storefront openings and banked upper floor windows.

### HERITAGE VALUE OF THE HISTORIC PLACE

The heritage value of the Garesché Stables & Offices is summarized below in accordance with Victoria's Heritage Thematic Framework.

#### THEME 2: GATEWAY ECONOMY

##### Subtheme 2.2: Resource Base

The Garesché Stables & Offices has been constantly adapted for new uses, and is valued for its continuous commercial use over time. Constructed during the height of the pre-World War One real estate boom, the Garesché Stables & Offices is valued as a reflection of the surge of development that characterized Victoria's expanding gateway economy. With its substantial size, masonry construction and simple detailing, it remains a prominent presence on the street. Built in 1910 as a purpose-built stable, it has been used continuously for commercial purposes, and is a significant contribution to the historic character of this block of Johnson Street. The scale of the building reflects the optimism and rapid growth of the Edwardian era, prior to the collapse of the local economy in 1913 and the outbreak of World War One in 1914. This building also demonstrated the transition in transportation that was occurring rapidly at the time, housing both a livery stable and the soon to be dominant automobile.

#### THEME 5: CULTURAL EXCHANGE

##### Subtheme 5.1: Architectural Expression / Edwardian Era Architecture

Built to be overtly functional, the Garesché Stables & Offices is significant as one of the earliest local examples of use of reinforced concrete as a façade material. The architect and contractor, English-born George Charles Mesher (1860-1938), developed an outstanding reputation as a contractor. In 1886, Mesher and his widowed father, George Mesher Sr., relocated to Victoria. Mesher Sr. had earned his living in England as a builder and contractor, and his son had worked with him learning the trade. The Meshers were fortunate to arrive in Victoria when the resource-based economic boom was underway. When they set up shop in Victoria in 1887 they continued as partners in their contracting work. Although not formally trained in architecture, Mesher designed a number of prominent buildings in Victoria. He was also one of the pioneers of the use of reinforced concrete construction on the west coast. This evolving technology enabled broad spans of glazing at the ground floor and upper floor levels. With its tripartite articulation, interwoven horizontal and vertical bands of reinforced concrete and banked windows, the building also demonstrates the influence of the Chicago School on Victoria's Edwardian-era commercial buildings.



# STATEMENT OF SIGNIFICANCE

## THEME 1: COASTAL SETTLEMENT

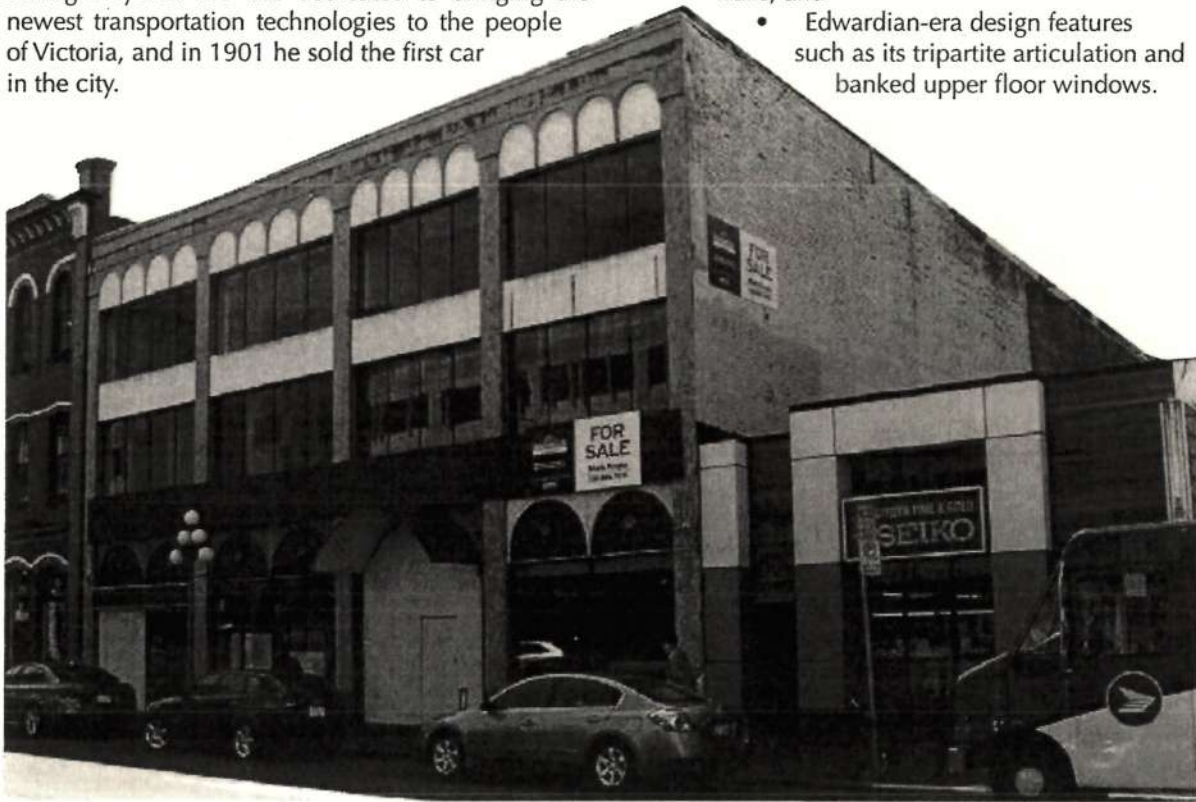
### Subtheme 1.2: Multi-Cultural Origins

The structure is additionally significant for its association with pioneer Victoria resident Dr. Arthur John Garesché (1860-1952), born in California, who came to Victoria in 1866 with his family. After obtaining his education in the United States, he returned to Victoria in 1895 and opened a dental practice. At the time of his death, he was reputedly the longest-serving dentist in North America. The Garesché Stables & Offices is also valued for its association with pioneer auto dealer Thomas Plimley (1871-1929) and the Plimley family. English born, Thomas Plimley began his career in Victoria by selling bicycles. He was dedicated to bringing the newest transportation technologies to the people of Victoria, and in 1901 he sold the first car in the city.

### CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Garesché Stables & Offices include its:

- location on the south side of Johnson Street, in Victoria's downtown core, part of a grouping of historic buildings of similar scale;
- continuous commercial use;
- commercial form, scale and massing as expressed through its rectangular, three-storey height, rectangular plan with a flat roof, and tall storefront openings;
- construction materials, such as its reinforced concrete façade and common red-brick side walls; and
  - Edwardian-era design features such as its tripartite articulation and banked upper floor windows.



## 4.0 CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The 1910 Garesché Stables and Offices is an important historic resource in downtown 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 Garesché Stables and Offices 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 the Garesché Stables and Offices 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**

For the proposed rehabilitation project 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 2: Repointing Mortar Joints in Historic Masonry Buildings*  
<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

*Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*  
<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

*Preservation Brief 11: Rehabilitating Historic Storefronts*  
<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

*Preservation Brief 15: Preservation of Historic Concrete*  
<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

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



### 4.3 GENERAL CONSERVATION STRATEGY

#### Proposed Redevelopment Scheme

The proposed design for the Garesché Stables and Offices by Studio One Architecture Inc. includes:

- The preservation of the historic structure in situ;
- The restoration of the historic street façade to its 1910 appearance;
- The rehabilitation of the storefronts and interior space to house retail space on the ground floor and residential suites on the upper floors;
- A recessed two-storey addition accommodating residential suites.

The intent is presently to phase the project commencing with the restoration of the concrete of the historic 1910 street façade; further conservation work will commence upon negotiation with the City.

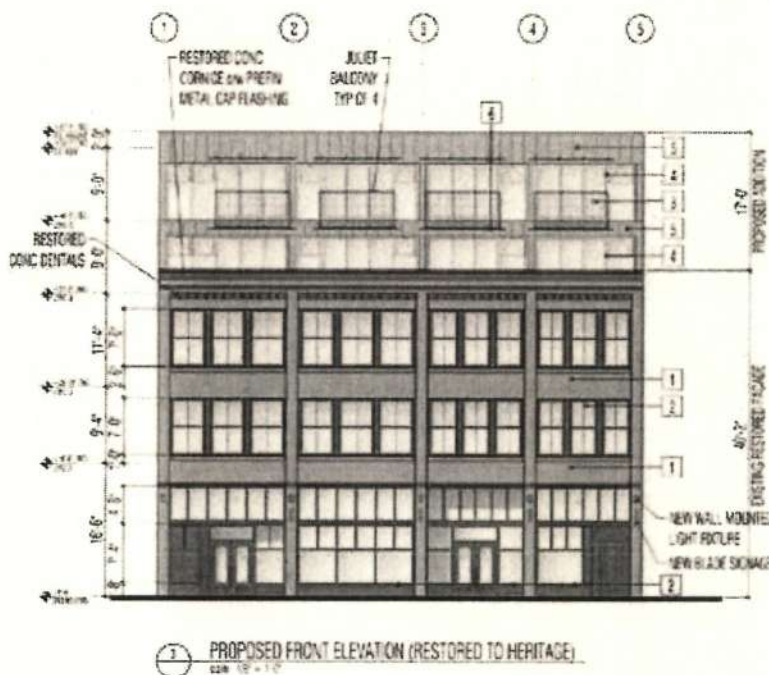
#### Proposed Guidelines for New Additions

Due to the proposed two-storey addition above the top floor of the original Garesché Stables and Offices, all new visible construction will be considered a modern intervention on the site. The *Standards and Guidelines* list recommendations for new construction related to historic places. The proposed design scheme should follow Standards 11 and 12:

- 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.
- 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.

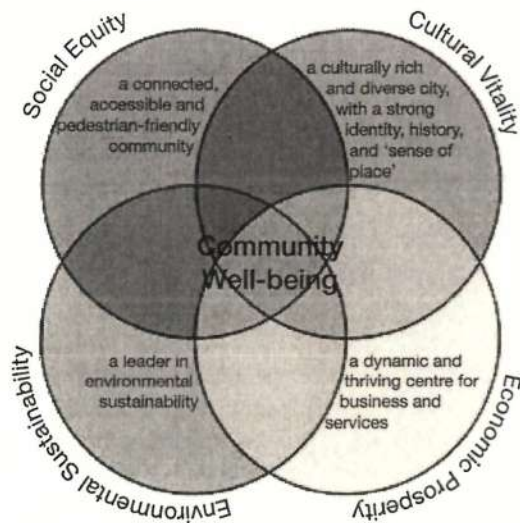
New construction should be subordinate to the historic place. This is best understood to mean that the new construction must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition to the site could adversely affect an historic place more than a large, well-designed addition. New construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.



[Studio One Architecture Inc.]





Four Pillars of Sustainability  
[CityPlan 2030 - City of Norwood Payneham & St. Peters]

## 4.4 SUSTAINABILITY STRATEGY

The four-pillar model of sustainability identifies the following interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

In a practical context, the conservation and re-use of historic 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 can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

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 Garesché Stables and Offices.

### 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.

## 4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

Once the historic Garesché Stables and Offices is placed on the Heritage Register or legally protected, it 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 municipal 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. A number of equivalencies have been adopted in the British Columbia Building Code (2012) 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.



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 HOME OWNER PROTECTION ACT**

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 without the Act coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

#### **4.6 SITE PROTECTION**

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. As the Garesché Stables and Offices are presently vacant, the structure should be secured against unauthorized access or damage through the use of appropriate security measures based on the following checklist:

##### **Moisture**

- Is the roof watertight?
- Are openings protected?

##### **Ventilation**

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

##### **Security**

- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?



# CONSERVATION GUIDELINES



Rendering of proposed facade [Studio One Architecture Inc.]

## 5.0 CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

### 5.2 FORM, SCALE AND MASSING

A review of the exterior of the Garesché Stables and Offices was carried out during a site visit in 2015. The recommendations for the preservation and restoration of the 1910 structure are based on the site review and archival documents that provide valuable information about the original 1910 appearance of the historic building designed by architect and contractor George C. Mesher Co.

Later alterations to the storefronts were carried out in 1962. An extensive alteration designed by architect L.O. Lund in 1967 inserted a retail arcade at the main floor, in addition to significant modifications of the front elevation windows and storefronts.

The following chapter describes the existing materials, physical condition and recommended conservation strategy for the Garesché Stables and Offices based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

#### 5.1 SITE

The Garesché Stables and Offices are located mid-block on the south side of Johnson Street between Douglas and Blanshard Streets, in downtown Victoria. The historic structure is part of a grouping of older structures of similar scale and contributes to the streetscape of this block. Historically solely used for commercial purposes, the building is currently vacant. The proposed adaptive reuse is for a mixed-use building consisting of retail space on the ground floor and residential suites on the upper floors.

#### **Conservation Recommendation: Preservation**

- The 1910 historic structure will be preserved in its original Johnson Street location.
- The subject site will be rehabilitated as a commercial and residential building, as per Architect's drawings.

The three-storey, masonry structure is built on the property line of the rectangular city block. The purpose-built 60 feet by 120 feet structure accommodated originally in the western half a stable with space for carriages on the ground floor, a ramp leading from the ground floor to the horse stables on the second floor, and a hayloft on the third floor. The eastern half was rented as stores. During later alterations for continuous commercial use, the heavy timber beams and columns were mostly retained and will be incorporated into the rehabilitated building.

While the original form and massing of the Garesché Stables and Offices will be preserved, the proposed design considers a two-storey addition on top of the third storey of the original building. This addition will be set back from the heritage street facade in order to preserve the historic three-storey appearance and streetscape. The proposed intervention will be contemporary in nature but inspired by an appropriate historic aesthetic. Compatibility will be ensured through the use of appropriate materials. The intervention will be subordinate by stepping back as required, allowing the front of the building to be visible, and will not visually overwhelm the original structure. The new intervention will be distinguishable through the use of contemporary materials and detailing, and the form and massing of the new construction will be respectful of the original building.

#### **Conservation Recommendation: Preservation & Rehabilitation**

- The form, scale and massing of the original historic building will be retained.
- The historic Johnson Street façade will be maintained.
- The modern addition should be sensitive to the scale and massing of the building, and should read as contemporary addition to the historic Garesché Stables and Offices while respecting the historic character of the 1910 structure.



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

## 5.3 FOUNDATION



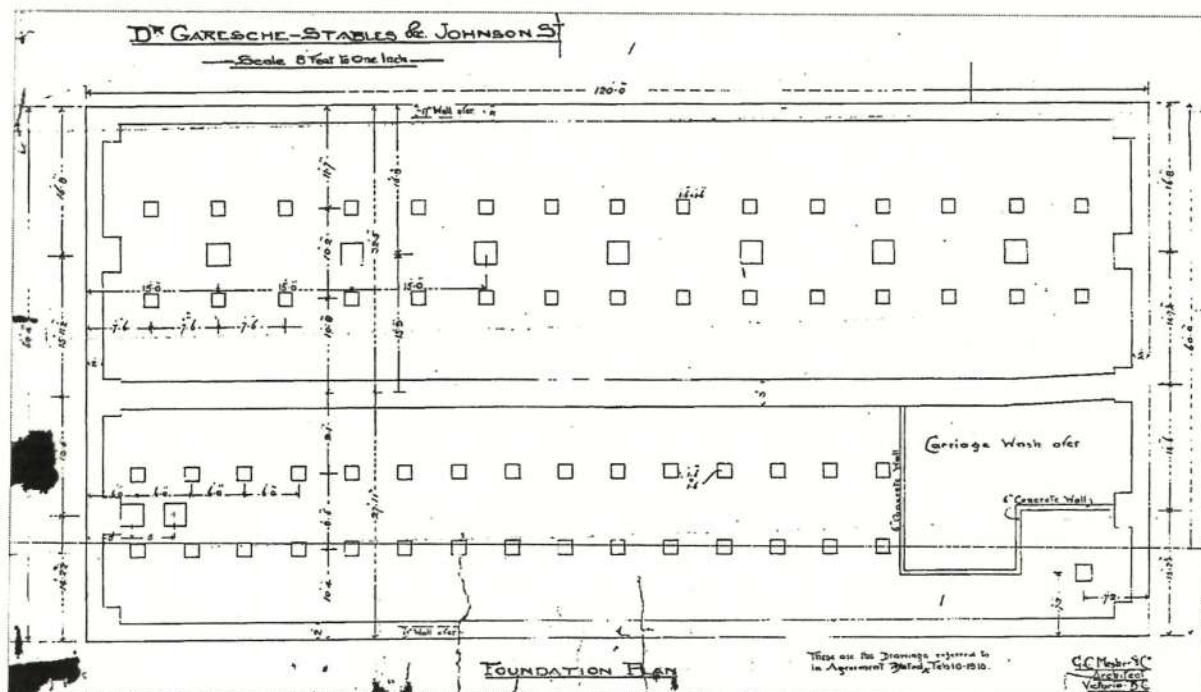
The building has no basement or crawl space. The foundation, as shown in the archival drawings, was built over solid clay or gravel. It consists of a concrete strip foundation supporting the load-bearing walls and masonry footings with rising 6" x 6" timber posts supporting the timber floor above. A concrete slab was constructed at the southeast corner, where the carriage wash was located.

### Conservation Recommendation: Rehabilitation

- The existing foundation may be rehabilitated to meet structural and seismic requirements.

Left: North-facing façade

Below: Foundation Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



## 5.4 EXTERIOR WALLS

The 1910 Garesché Stables and Offices is one of the earliest local examples of use of reinforced concrete as a façade material. Concrete was also used on the rear elevation, while the side walls are built with common red brick.

### Front Façade (North Elevation)

The original 1910 three-storey front façade features a symmetrical design with four bays separated by 17" wide reinforced concrete columns. The two easternmost bays, originally housing the garage, are slightly larger than the narrower bays built for the stable. Concrete spandrels are located below the second and third floor tripartite window assemblies. The 1910 architectural drawings illustrate decorative features of the front facade including capitals on the concrete columns above the ground floor, corbelling above the third floor windows, and a concrete cornice.

During the 1960s, the front facade was significantly altered. New materials were added, e.g. tiles over stucco and arched window headers, while original features were removed including all fenestration. The later material should be carefully removed to investigate, if original elements such as corbelling on the third floor are still extant. Surviving original features are important character-defining elements of the building and should be preserved and restored. The later tiles and stucco should be removed and the historic concrete façade restored.

### Rear Wall (South Elevation)

According to archival drawings the south elevation was also built with 17" wide reinforced concrete column. The elevation featured very large window openings and two large double doors. The rear wall was redesigned in the past and consists presently of concrete blocks with projecting brick-clad columns. The design concept proposes the rehabilitation of the rear elevation. The ground floor at the rear will provide functional space for the new residential use with access from the lane. The second and third floors housing residential suites will have large window bands that are inspired by the original design.

### East and West Elevations

The side walls are built with common red brick. While the neighbouring Maynard Court is three storeys high and covers the eastern side wall of the historic building, the westfacing brick wall is exposed from the second floor up due to the adjacent one-storey building. Half of the brick wall on the west wall is painted, and the other portion remained unpainted. It is currently proposed to retain and seismically upgrade the side walls. The existing condition of the west wall should be further investigated. When viewed from the street, weathering and other damage to the brick wall was observed, e.g. spalling, water staining and organic growth.



Arched window headers



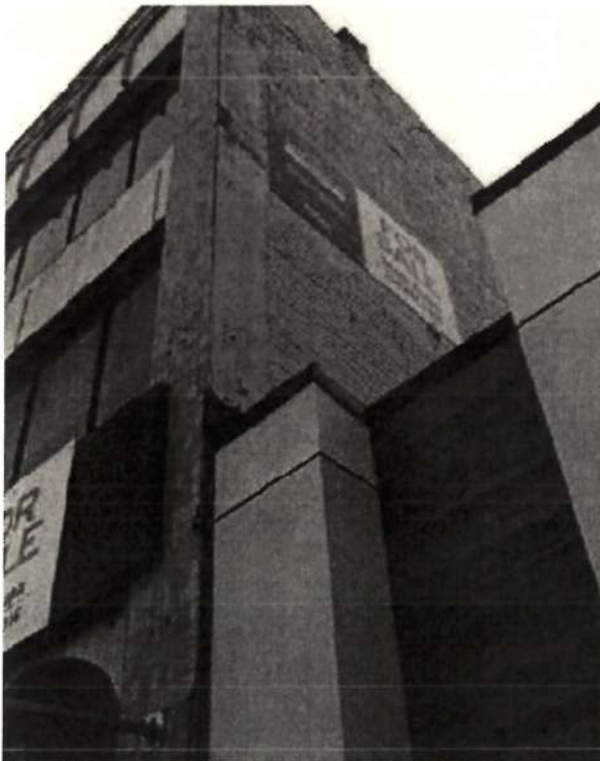
# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



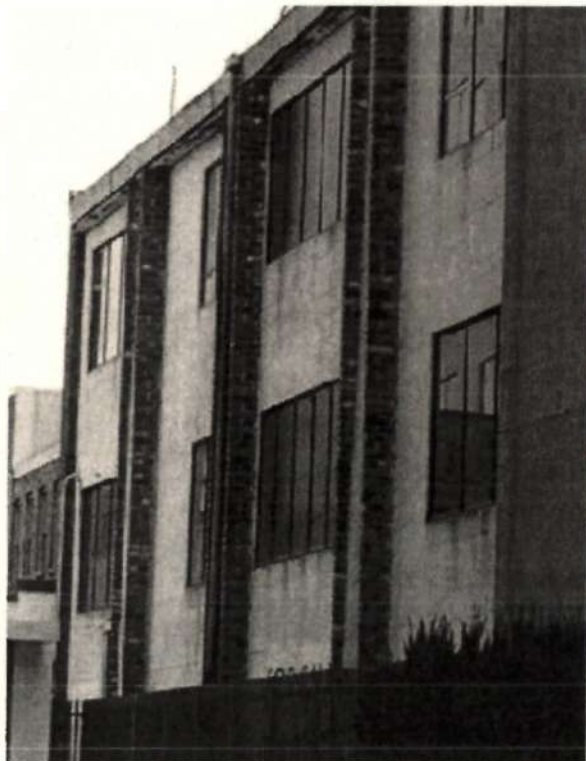
West elevation with painted and unpainted brick



Concrete column under later materials



Painted west wall



Rear wall consisting of concrete blocks with brick-clad columns

### **Conservation Recommendation: Preservation & Rehabilitation**

#### General

- Preserve the original concrete street façade and rear and side elevations in situ.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- All structural and seismic upgrades should be carried out from the inside, in particular on the front façade in order to preserve exterior character-defining elements.
- Cleaning of historic masonry should be carefully done and without damage to the surface area. Test trials are required for review by the consultants.

#### Concrete

- Carefully remove stucco, tiles and other later materials with minimal damage to the historic concrete façade underneath.
- Preserve any original concrete elements, e.g. corbelling, that may still be extant.
- Assess the condition of the concrete façade and note any existing damage, e.g. cracks, missing material and detailing.
- Analyze the concrete matrix and strength through material testing so that suitable repair patching material can be selected.
- Restore missing architectural details based on surviving examples or archival documentation.
- Restore the concrete front façade to its historic 1910 appearance and paint according to the colour schedule.

#### Brickwork

- Undertake complete condition survey of condition of the brick walls and note any damage and deterioration, e.g. spalling, missing bricks, unsound or missing mortar, organic growth, metal inserts, wholes in brickwork, paint etc.
- Retain sound exterior brickwork. Deteriorated exterior masonry that can be repaired.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.
- Overall cleaning of the brick on all elevations should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Repoint all exposed brickwork by raking out loose mortar material to a uniform depth. Take care that the arrises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- Where brickwork is heavily damaged, carefully reconstruct the walls in a way that is both physically and aesthetically consistent. Retain salvaged brick from any demolished additions for re-use in repairs.



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

## 5.5 FENESTRATION

Windows, doors and storefronts 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).

The original fenestration of the Garesché Stables and Offices has been removed in the 1960s. While the original openings appear to be intact, later alterations include the installation of aluminum windows and storefronts in an unsympathetic design. The proposed rehabilitation will incorporate wooden sash windows and storefronts inspired by the original appearance.

### 5.5.1 GROUND LEVEL

The existing ground level fenestration is a later construction, and archival evidence shows that the original storefront was removed by the late 1960s.

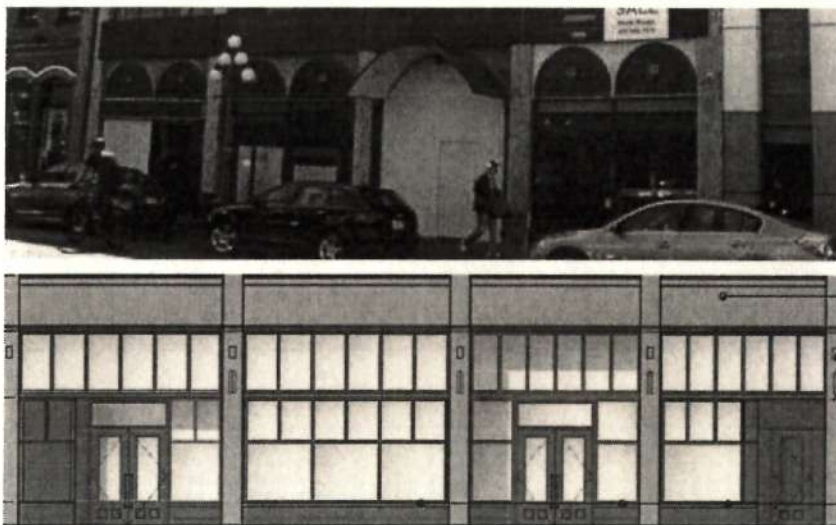
The current storefront design consists of aluminum frames. The westernmost bay and the entry bay are presently boarded up. Above the entry bay a simple, curved canopy is suspended with cables. A later intervention are also arched headers filled with tiles above each bay.

The proposed design considers the removal of all later alterations and the construction of new wooden storefronts. Their design will be guided by the original storefront configuration with

wooden bulkheads, large wooden window frames, and wooden transoms above. In order to meet modern user requirements and building code, single and double-entry doors to the commercial space and residential lobbies are recessed. The new ground floor design and materials are inspired by the original storefront design and will significantly enhance the historic character of the street façade.

#### Conservation Recommendation: Rehabilitation

- Rehabilitate the existing ground level of the front façade based on archival documentation and to reflect the new mixed-use of the building.
- New wood storefronts and entryways and transoms with true-divided glass will be designed.
- The ground floor of the rear elevation will retain the historic bay configuration while meeting functional requirements of the commercial-residential building.
- Provide shop drawings for review by the Heritage Consultant.



Top: Current storefront; Bottom: Proposed [Studio One Architecture Inc.]



### 5.5.2 WINDOWS

The historic building featured originally banked upper floor windows in tripartite configuration on the front and rear elevations. All original double-hung wooden sash windows were replaced with later aluminum units. During this process the tripartite window configuration on the front façade was retained, while the rear elevation was entirely redesigned.

As part of the rehabilitation work it is proposed to reinstate the original appearance of window banks of the upper front façade. The new 2-over-2 double-hung wooden sash windows with clear double-glazing are based on an early archival photograph of the building. On the rear elevation the new window configuration may follow by the original design consisting of 2-over-2 double-hung windows.

#### Conservation Recommendation: Rehabilitation

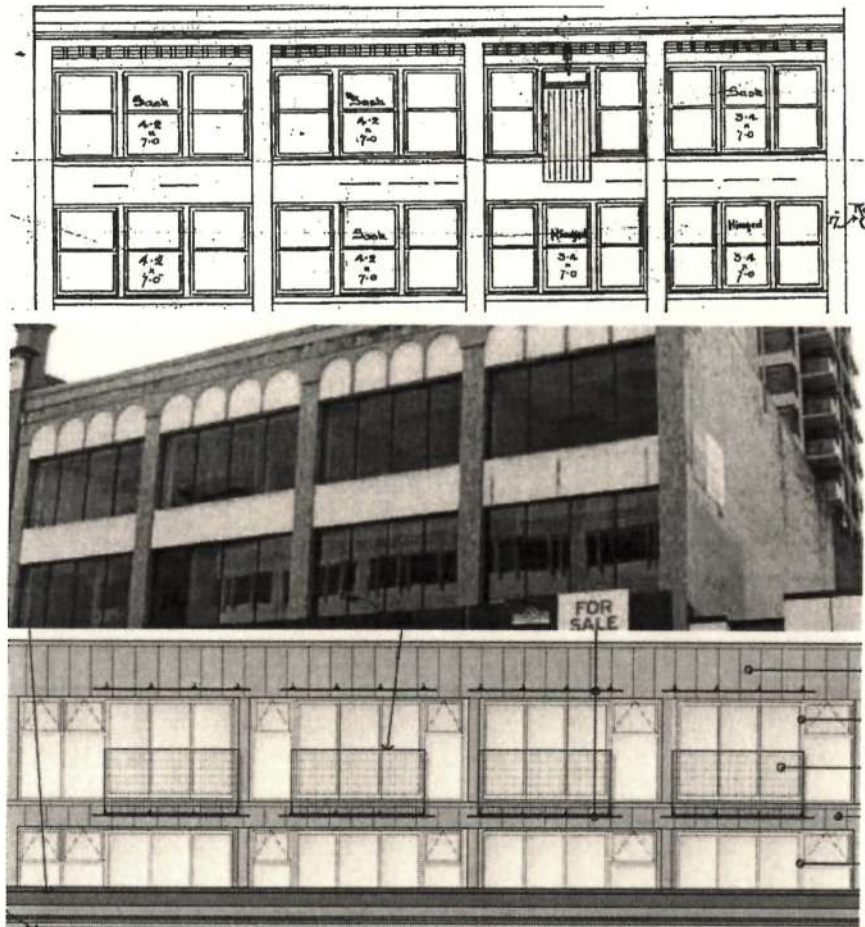
- Remove all later windows from the upper floors of the front and rear elevations.
- Manufacture new windows that match the original configuration as shown in historic photos. The front façade windows should be 2-over-2 double-hung, wooden sash windows with clear double-glazing and true-divided glass.
- The rehabilitation of the rear elevation windows may consider wood or metal units in double-hung configuration.
- Provide shop drawings for review by the Heritage Consultant.

### 5.6 ROOF

The roof is flat, and originally featured brick side wall chimneys that ran along both the west and east elevations. The proposed two-storey addition will require the removal of the existing roof structure. The addition will be recessed and creates a roof patio on Level 4.

#### Conservation Recommendation: Rehabilitation

- Rehabilitate the roof structure to allow for a recessed two-storey addition above the original roof line.
- For proposed guidelines for new additions refer to Section 4.3



Top: Detail of Upper Floor Windows from Original Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]; Middle: Current windows; Bottom: Proposed [Studio One Architecture Inc.]



# CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

## 5.7 SIGNAGE

The Garesché Stables and Offices had originally painted wall signs and blade signs as shown in historic photographs. As a rehabilitation will occur that will introduce retail use at the ground floor level, a sign program will need to be developed that will allow the installation of compatible and sympathetic signs. Currently new blade signs mounted on the concrete piers at the ground floor level are being proposed.

### Conservation Recommendation:

#### Install Sympathetic New Signs

- When considering new signs on a heritage building, the design should be in accordance with the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which state that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character defining elements of the building."
- New signs can be inspired by signs from an earlier era, or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than stone.
- Signs were historically illuminated with front lighting.
- Future tenant signage will require a City of Victoria sign application and must conform to applicable bylaws.

## 5.8 COLOUR SCHEDULE

The building is of massive masonry construction, and historically there was very little applied colour. Further the original materials of the historic façades were either removed or covered with later materials.

### Reinforced Concrete:

The concrete façade will be restored and the surface should be painted in a sympathetic masonry colour as per colour schedule.

### Brick Side Wall:



The partially painted red brick wall may require envelope upgrades. The proposed treatment will be reviewed with the architect.

### Storefront & Window Sash Colour:

The original fenestration has been removed from all elevations, and original materials were not available for sampling. The proposed paint colour is based on archival photographs, which indicate that the storefront and window sash were dark, and it may be assumed that they were likely dark green.

### Conservation Strategy: Restoration

- Reinstall a historically appropriate colour scheme for the Garesché Stables and Offices, complete with historically appropriate finishes, hues and placement of applied colour. Complete all basic repairs and replacements before preparing, priming and painting.
- Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, use an oil-based primer).
- Any substitutions or matching of custom colours shall be reviewed by the consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

Element	Colour*	Code	Sample	Finish
Concrete façade	Haddington Grey	VC-15		Matte
Wood Windows / Paneling	Comox Green	VC-19		Gloss

\*Benjamin Moore's *Historical Vancouver True Colours*



## 6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

### 6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

### 6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

### 6.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.



## 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

## 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise.

Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

## 6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

### LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance



log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

## **6.7 EXTERIOR MAINTENANCE**

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### **6.7.1 INSPECTION CHECKLIST**

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

#### **EXTERIOR INSPECTION**

##### **Site Inspection:**

Is the lot well drained? Is there pooling of water?  
Does water drain away from foundation?

##### **Foundation:**

Moisture: Is rising damp present?  
Is there back splashing from ground to structure?  
Is any moisture problem general or local?  
Is uneven foundation settlement evident?

##### **Wood Elements:**

Are there moisture problems present?  
Is there insect or fungal attack present? Where and probable source?  
Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?  
Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)  
Is any wood warped, cupped or twisted?  
Is any wood split? Are there loose knots?  
Is there any staining of wood elements? Source?

##### **Condition of Exterior Painted Materials:**

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?  
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?



**Windows:**

Is there glass cracked or missing?  
Is there condensation or water damage to the paint?  
Are the sashes easy to operate? If hinged, do they swing freely?  
Is the frame free from distortion?  
Do sills show weathering or deterioration?

**Doors:**

Do the doors create a good seal when closed?  
Are the hinges sprung? In need of lubrication?  
Are door frames wicking up water? Where? Why?

**Roof:**

Are there water blockage points?  
Are joints and seams sound?  
If there is a lightening protection system are the cables properly connected and grounded?  
Is there organic debris build-up on the roof?  
Are there blisters or slits in the membrane?  
Are flashings well positioned and sealed?  
Is water ponding present?

**6.7.2 INSPECTION CYCLE:****Daily**

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

**Semi-annually**

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

**Annually (Spring)**

- Inspect foundation for cracks, deterioration.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- Routine cleaning, as required.

**Five-Year Cycle**

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

**Ten-Year Cycle**

- Check condition of roof every ten years after last replacement.

**Twenty-Year Cycle**

- Confirm condition of roof and estimate effective lifespan. Replace when required.

**Major Maintenance Work (as required)**

- Replacement of deteriorated building materials as required.

## 7.0 RESEARCH SUMMARY

**Name:** Garesché Stables & Offices  
**Address:** 727 Johnson Street  
**First Owner:** Dr. Arthur John Garesché  
**Architect:** George C. Mesher Co.  
**Contractor:** George C. Mesher Co.  
**Date of Construction:** 1910

### CITY OF VICTORIA BUILDING PERMIT

- #1510; February 12, 1910; Dr. Garesche, Johnson Street; Lot 33, Block 3; Stable, 3-storey brick; \$15,000.

### BUILDING PLANS [CITY OF VICTORIA]

- Dr. Garesché Stables &, Johnson Street, G.C. Mesher Co., Architects, 1910.

### PLUMBING PLANS [CITY OF VICTORIA]

- #3920: Building Belonging to Dr. Garesché, Filed June 14, 1910.

### PUBLISHED SOURCES

- *Contract Record*, vol. 24, no. 4. January 26, 1910: A three storey brick building for stores and offices on land 60 by 120 feet is contemplated on Johnson Street, adjoining the warehouse of the Brady-Houston Pickling Company. Estimated cost, \$12,000. Owner, Dr. A.J. Garesche.

### PUBLICATIONS

- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver: Talonbooks, 2nd ed., 2007.

### BC VITAL EVENTS

- Groom Name: Garesche, A J; Bride Name: Trimen, Mellissent [sic] Mary; August 18, 1902; Event Place: Victoria; Registration Number: 1902-09-010996; Event Type: Marriage.
- Garesche, Arthur John Francis; Gender: Male; Age: 91; Date: September 14, 1952; Event Place: Victoria; Registration Number: 1952-09-008994; Event Type: Death.
- Garesche, Millicent Mary; Gender: Female; Age: 103; Date: February 26, 1977; Event Place: Victoria; Registration Number: 1977-09-003620; Event Type: Death.
- Plimley, Thomas John; Gender: Male; Age: 58; Date: December 18, 1929; Event Place: Victoria; Registration Number: 1929-09-414972; Event Type: Death.
- Plimley, Thomas Horace Gender: Male; Age: 89; Date: March 21, 1985; Event Place: Victoria; Registration Number: 1985-09-005506; Event Type: Death.



## **MESHER, George Charles: Sources**

B.C. Vital Events; company records and voters lists (held at BCA); and interviews with his grandson, John R.H. Ley (1990), grandniece, Kathleen Johnston (1993) and Pheona Hislop (2001). Published sources include directories; *Colonist* references and tender calls; obituaries and local news items. Also *This Old House*; *Victoria Architecturally*, 1911; Segger & Franklin, *Exploring Victoria's Architecture*; and Mills, *Architectural Trends in Victoria*.

## **CITY DIRECTORIES**

### ***Henderson's Greater Victoria Directory, 1910-11, page 125***

- Johnson 725 City Livery Stables
- Johnson 727-31-33 B C Hardware Co

### ***Henderson's Greater Victoria Directory, 1910-11, page 215***

- City Livery Stables Dr C R Richards prop 725 Johnson

### ***Henderson's Greater Victoria Directory, 1912, page 157***

- Johnson 725 City Livery Stables
- Johnson 727 Plimley's Garage
- Johnson 731-33 Vacant

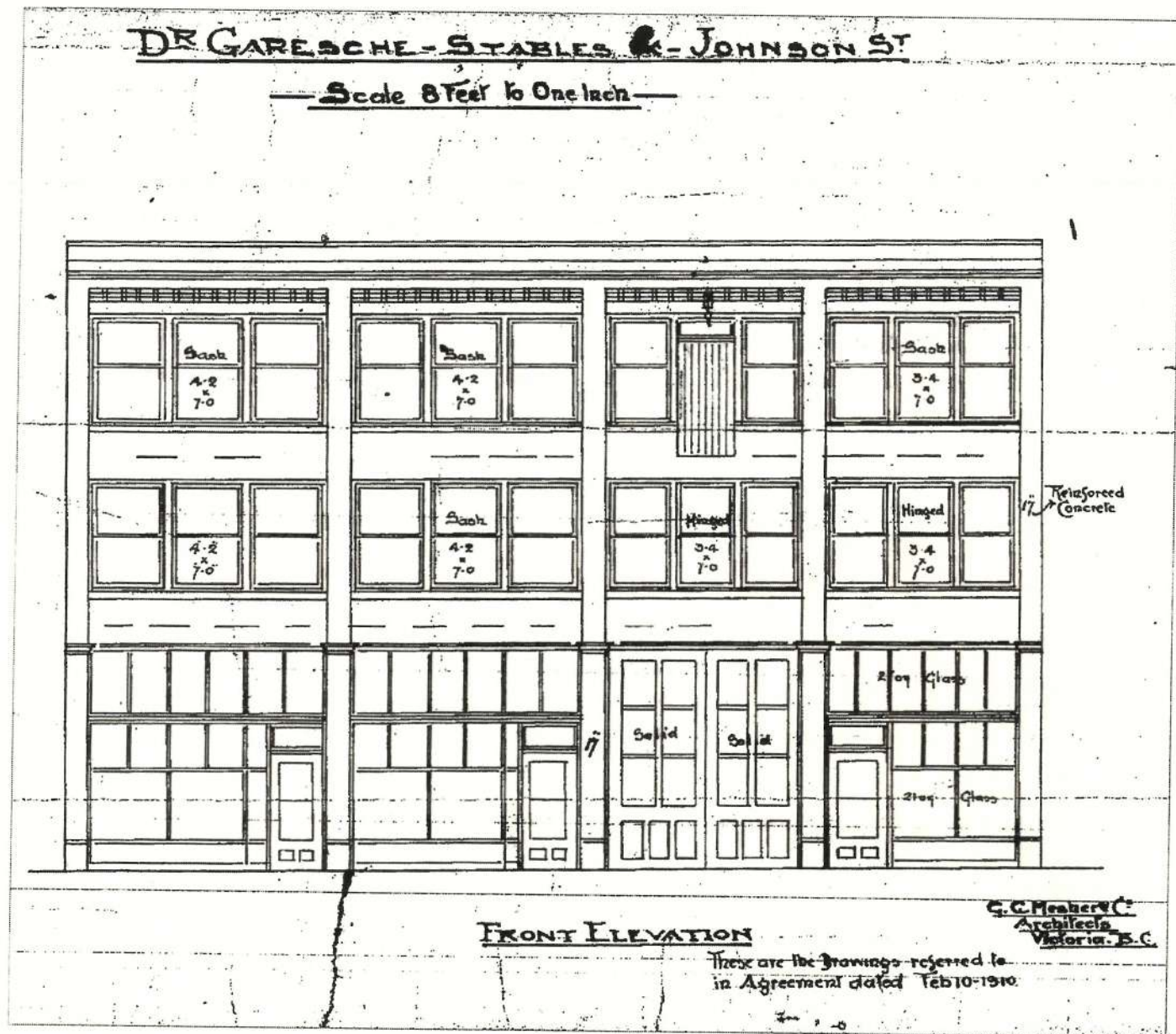
### ***Henderson's Greater Victoria Directory, 1912, page 542***

- Plimley Horace collr Thos Plimley lvs 109 Douglas
- Plimley Thos automobiles and bicycles 730 Yates and 727 Johnson h 109 Douglas

### ***Henderson's Greater Victoria Directory, 1913, page 305***

- Johnson 725 City Livery Stables
- Johnson 725 Richards C R vet surg
- Johnson 727 Plimley Thos Garage
- Johnson 727 Johnson Alf J printer
- Johnson 727 Vallence Geo G adv agt
- Johnson 727 Belsize Motor Express
- Johnson 731 Victoria Labour Temple Ltd
- Johnson 733-735 Plimley's Garage

# APPENDIX A: HISTORIC DRAWINGS



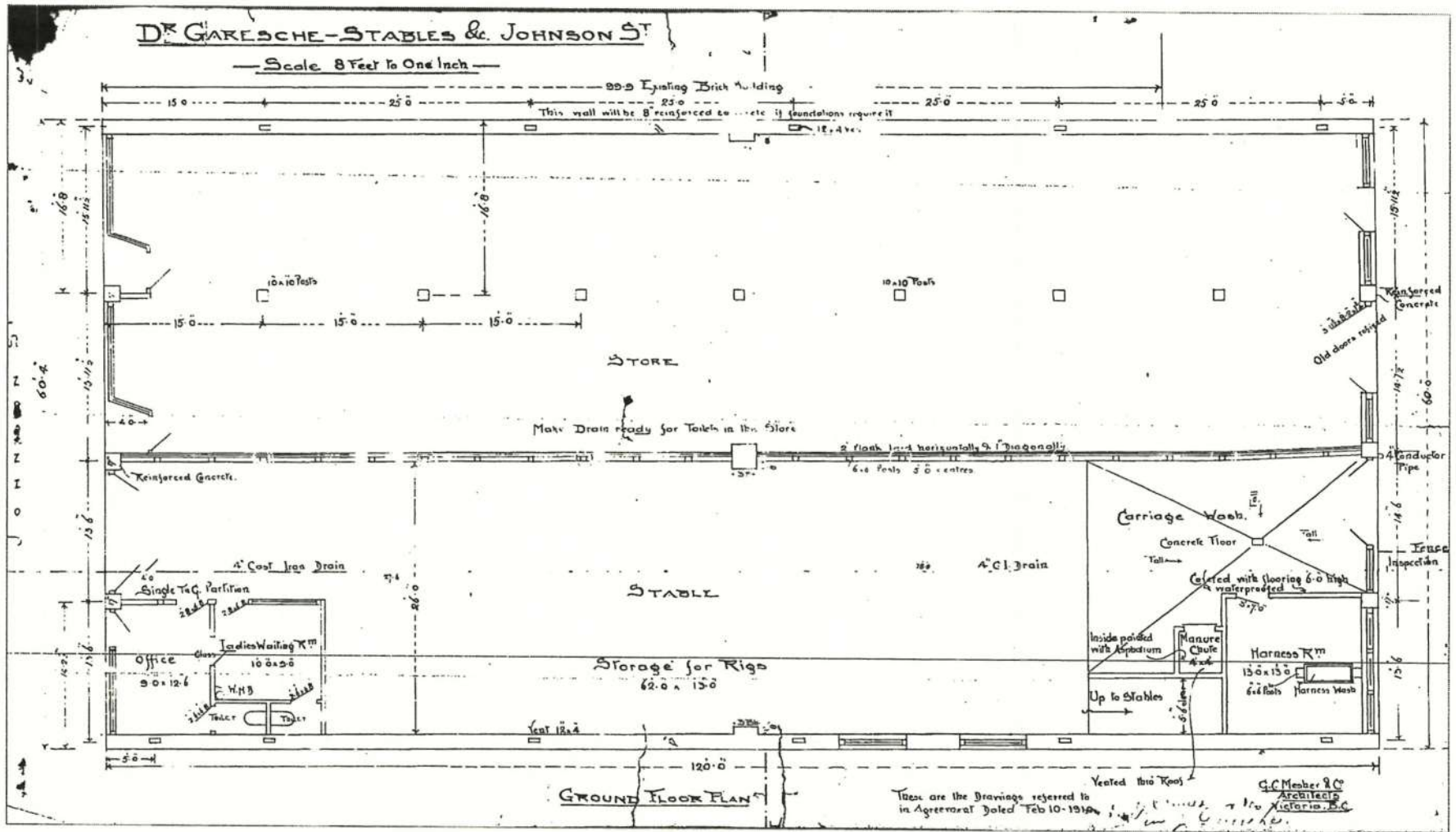
Original Appearance, Front Elevation, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



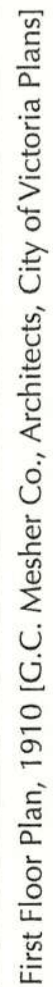




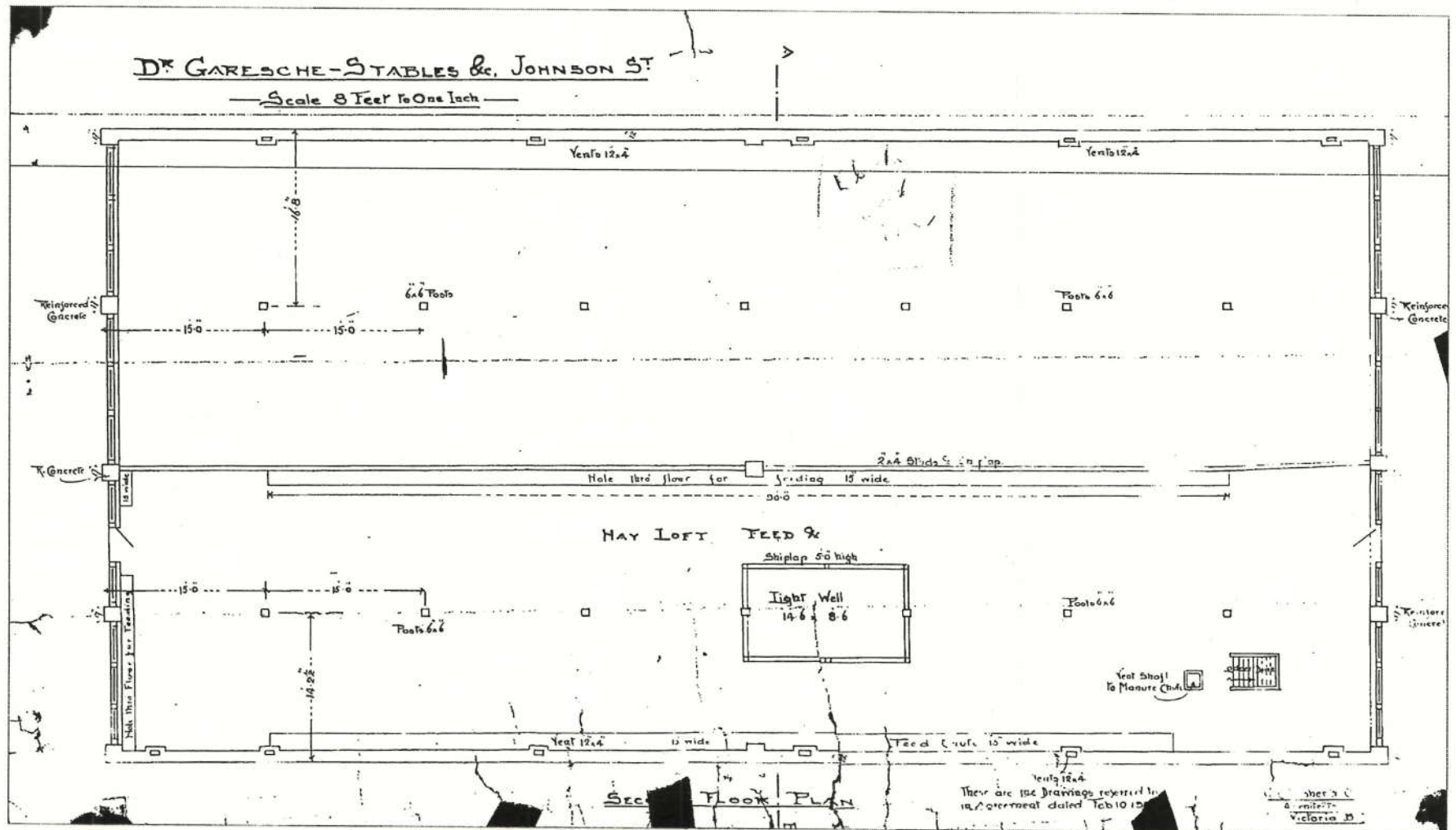




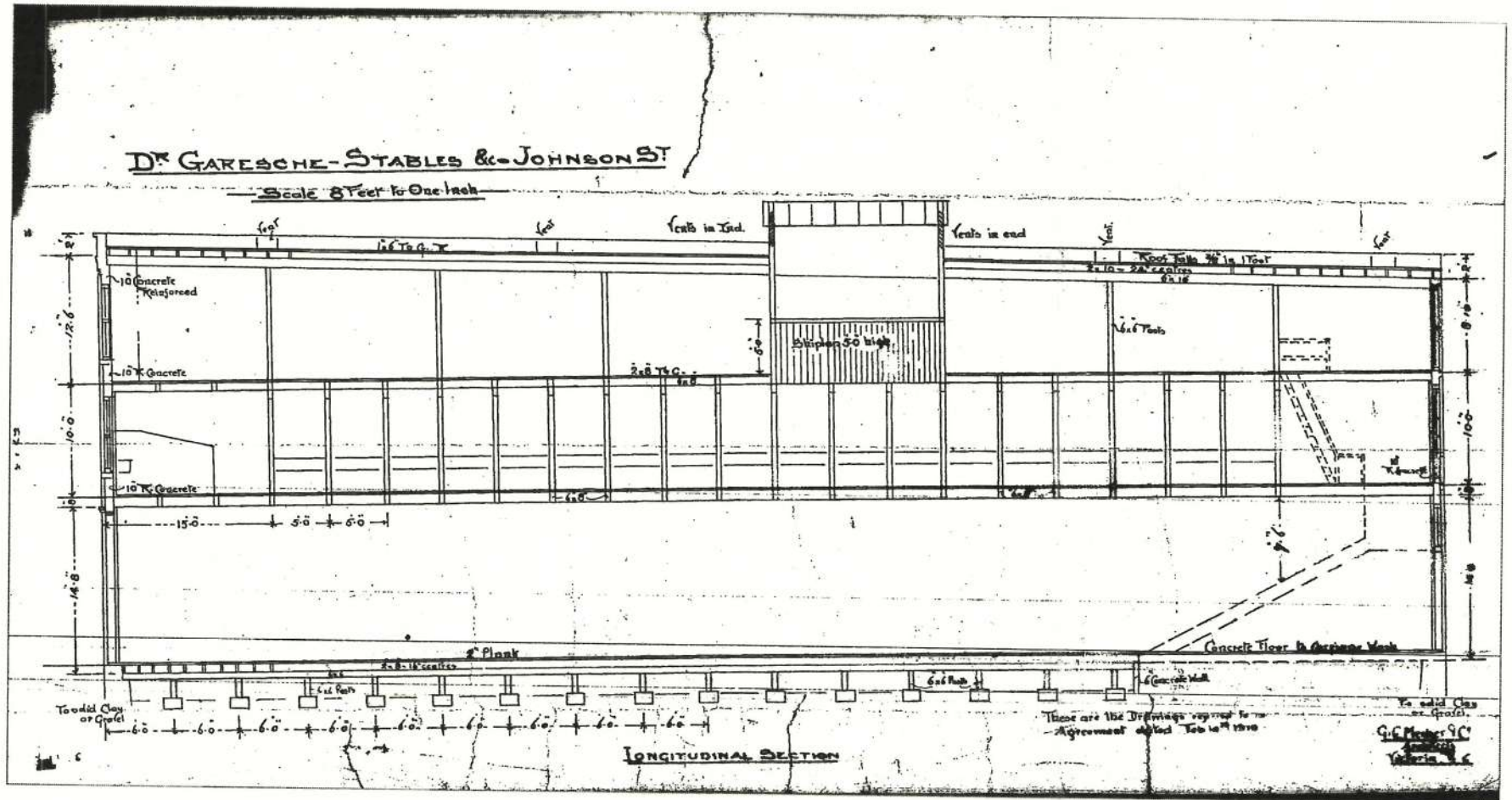
Ground Floor Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]





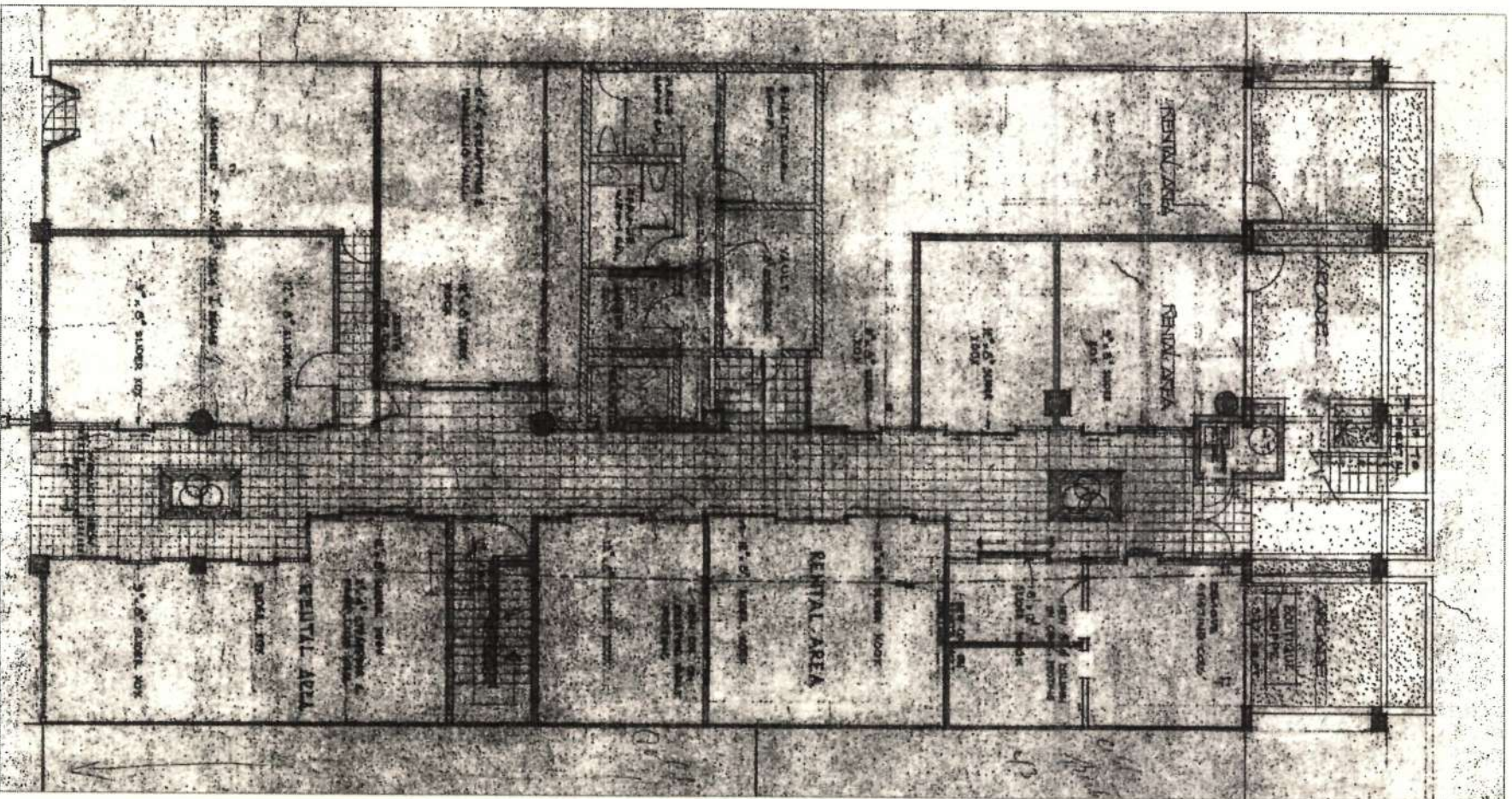


Second Floor Plan, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



Longitudinal Section, 1910 [G.C. Mesher Co., Architects, City of Victoria Plans]



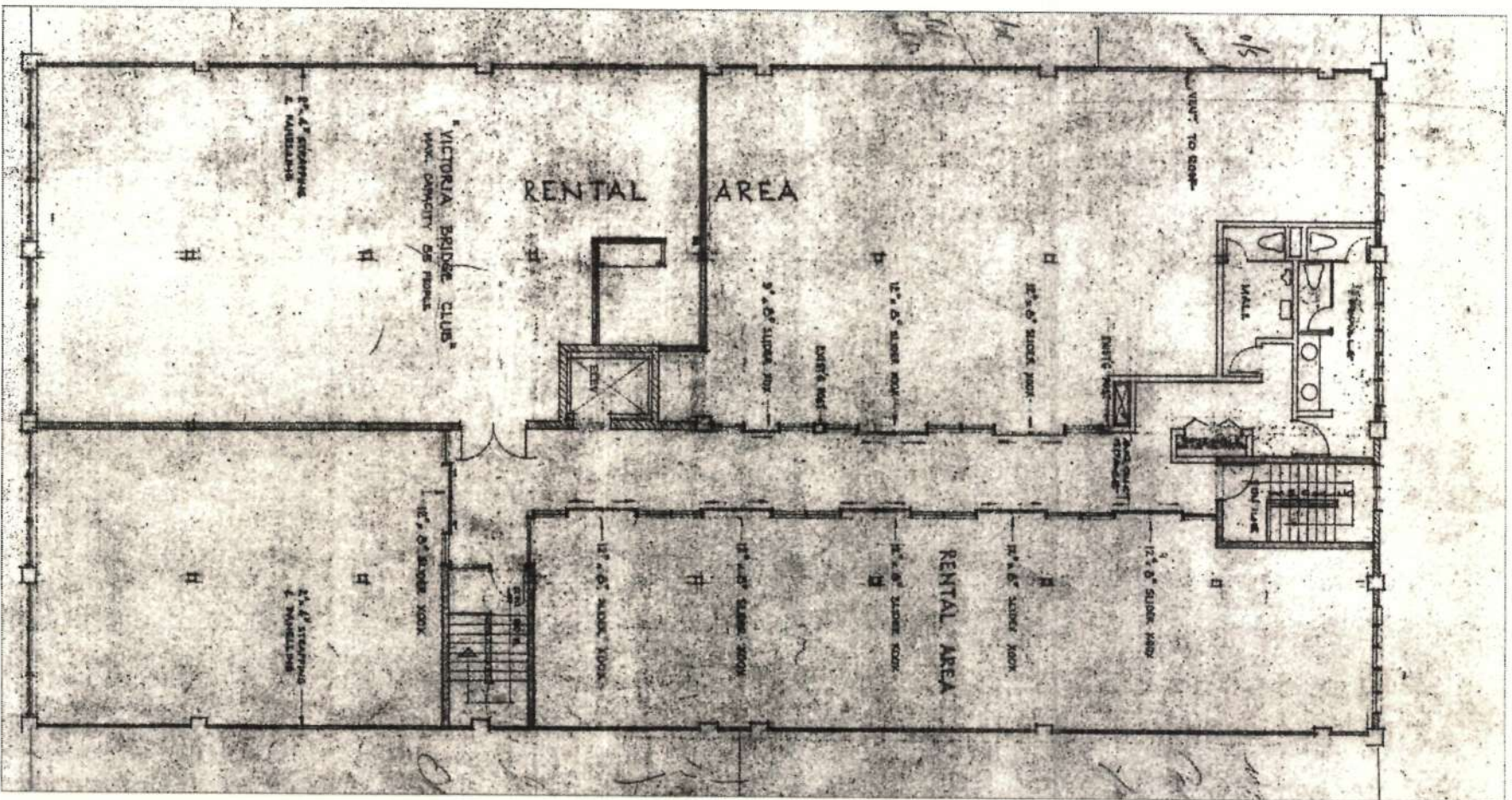


Ground Floor Plan, 1968 [L.O. Lund, Architect, City of Victoria Plans]



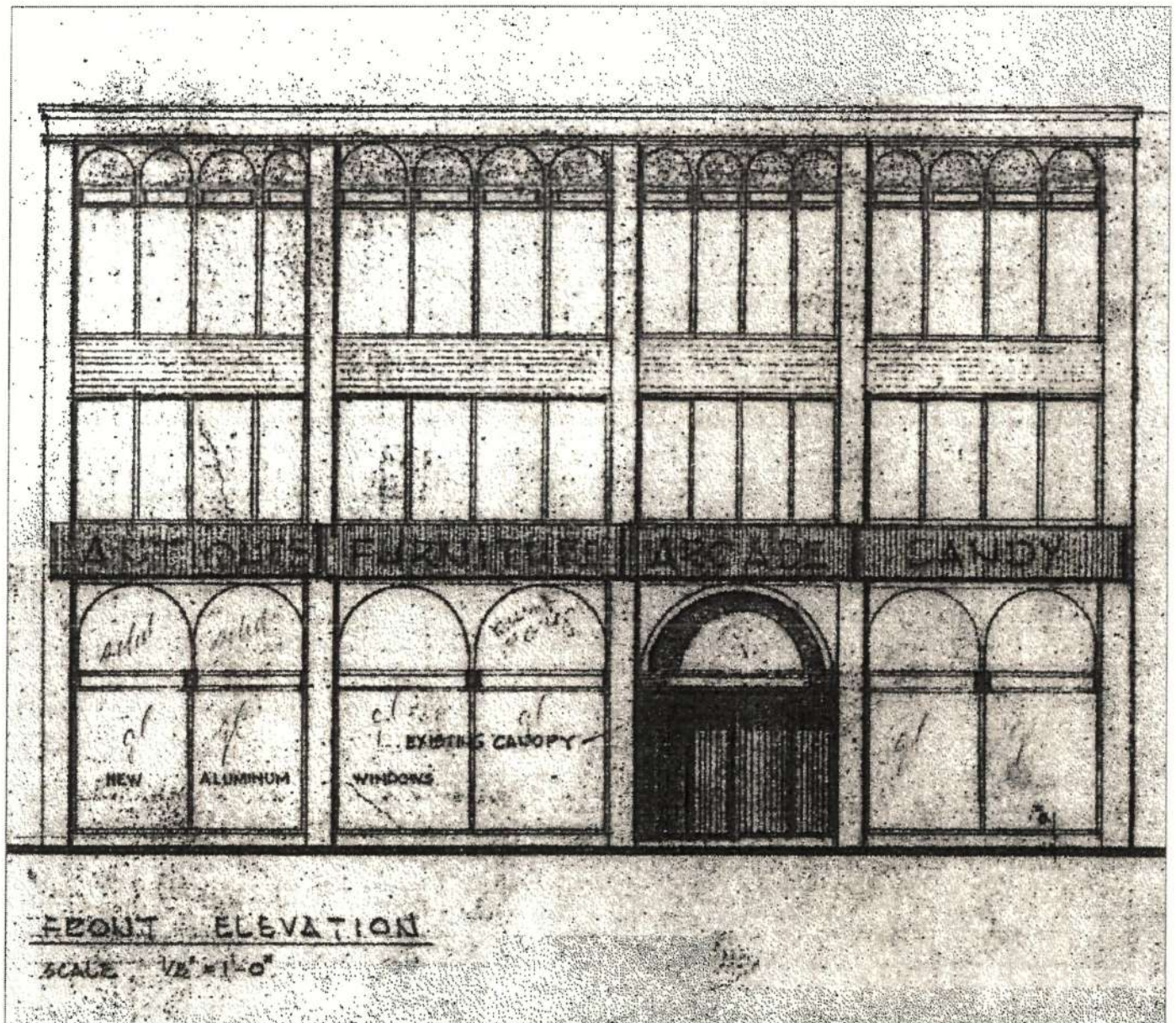






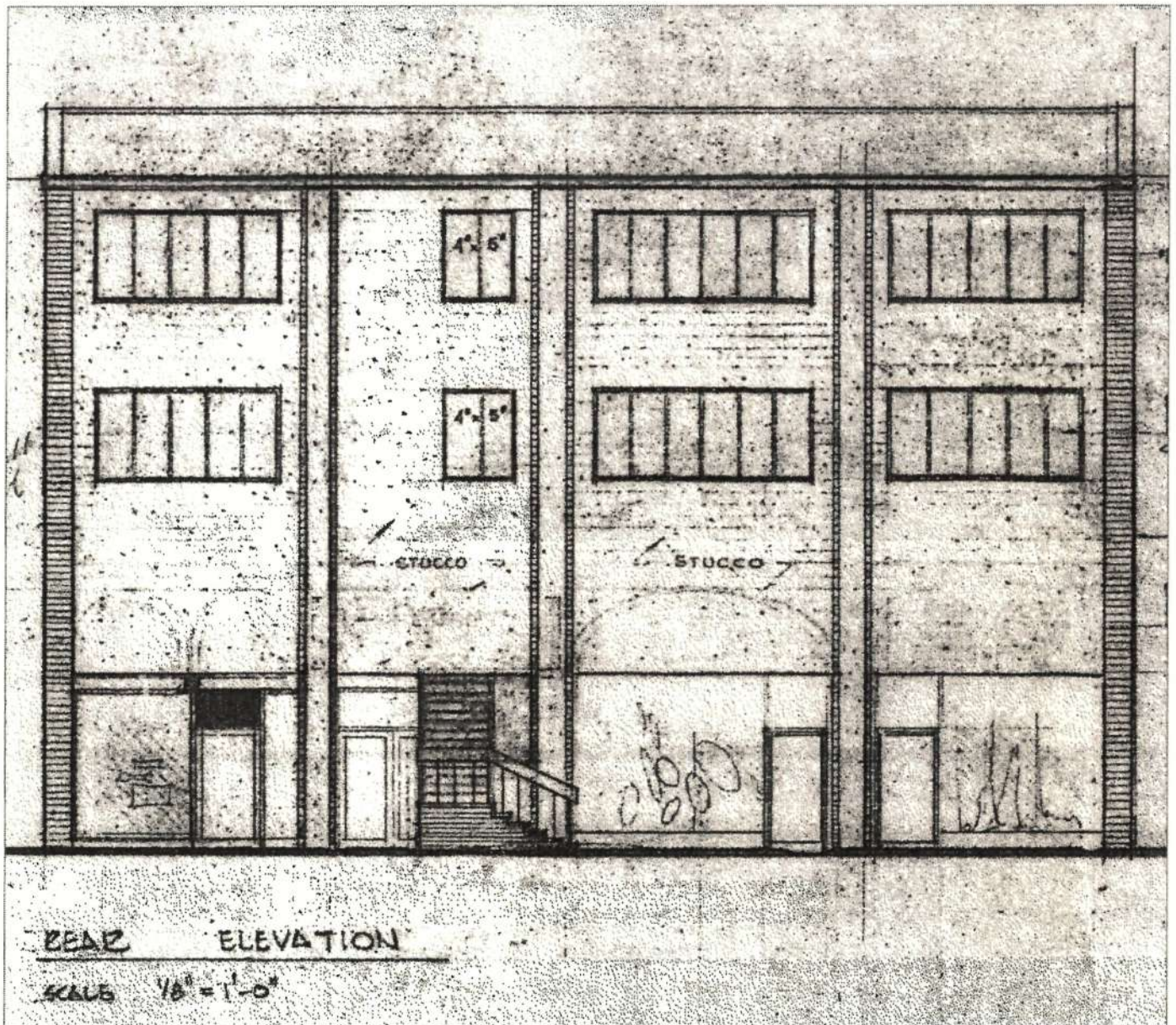
Second Floor Plan, 1968 [L.O. Lund, Architect, City of Victoria Plans]





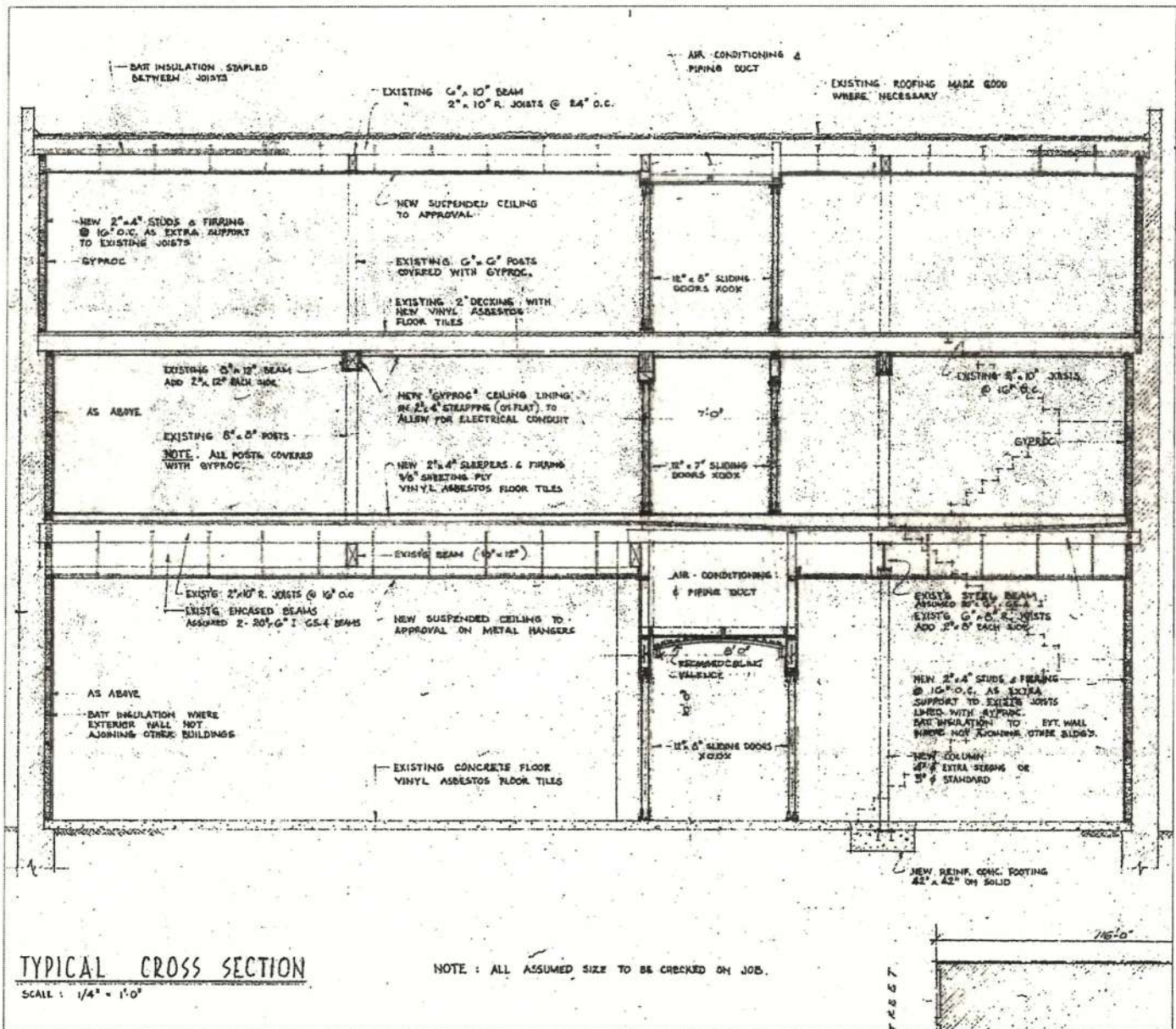
Front Elevation, 1968 [L.O. Lund, Architect, City of Victoria Plans]





Rear Elevation, 1968 [L.O. Lund, Architect, City of Victoria Plans]





Typical Cross Section, 1968 [L.O. Lund, Architect, City of Victoria Plans]