NO. 15-057

HERITAGE REVITALIZATION AGREEMENT (816 GOVERNMENT STREET and 811-813 WHARF STREET) BYLAW

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize a Heritage Revitalization Agreement for the land with civic address 816 Government Street and 811-813 Wharf Street.

Under its statutory powers, including section 966 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

1. This Bylaw may be cited as the "HERITAGE REVITALIZATION AGREEMENT (816 GOVERNMENT STREET and 811-813 WHARF STREET) BYLAW".

Agreement authorized

2. The Mayor and the City's Corporate Administrator are authorized to execute the Heritage Revitalization Agreement,

   (a) in the form attached to this Bylaw as Schedule A;

   (b) between the City and Victoria Customs House Development Inc. or other registered and beneficial owners from time to time of the lands described in subsection (c);

   (c) that applies to the land with civic address 816 Government Street and 811-813 Wharf Street, legally described as:

   Lot 1, Block 71, Section 18, Victoria City, Plan 219
   Lot 2, Block 71, Section 18, Victoria City, Plan 219
   Lot 3, Block 71, Section 18, Victoria City, Plan 219
   Lot 4, Block 71, Section 18, Victoria City, Plan 219
   Lot 5, Block 71, Section 18, Victoria City, Plan 219
   Lot 6, Block 71, Section 18, Victoria City, Plan 219
   Lot 7, Block 71, Section 18, Victoria City, Plan 219
   Lot 8, Block 71, Section 18, Victoria City, Plan 219.

READ A FIRST TIME the	day of	2015.
READ A SECOND TIME the	day of	2015.
Public hearing held on the	day of	2015.
READ A THIRD TIME the	day of	2015.
ADOPTED on the	day of	2015.

CORPORATE ADMINISTRATOR MAYOR

HERITAGE REVITALIZATION AGREEMENT

(Pursuant to section 966 of the *Local Government Act*)

This Agreement made as of the ___ day of _____, 2015.

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, BC V8W 1P6

(the "**City**")

OF THE FIRST PART

AND:

VICTORIA CUSTOMS HOUSE DEVELOPMENT INC. LTD.
(INC. NO. BC1017958)

202 – 1007 Fort Street
Victoria, BC V8V 3K5

(the "**Owner**")

OF THE SECOND PART

AND:

COMPUTERSHARE TRUST COMPANY OF CANADA
(Inc. No. A0052313)

(as to priority)

OF THE THIRD PART

WHEREAS:

A. The Owner is the registered owner of the following lands and premises located in the City of Victoria, British Columbia:

PID 025-544-756
Lot 1, Block 71, Section 18, Victoria City, Plan 219

PID 028-408-951
Lot 2, Block 71, Section 18, Victoria City, Plan 219

PID 028-408-969
Lot 3, Block 71, Section 18, Victoria City, Plan 219

PID 028-408-977
Lot 4, Block 71, Section 18, Victoria City, Plan 219

PID 028-408-985
Lot 5, Block 71, Section 18, Victoria City, Plan 219

PID 028-408-993
Lot 6, Block 71, Section 18, Victoria City, Plan 219

PID 028-409-001
Lot 7, Block 71, Section 18, Victoria City, Plan 219

PID 028-409-019
Lot 8, Block 71, Section 18, Victoria City, Plan 219

(collectively, the "**Lands**");

B. The Lands are within Development Permit Area 1 (Heritage Conservation): Core Historic under the City's Official Community Plan, and a heritage alteration permit is required for the construction or alteration of any building on the Lands;

C. Presently located on a portion of the Lands is a building known as the former Post Office and Customs House Extensions (the "**Customs House**"), which is listed in the City's Heritage Register, the exterior of which is proposed to be protected under the terms of City of Victoria Bylaw No. 15-059, Heritage Designation (811 Wharf Street and 816 Government Street) Bylaw, and is proposed to be conserved under the terms of this Agreement;

D. The Owner wishes to (a) redevelop the Lands and the buildings situated on the Lands, as generally depicted on the Development Concept Plans attached to this Agreement as Schedule "A" (the "**Development**"), (b) to conserve the exterior of the Customs House generally as contemplated under the Conservation Plan that is attached to this Agreement as Schedule "B", including the interventions generally depicted in the drawings and elevations entitled "Heritage Building Proposed Interventions" that are attached to this Agreement as Schedule "C", and (c) to perform seismic upgrades to the Customs House in accordance with

the Concept for Seismic Upgrading prepared by John Bryson & Partners Structural Engineers that is attached to this Agreement as Schedule "D", and for that purpose has applied to the City for:

a. Rezoning of the Lands in accordance with Zoning Regulation Bylaw, Amendment Bylaw (no. 1044);

b. Heritage Alteration Permit No. 00192 (the "Heritage Alteration Permit");

E. Section 966 of the *Local Government Act* authorizes the City, by bylaw, to enter into a Heritage Revitalization Agreement (the "**Agreement**") with the owner of heritage property;

F. The Owner and the City have agreed to enter into this Agreement setting out the terms and conditions under which the exterior of the Customs House will be conserved, and setting out the terms and conditions under which seismic upgrades to the Customs House will be performed.

NOW THEREFORE this Agreement witnesses that in consideration of the mutual promises exchanged in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which both parties acknowledge), the Owner and the City each covenant with the other pursuant to section 966 of the *Local Government Act*, as follows:

1.0 DEFINITIONS

1.1 In this Agreement the word "Owner" includes a person who acquires an interest in the Lands and is thereby bound by this Agreement, as referred to in sections 10.1 and 14.1.

2.0 REDEVELOPMENT OF THE LANDS

2.1 The Owner covenants and agrees with the City that it shall conserve the exterior of the Customs House, and shall develop the Lands, strictly in accordance with the terms of this Agreement, and as required under the terms of any permits or approvals issued by the City respecting the development of or construction upon the Lands.

2.2 All work performed by the Owner under this Agreement shall meet or exceed the standards and guidelines published by Parks Canada and entitled: *Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

2.3 The Owner agrees that it shall not:

(a) take any steps to compel the issuance of a building permit for any portion of the Development; or

(b) request or require the City or its Council to consider any further applications for permits or approvals in relation to the exterior of the Customs House or the conservation of the Customs House (including an application under the City's tax incentive program for the restoration of heritage buildings),

until the Owner has submitted to the City's Director - Sustainable Development & Community Planning (the "Director") the drawings, plans, details, specifications and other information required under sections 3.1, 3.6 and 3.8 of this Agreement, and until the Director has given his or her approval to the same.

3.0 CONSERVATION OF EXTERIOR OF CUSTOMS HOUSE/SEISMIC UPGRADES/TEMPORARY PROTECTION

3.1 The Owner covenants and agrees that it shall conserve the exterior of the Customs House in accordance with the Conservation Plan. The Owner acknowledges that the Conservation Plan contemplates that additional details and specifications of the conservation work to be undertaken are to be prepared in future, and accordingly, the Owner covenants and agrees that before commencing any conservation work, or other construction or demolition work on the Lands, the Owner shall submit to the Director, for his or her review and approval, the following:

(a) Masonry Conservation Specifications with respect to section 5.2 - Exterior Masonry and section 5.4 - Restoration of Missing Elements, of the Conservation Plan;

(b) Window Frame Condition Assessment and Specification (including a door and window schedule) with respect to the matters referred to in section 5.3.1 - Windows, of the Conservation Plan;

(c) As-found elevation details and sections of all existing openings and surrounding stonework to be altered in accordance with guidance contained in *Recording, Documentation, and Information Management for the Conservation of Heritage Places;*

(d) Plan, elevation and section details of any interventions to the heritage building that differ from the drawings titled Heritage Building Proposed Interventions, 2 April 2015, which are attached to this Agreement as Schedule "C";

(e) Colour scheme for exterior painted finishes with respect to the matters referred to in section 5.5 - Exterior Colour Scheme, of the Conservation Plan;

(f) Interior Features Inventory and Salvage Schedule with respect to the matters referred to in section 5.7 - Interior Features, of the Conservation Plan.

3.2 The drawings, plans, details and specifications referred to in section 3.1 must be:

(a) prepared by qualified professionals, such as registered architects or professional engineers who are duly licensed to practice their profession in British Columbia, and who have experience in the conservation and rehabilitation of heritage buildings and structures, and in the case of the Owner's Heritage Consultant, be a member in good standing of the Canadian Association of Heritage Professionals;

(b) submitted to the Director in a format that is acceptable to him, acting reasonably.

3.3 Following his review of the drawings, plans, details and specifications referred to in section 3.1, the Director may:

(a) require the submission of additional or revised drawings, plans, details and specifications if he determines, acting reasonably, that the drawings, plans, details and specifications submitted by the Owner are insufficient, lacking in details, or otherwise do not adequately provide for the conservation of the exterior of the Customs House in accordance with the Conservation Plan and this Agreement;

(b) provide his approval in writing to the drawings, plans, details and specifications submitted by the Owner, once he is satisfied that the drawings, plans, details and specifications submitted by the Owner adequately provide for the conservation of the exterior of the Customs House in accordance with the Conservation Plan and this Agreement.

3.4 Following the Director's approval, as referred to in section 3.3(b), the Owner shall undertake the conservation of the exterior of the Customs House strictly in accordance with the drawings, plans, details and specifications that have been approved by the Director, and shall not make any changes to or deviate from the scope of the conservation work as approved by the Director without:

(a) submitting a request for a change in the scope of work to the Director;

(b) providing the Director with such additional drawings, plans, details and specifications as the Director may reasonably require to evaluate the proposed change;

(c) having received the written approval of the Director to the proposed change.

3.5 The Owner covenants and agrees that it shall construct seismic upgrades to the Customs House in accordance with the following concept plans and outline specifications, which are attached to this Agreement as Schedule "D":

(a) Concept for Seismic Upgrading prepared by John Bryson & Partners, Structural Engineers, dated June 29, 2015 (the "Seismic Upgrade Concept Plan").

3.6 Before commencing any conservation work, or other construction or demolition work on the Lands, the Owner shall submit to the Director, for his review and approval, detailed drawings, plans, details and specifications of the seismic upgrades to be undertaken to the Customs House, which must be consistent with the Seismic Upgrade Concept Plan, and must be prepared by a professional engineer licensed to practice in British Columbia, with experience in the conservation of heritage buildings and structures.

3.7 Sections 3.3 and 3.4 of this Agreement apply, with the necessary modifications, to the Director's approval of the detailed drawings, plans, details and specifications referred to in section 3.6, and to any proposed changes to those drawings, plans, details and specifications.

3.8 The Owner covenants and agrees that at all times when conservation, construction or demolition work is being undertaken on the Lands, it shall provide temporary protection for the exterior of the Customs House in accordance with the terms of a Temporary Protection Plan, to be prepared by a qualified professional retained by the Owner and submitted to the Director for his review and approval. The Temporary Protection Plan shall include, at a minimum, details of the measures proposed to be taken to address the risks referred to in Schedule "E" to this Agreement, and the details of that Temporary Protection Plan must be approved by the Director, acting reasonably.

3.9 Prior to commencement of any work required for the conservation of the exterior of the Customs House, and prior to the performance of the seismic upgrades to Customs House, the Owner shall obtain all necessary permits and licences from the City to permit commencement and completion of the said work, including the Heritage Alteration Permit, and a building permit.

3.10 All work to be performed by the Owner under this Agreement for the conservation of the exterior of the Customs House, and the performance of the seismic upgrades to the Customs House, shall be performed at the Owner's sole expense in accordance with the drawings, plans, details and specifications which are approved by the Director, and in accordance with good engineering and heritage conservation practices.

3.11 The Owner shall retain a Heritage Consultant, who must be a member in good standing of the Canadian Association of Heritage Professionals, to advise the Owner on the work to be performed by the Owner under this Agreement. The Owner's Heritage Consultant shall conduct such periodic site inspections as are required to ensure that the work required under this Agreement is in the opinion of the Heritage Consultant, and in respect of matters within the professional expertise of the Heritage Consultant, performed in accordance with the

requirements of this Agreement and in accordance with the drawings, plans, details and specifications for approval by the Director under this Agreement.

3.12 Before an occupancy permit is issued for any portion of the Development, the Owner shall submit to the Director, for his review and approval, a letter signed by the Owner's Heritage Consultant certifying that he or she has inspected the work performed by the Owner under this Agreement for the conservation of the exterior of the Customs House and the performance of the seismic upgrades to the Customs House (but to the extent only that the performance of the seismic upgrades may have altered or damaged portions of the Customs House that are protected heritage property) and that in the opinion of the Heritage Consultant, and in respect of matters within the professional expertise of the Heritage Consultant, the work as completed complies with the drawings, plans, details and specifications as submitted to and approved by the Director.

4.0 TIMING OF CONSTRUCTION AND OCCUPANCY

4.1 The Owner shall substantially start the work required for the conservation of the exterior of the Customs House, and for the performance of the seismic upgrades to the Customs House, all as approved by the Director in accordance with this Agreement, within two years after the issuance of the Heritage Alteration Permit.

4.2 The Owner shall complete the work required for the conservation of the exterior of the Customs House, and for the performance of the seismic upgrades to the Customs House, in accordance with the drawings, plans, details and specifications which have been approved by the Director under this Agreement, prior to the issuance of an occupancy permit for any portion of the Development.

5.0 INSPECTIONS AND NOTICE TO CORRECT

5.1 The Director, or his or her designate, may enter onto the Lands at all reasonable times and may conduct such inspections as the Director considers advisable in order to determine whether the work being undertaken by the Owner on the Lands is in accordance with the requirements of this Agreement.

5.2 If in the course of conducting an inspection the Director observes a condition or an aspect of the work being undertaken on the Lands that does not comply with the requirements of this Agreement, the Director may by written notice delivered to the Owner at the address set out in section 11.1:

(a) provide notice of the deficiency;

(b) order the immediate correction of the work; and

(c) where he considers this necessary for the preservation and protection of the exterior of the Customs House, direct that work on the Lands be stopped or discontinued until the deficiency is corrected in accordance with the terms of the notice.

5.3 The Owner shall comply with the terms of any notice delivered under section 5.2, and shall immediately take all necessary steps to correct the work being undertaken on the Lands in accordance with the terms of the notice.

6.0 NO LIABILITY TO CITY

6.1 No inspection conducted or approval given by the City, the City's Building Inspector, or by the Director under the terms of this Agreement, shall relieve the Owner from its responsibility to conserve the exterior of the Customs House, to perform seismic upgrades, and to provide temporary protection in accordance with the requirements of this Agreement.

6.2 In no case shall the City be liable or responsible in any way for:

(a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or

(b) any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person;

arising directly or indirectly from compliance with the restrictions and requirements herein, wrongful or negligent failure or omission to comply with restrictions and requirements herein, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition or provision of this Agreement.

7.0 INDEMNITY

7.1 The Owner shall at all times release, indemnify and save harmless the City of and from all loss and damage and all actions, claims, losses, including loss or reduction in the value of the Lands, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, or may incur or suffer by reason of existence and effect, whether direct or indirect, of the restrictions or requirements under this Agreement or the breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of its obligations hereunder, by reason of any wrongful act or omission, default or negligence of the Owner, or by the designation of the exterior of the Customs House as protected heritage property.

8.0 NO DEROGATION FROM STATUTORY AUTHORITY

8.1 Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted,

made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement.

9.0 COMPLIANCE WITH LAWS

9.1 The Owner shall perform the work required for the conservation of the exterior of the Customs House, and for the performance of the seismic upgrades to the Customs House, in compliance with all applicable statutes and regulations, including bylaws of the City (including without limitation the City of Victoria Heritage Property Maintenance Standards Bylaw, as amended or replaced from time to time) and all orders of any authority having jurisdiction over the work required under this Agreement.

10.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

10.1 Notice of this Agreement will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 967 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of this Notice.

11.0 NOTICE

11.1 It is hereby mutually agreed that any notice required to be given under this Agreement will be deemed to be sufficiently given:

(a) if delivered, at the time of delivery; and

(b) if mailed, from any government post office in the Province of British Columbia by prepaid registered mail addressed as follows:

if to the City:
#1 Centennial Square
Victoria, BC V8W 1P6

if to the Owner:
c/o 202 – 1007 Fort Street
Victoria, BC V8V 3K5

Unless otherwise specified herein, any notice required to be given under this Agreement by any party will be deemed to have been given if mailed by prepaid registered mail, or sent by facsimile transmission, or delivered to the address of the other party set forth on the first page of this Agreement or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or faxed, seventy-two (72) hours after the time of mailing or faxing and, if delivered, upon the date of delivery. If normal mail service or facsimile service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the

party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice in order to ensure prompt receipt thereof.

12.0 TIME

12.1 Time is of the essence of this Agreement.

13.0 PRIORITY AGREEMENT

13.1 Computershare Trust Company of Canada, the registered holder of a charge by way of a Mortgage, Assignment of Rents and Right of First Refusal to Mortgage of Land against the within described property which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA3993215, CA3993216 and CA3993217, respectively, for and in consideration of the sum of One Dollar ($1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 905(5) of the *Local Government Act* (the "Notice"), this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

14.0 BINDING EFFECT

14.1 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. Without limiting the foregoing, and pursuant to section 966(10) of the *Local Government Act,* R.S.B.C. 1996 c. 323, upon the filing of a notice of this Agreement in the Land Title Office under section 976 of the *Local Government Act*, this Agreement is binding on all persons who acquire an interest in the Lands.

15.0 WAIVER

15.1 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

16.0 HEADINGS

16.1 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

17.0 LANGUAGE

17.1 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

18.0 CUMULATIVE REMEDIES

18.1 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

18.2 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

19.0 ENTIRE AGREEMENT

19.1 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

20.0 FURTHER ASSURANCES

20.1 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

21.0 LAW APPLICABLE

21.1 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

22.0 AMENDMENT

22.1 This Agreement may be amended from time to time upon terms and conditions mutually acceptable to the City and the Owner only if the amendments are in writing and executed by the parties hereto, and only if the amendments are authorized by bylaw of the City.

23.0 COUNTERPART

23.1 This Agreement may be executed in counterparts, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

THE CORPORATION OF THE CITY OF VICTORIA by its authorized signatories:)

_____
Mayor Lisa Helps

_____
Corporate Administrator Robert Woodland

VICTORIA CUSTOMS HOUSE DEVELOPMENT INC., by its authorized signatories:)

_____
Name: STAN SIPES

_____
Name:

L/S

(as to priority)
COMPUTERSHARE TRUST COMPANY OF CANADA, by its authorized signatories:)

_____
Name: Nicole H. Clement
General Manager

_____
Name: Alice Kollen

SCHEDULE A

Development Concept Plans

816 GOVERNMENT STREET, VICTORIA, B.C.

JUNE 30, 2015

ARCHITECT

STUDIO ONE ARCHITECTURE INC.
240 - 355 West 8th Avenue
Vancouver, B.C. V5Y 3X2

Phone: 604-731-3905
Fax: 604-734-1121

ARCHITECT CONSULTANT

PAUL MERRICK CONSULTING LTD.
6574 Tideview Rd E
Sooke, B.C. V9Z 1A6

Phone: 250-642-7706
Fax: 250-888-1109

HERITAGE CONSULTANT

DONALD LUXTON & ASSOCIATES INC.
1030-470 Granville Street
Vancouver, B.C. V6C 1V5

Phone: 604-686-1216

LANDSCAPE ARCHITECT

DURANTE KREUK LTD.
102-1673 W5 Avenue
Vancouver, B.C. V6J 1N5

Phone: 604-684-6511
Fax: 604-684-0577

PAUL MERRICK CONSULTING LTD

studioone architecture inc.

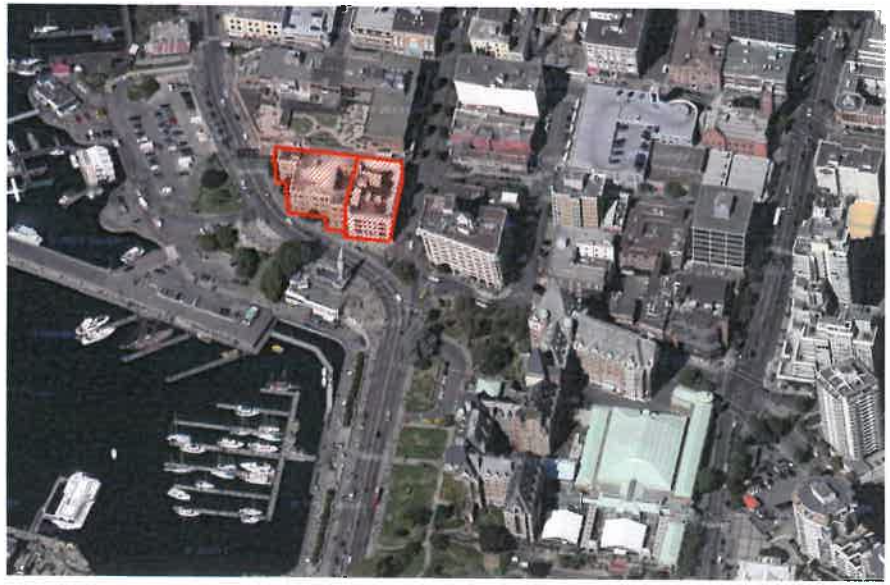
URBAN ANALYSIS

OLD TOWN MEETS INNER HARBOUR

URBAN ROOM

PEDESTRIAN INTENSITY

LOCATION



LOCATION PLAN
N.T.S.

DRAWING LIST

ARCHITECTURAL DRAWINGS

A0.0	COVER SHEET
A0.1	LOCATION PLAN_DRAWING LIST
A0.2	CONTEXT PICTURES
A0.3	EXISTING SITE PLAN_PROJECT STATISTICS
A0.4	PROPOSED SITE PLAN
A0.5	SHADOW ANALYSIS
A1.0	U2 PARKING LEVEL 0 & LEVEL 2
A1.1	U2 PARKING LEVEL 1
A1.2	GROUND FLOOR PLAN (MEZZANINE LEVEL)
A1.3	2ND FLOOR PLAN
A1.4	3RD FLOOR PLAN
A1.5	4TH FLOOR PLAN
A1.6	5TH FLOOR PLAN
A1.7	6TH FLOOR PLAN
A1.8	7TH FLOOR PLAN (8TH FLOOR PLAN - ROOF ONLY)
A1.9	ROOF PLAN
A2.0	SECTIONS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATIONS (HERITAGE)
A3.3	ELEVATIONS (HERITAGE)
A3.4	PROPOSED STREET-SCAPE
A3.2	3D VIEWS
A4.0	3D VIEWS
A4.1	3D VIEWS
A4.2	3D VIEWS
A4.3	3D VIEWS
A4.4	3D VIEWS
A4.5	3D VIEWS
A4.6	3D VIEWS
A4.7	3D VIEWS
A4.8	3D VIEWS
A5.0	SIGNAGE AND LIGHTING DETAILS
A5.1	ENTRY CANOPY DETAILS

LANDSCAPE DRAWINGS

L1.1	LANDSCAPE DRAWINGS
L1.2	LANDSCAPE DRAWINGS
L1.3	LANDSCAPE DRAWINGS

studioone architecture inc.

4	2015.03.09	DP Revision 2
3	2014.12.22	DP Revision
2	2014.09.03	Issued for HAP
1	2014.08.14	Issued for DP

no: date: description.
revisions

project title:
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title:
LOCATION PLAN
DRAWING LIST

project no.: 13029
drawn by: TC,DWG
checked by: JW
date: FEB.19, 2015
scale: AS NOTED

N

drawing no.:
A0.1

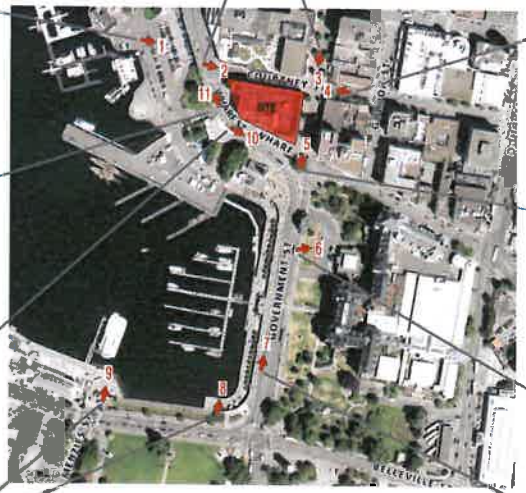
1

2

3

4

11



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10

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CONTEXT PICTURES

studio one architecture inc.

PAVE MERRIMAN CONSULTING LTD

4	2015.03.09	DP Revision 2
3	2014.12.22	DP Revision
2	2014.09.03	Issued for HAP
1	2014.08.14	Issued for DP

no.: date: description:
revisions

project title:
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title:
CONTEXT PICTURES

project no.:	13029
drawn by:	TC/JS
checked by:	JW
date:	FEB.09. 2015
scale:	AS NOTED

drawing no.:
A0.2

EXISTING SITE PLAN
SCALE 1:200

[illegible]		
Legal Description: Lots 1-4, Block 21, Section 88, Victoria, Plan 219		
Site Address: 816 Government Street		
	Existing	**Proposed**
Proposed zone name (Site Specific Zone Designation)		
Name Pub, Bistro, High Tech Office		
Site Status	**[illegible] Zone Modified**	
Proposed Bonus for Heritage Block		**Site Data**
Site Area, [illegible]	**[illegible]**	
Total Floor Area built		**[illegible]**
Commercial Floor Area built		**[illegible]**
Residential Floor Area built		**[illegible]**
Office Floor Area built		**[illegible]**
Floor Space Ratio	**3.00**	**3.00**
Floor Space Ratio before cash	**1.00**	**3.00**
Site Coverage %		**72.36%**
Height of building [illegible]	**[illegible]**	**[illegible]**
Number of storeys	**4**	**6**
Parking Stalls on Site		**[illegible]**
Bicycle Parking Number (Class—short %	**[illegible]**	**[illegible]**
Bicycle Parking Number (Radial—class %	**[illegible]**	**[illegible]**
Building Setbacks [m]		
Government St. (East)		**[illegible]**
Wharf St. (South)		**[illegible]**
Pine St. (West)		**[illegible]**
Construction Stepping		**[illegible]**
Residential Dwellings		
Total Residential Units		**[illegible]**
Average Unit Floor Area built	**[illegible]**	
Building Areas built	**Heritage Building**	**New Building**
P3 Parking—Lobby, stairs and mechanical	**0**	**0**
P2 Parking—Lobby, stairs and mechanical	**0**	**0**
P1 Parking—Lobby, stairs and mechanical	**0**	**0**
Ground Floor	**[illegible]**	**[illegible]**
Mezzanine over Ground Floor [illegible]		**[illegible]**
Second Floor	**[illegible]**	**[illegible]**
Third Floor	**[illegible]**	**[illegible]**
Fourth Floor	**[illegible]**	**[illegible]**
Fifth Floor	**[illegible]**	**[illegible]**
Sixth Floor	**0**	**[illegible]**
Seventh Floor	**0**	**[illegible]**
Total	**[illegible]**	**[illegible]**
Total for Site Buildings		**[illegible]**

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5	2015.08.10	DP Revision 3
4	2015.03.09	DP Revision 2
3	2014.12.22	DP Revision
2	2014.09.03	Issued for HAP
1	2014.06.14	Issued for DP

no.: date: description:
revisions

project title:
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title:
PROJECT STATISTICS
EX.SITE PLAN

project no.: 13029
drawn by: TC/JB
checked by: JW
date: FEB.10.2015
scale: AS NOTED

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drawing no.:
A0.3

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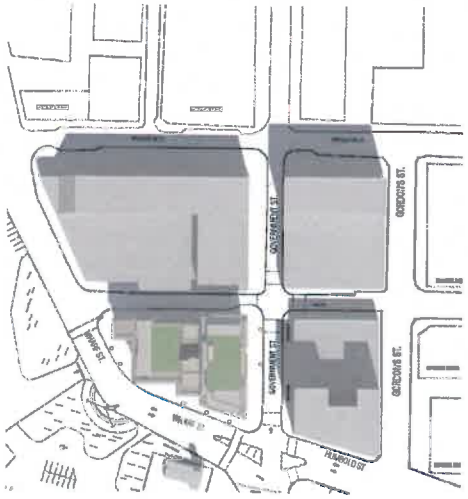

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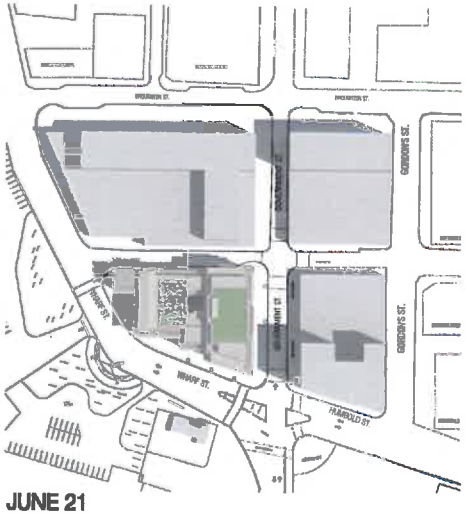

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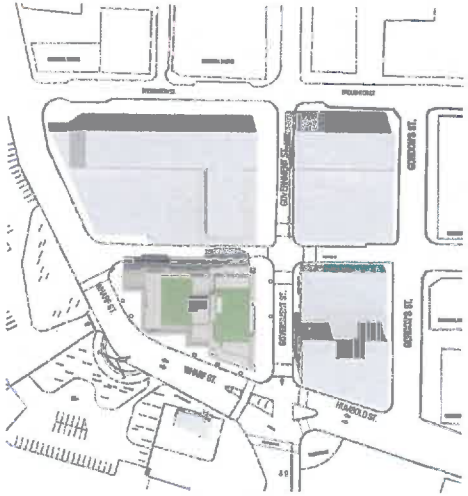

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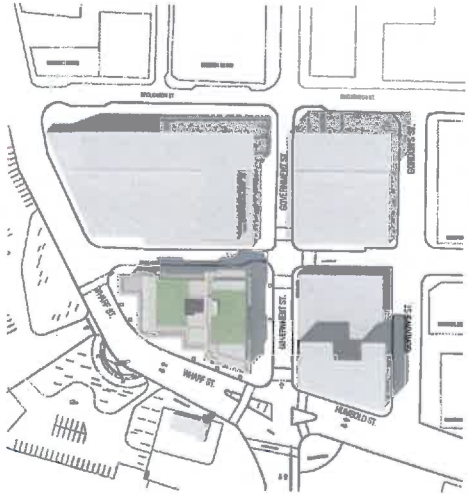

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3	2014.12.22	DP Revision
2	2014.09.03	Issued for HAP
1	2014.08.14	Issued for DP

project title
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title
SHADOW ANALYSIS

project no.: 13029
drawn by: YC/HG
checked by: JW
date: FEB.19 2015
scale: AS NOTED

drawing no.:
A0.5

SCHEDULE B

Conservation Plan

VICTORIA CUSTOM HOUSE

816 GOVERNMENT STREET

CONSERVATION PLAN | JULY 2015

FOR VICTORIA CUSTOMS HOUSE DEVELOPMENT INC.

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

Victoria Post Office. [Library and Archives Canada 1990-154]

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1. INTRODUCTION

HISTORIC NAMES:

- VICTORIA PUBLIC BUILDING ANNEX (1898-1916)
- VICTORIA PUBLIC BUILDING, ADDITIONS (1916-1952)
- VICTORIA CUSTOM HOUSE (1952-2014)

COMMON NAME:	FEDERAL BUILDING
CIVIC ADDRESS:	811 WHARF STREET / 816 GOVERNMENT STREET
LEGAL DESCRIPTION:	LOTS 1-8, BLOCK 71, PLAN 219, LD: 57
ORIGINAL OWNER:	CROWN FEDERAL
CONSTRUCTION DATE:	1894-1898 / 1908/ 1914-16
ARCHITECT:	THOMAS FULLER, ORIGINAL BUILDING AND FOUNDATIONS, 1894-98; DAVID EWART, FEDERAL DEPARTMENT OF PUBLIC WORKS, ADDITIONS, 1908 AND 1914-16
CONTRACTORS:	ELFORD & SMITH 1894-98; DINSDALE & MALCOLM, 1908; McALPINE ROBERTSON CONS. CO., 1914-16

The Victoria Custom House is a three-storey plus lower level masonry-clad building, built in 1914 as an addition to an earlier building. The Classical detailing continues the vernacular of the original Post Office Building, built 1894-98 fronting onto Government Street and replaced with a modern structure in the 1950s. The Custom House Extension is located within Victoria's Old Town facing the Inner Harbour, and fronts onto Humboldt, Wharf and Courtney Streets.

This imposing landmark is a fine example of Federal institutional architecture of the time. Throughout its lifespan, the stone elements of the building elevations have maintained a high level of original integrity, while the interior has been significantly altered. The original window sash has been replaced with modern metal inserts.

The Development Permit application for the Victoria Custom House proposes an adaptive re-use to allow commercial and retail uses art the ground level, and parking at the lower level. The 1950s structure – considered to have minimal heritage value – will be replaced with a new tower.

The conservation strategy is to ***preserve*** the existing historic structure, while undertaking a ***rehabilitation*** that will upgrade its structure and services to increase its functionality for commercial and retail uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be ***restored***.

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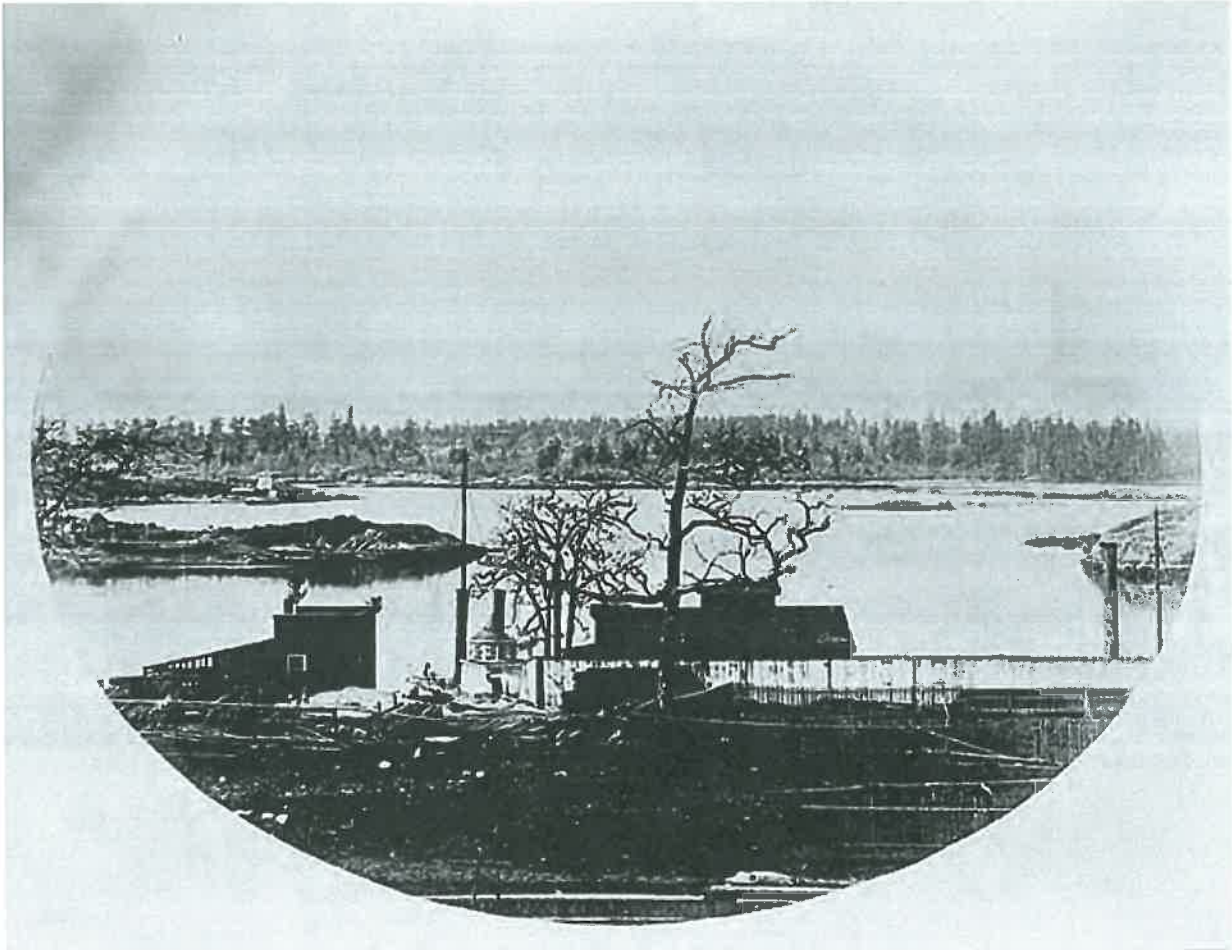
Current Humboldt Street Elevation

2. HISTORICAL CONTEXT

2.1 CONFEDERATION

There are a number of buildings that survive in Victoria that relate to the presence of the Federal government. The history of the different post offices and custom houses in Victoria is linked to British Columbia's entry into Confederation, and in order to understand the history of each of these buildings, the broader context serves to explain the different phases and moves of the Federal departments involved.

Prior to the Gold Rush, a small post office had been established on the Inner Harbour that served the small population clustered around Fort Victoria. After the massive impact of the 1858 Gold Rush, Victoria had grown rapidly and the settlement started to take on an air of permanence. Among other facilities, a post office and custom house were established on Government Street. In 1862, Victoria became the second city incorporated in western Canada.



Victoria Harbour in 1857; Laurel Point centre left, Songhees centre right. The small building in the foreground was the Harbour Master's Office and was used for a short time, prior to the Gold Rush of 1858, as the Post Office. [Library and Archives Canada PA-061928].

Post Office on the left, Custom House on the right, on Government Street, circa 1866-1870. [British Columbia Archives B-01452]

In 1867, the British Parliament passed the British North America Act, which contained a provision for British Columbia's entry into the new Dominion. As relationships between Britain and the United States worsened, there was renewed pressure to strengthen Anglo interests in the New World. From London there were calls for the construction of a drydock at Esquimalt and a railway that would span the continent, key projects that would benefit and enhance Britain's world-wide interests in trade and Empire. British Columbia joined Confederation in 1871 in exchange for relief of its substantial debt, a promise that was kept, and for the completion of the transcontinental railway within a decade, a target destined to be missed. The federal government hoped to demonstrate its presence, both administrative and physical, through the imposition of new institutions, which required monumental structures unlike any yet seen on the west coast.

The Chief Architect's Branch was established in 1871 in the Federal Department of Public Works (DPW), to develop the infrastructure of the vast and rapidly growing young country.

In 1871 the Minister of Public Works, Hector-Louis Langevin, travelled to British Columbia to tour the newest addition to the Dominion. He was wined and dined by local dignitaries, who impressed on him the need for a new post office and custom house, the need for which he agreed to. Langevin also recognized the need to recruit new talent, and Thomas Seaton Scott (1826-1895) was hired in 1871 to head the DPW. The following year Scott petitioned for, and received, the title of Chief Architect, denoting not so much his preeminent position as architect but the fact that he controlled the largest public construction budget in the country. Born at Birkenhead, England, Scott had immigrated to Montreal in the mid-1850s. He became best known for his work in the Gothic style, which included churches in Ontario and Quebec, and his 1874 design for the Mackenzie Tower on the West block of the Parliament Buildings in Ottawa. The responsibilities of the new Chief Architect included, in addition to the design of new structures, a whole range of activities related to the federal building inventory. There was a complex relationship between the Branch and its "clients," the other government ministries. Given the combination of political influence and public policy, the Branch was an easy target for allegations of the waste of public money. For some, every embellishment on a public building was shocking profligacy, while others decried the lack of beauty and refinement. Government architecture generally followed, rather than set, trends, and often fell short on inspiration.

T. Seaton Scott [library and Archives Canada PA-210578]

As Chief Architect, Scott directed the post-Confederation building programme, which established an architectural image for the new Dominion. Immediately after his appointment he took a tour of major cities in the United States, and as a result enthusiastically embraced the Second Empire style as being most appropriate for public buildings. Popularized during the reign of French Emperor Napoleon III (1852-70), this style achieved wide-spread acceptance in North America. With their ornate detailing, symmetrically composed facades and characteristic mansard roof, these buildings projected an air of confidence, prosperity and stability. Tending towards the monumental, they satisfied the need for government buildings

to distinguish themselves from the crude buildings usually seen in frontier communities; in more urban settings, the scale of the building could be enlarged, and the ornament more lavishly applied. The mansard roofs also provided a contrasting symbol to the Gothic church spires that punctuated the growing new settlements, and provided a clear separation between secular and religious authority.

For the first few years after Confederation, the new Branch was busy mostly with the inventory and consolidation of its inherited assets. Significant new buildings were planned for the major revenue-generating federal departments, notably post offices, customs houses, and inland revenue facilities. As communities became more established, whole new categories of buildings were erected for military, immigration, quarantine and judicial purposes. In the larger cities, local architects were hired to design and supervise these new buildings, although they had to adhere to strictly prescribed requirements. For more modest structures, Scott's staff provided the designs. Given the distances involved, budgetary priorities, and the lack of more sophisticated construction capabilities on the frontier, there was clearly a distinction between the way buildings were designed for western and eastern Canada.

Construction of the first Dominion buildings in the new province of British Columbia was fraught with seemingly interminable delays and difficulties due to the complexity of the administrative arrangements and the difficulty of communication. The bureaucratic habits of the DPW seriously hampered work on the west coast because virtually every action by a resident architect had to be approved by headquarters. In the days before the arrival of the railway, this entailed a slow-moving river of correspondence, first within the department concerned (Justice, Post Office, Inland Revenue, etc.), and then between local DPW staff and DPW headquarters. Those outside the process were enormously frustrated as they continued to wait for action on these new and much needed facilities. On August 6, 1872 the Colonist reported that the architect and plans for a General Post Office and Custom House would arrive on next mail steamer, the buildings to be of stone, two storeys in height, with mansard roofs. It was rumoured that the post office would be built on Government Street and the Custom House on the site of the Police Barracks. During the following two months it was reported that Edward Sr. was preparing plans for a new Custom House and Post Office, with a cut stone front in Italian style, rusticated ground floor, and a central door of Palladian character "subject to approval of Dominion authorities."

In October 1872, Benjamin William Pearse took over as head of the British Columbia office of the Department of Public Works, and until 1879 was responsible for the supervision, and often design, of these federal building projects. The 1870s represented a brief period of expansion for marine hospitals throughout the new country of Canada, paid for by a tax levied on shipping tonnage. These specialized facilities were intended to relieve local hospitals of the responsibility of caring for non-resident sailors. Victoria, growing in importance as a shipping centre, was designated as the site of one of these marine hospitals. Pearse prepared the plans in 1872 and construction started the following year on the Songhees Reserve to the northeast of the existing Lunatic Asylum. The first federal building on the west coast, the Marine Hospital remained in active use for only a few years, and burned down in 1914.

When Pearse received his appointment in 1872, Mallandaine's plans for the post office were abandoned, and Pearse prepared a revised set of plans. In June of 1873, Scott was able to report that a new building was under construction in Victoria that would house the post office, savings bank and customs, Public Works, and Indian Affairs, with foundations of stone and walls of brick, arranged in such a manner that it could be sold easily if more space was needed. Pearse was also the architect of this structure. On June 27, 1873, an editorial in the *Colonist* railed against what the federal government was up to, claiming that these buildings were cheap, that there was too much talk and too little action, that workmen were fed up with waiting to get on with the job and leaving town, and that these buildings were falling "short of the just expectations of the people." By

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1873-74 Post Office, designed by B.W. Pearse, 1200 Block Government St. [British Columbia Archives C-08977]

July, work on the post office had been halted, awaiting new plans for interior arrangements being sent from Ottawa. These changes were necessary as the Federal Government was now determined to erect a separate Custom House at the foot of Broughton Street instead of accommodating that department in the post office building. The post office was finally opened in September of 1874, but its troubles did not end there. In the Chief Architect's Report of June 30, 1880, it was noted that the front facade of this building was built of poor quality stone, and it had been decided to demolish it and reconstruct it in a more solid manner. The contract for the reconstruction of facade and interior alterations, according to the plans of H.O. Tiedemann, was awarded to Smith & Clark of Victoria, and undertaken in 1879-80. When the work was started, reinforcing rods intended to brace the structure were found buried in the ground, giving rise to further accusations that the original contractors were guilty of shoddy workmanship, but in the end the public appeared to be pleased with the rebuilt structure. The *Colonist* considered the changes, described as being in the "Eastlake" style of architecture, as having "strikingly beautiful proportions...one of the handsomest buildings on the coast."

Daily Colonist [Victoria], December 10, 1890, page 3; Post Office at right, with new facade by H.O. Tiedemann, 1879-80.

In 1866, Victoria had lost its status as a free port, and the colonial government reinstated the collection of customs duties. The federal government assumed this responsibility after Confederation, and construction began on a brick and stone Custom House on Victoria's inner harbour, designed by Scott's office in the Second Empire style in 1873. Although it was impressive in the context of its frontier setting, it was clearly the poorer country cousin of the structures being designed for eastern cities. The contract was awarded on April 30, 1874 to Smith & Clark, and construction was supervised by H.O. Tiedemann. Although the building was completed in 1875, the offices, including facilities for the Internal Revenue, Marine, and Fishery departments, were not fully occupied until June the following year.

Victoria Custom House, 1873-75 [BCA C-03860]

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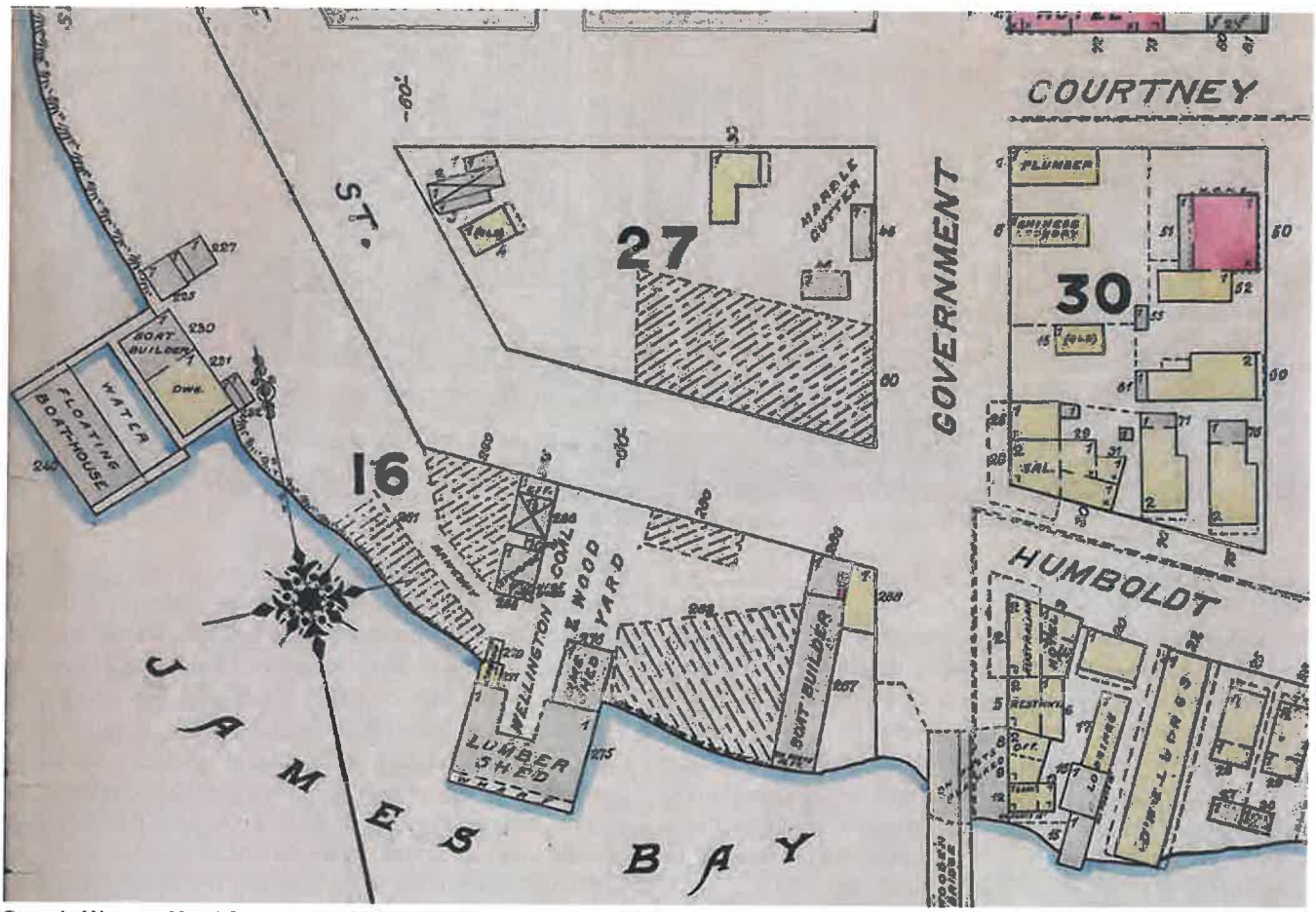
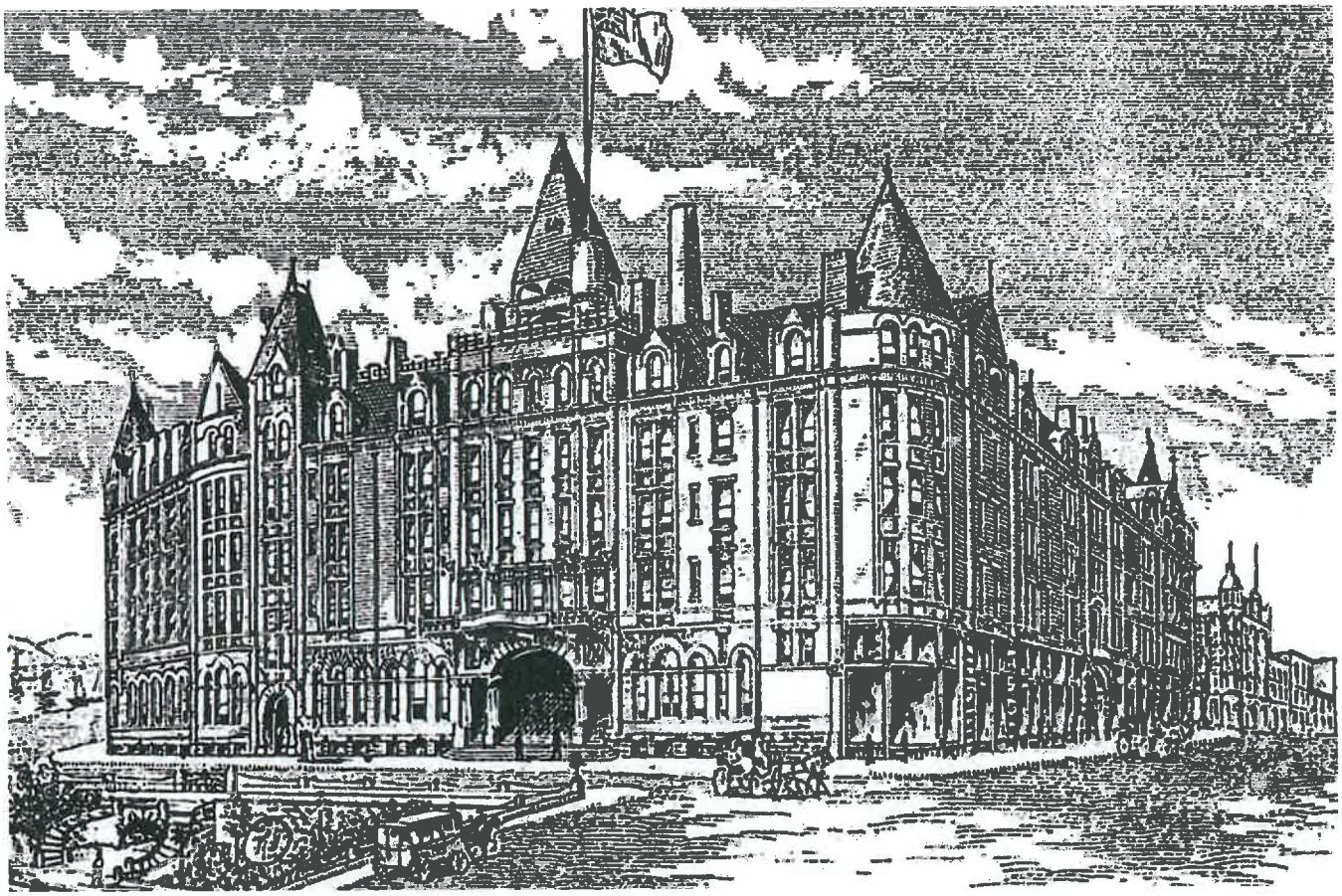
2.2 FULLER'S POST OFFICE AND CUSTOM HOUSE

By the end of the 1880s, both Vancouver and Victoria were booming following the arrival of the railways – the CPR on the mainland, and the Esquimalt & Nanaimo on Vancouver Island. In the early 1890s, Victoria's increase in population and importance as a seaport created a need for expanded facilities. Grand plans were being developed for the Inner Harbour as the city expanded and prospered.

The directors of the Canada Western Hotel Company planned a grand new hotel that would be the finest in the city, and acquired the eight lots located between Government, Wharf, Courtenay and Humboldt Streets. Architects Wright & Sanders, previously based in Victoria but long since relocated to San Francisco, were chosen in 1890 to design this new hotel, and Wright travelled to Victoria to meet with the directors. Later that year, the plans were ready. By the following January, the excavations were complete, and the company president went to San Francisco to confer with the architects as to best method of letting building contracts. Talk began of a grand new set of parliament buildings that would replace the Birdcages.



Canada Western Hotel Site, 1887 [Victoria Fire Insurance Map 1887]



Canada Western Hotel Ltd., Wright & Sanders Architects *(Victoria Illustrated 1891).*

Just when it looked as though the local economy was going to stabilize, things fell apart. A smallpox epidemic broke out in Victoria in June 1892, and port activity was curtailed due to quarantine regulations. The epidemic affected all aspects of life in Victoria, including the service industries; the Hotel Driard began serving meals table d'hôte to decrease the number of employees and diminish the chances of infection. Hotels started to close, including the newly-opened Janion. The Canada Western Hotel Company was short of funds, and wanted to issue more shares, but the project dragged on through 1892 when it was finally abandoned.

By the time that construction started on the grand new Parliament buildings, indications of serious economic recession were in the air. Global gold production dropped dramatically, and western currencies, based on gold reserves, faltered. By the end of 1893, a full-scale bank panic was underway in the United States, and the abundance of silver on the world market enabled gold to be purchased in the United States at favourable rates, leading to a gold drain and fears that supplies of gold would be insufficient to back the circulation of bank notes. Capital from American sources dried up, and investor confidence evaporated. The boom went bust,

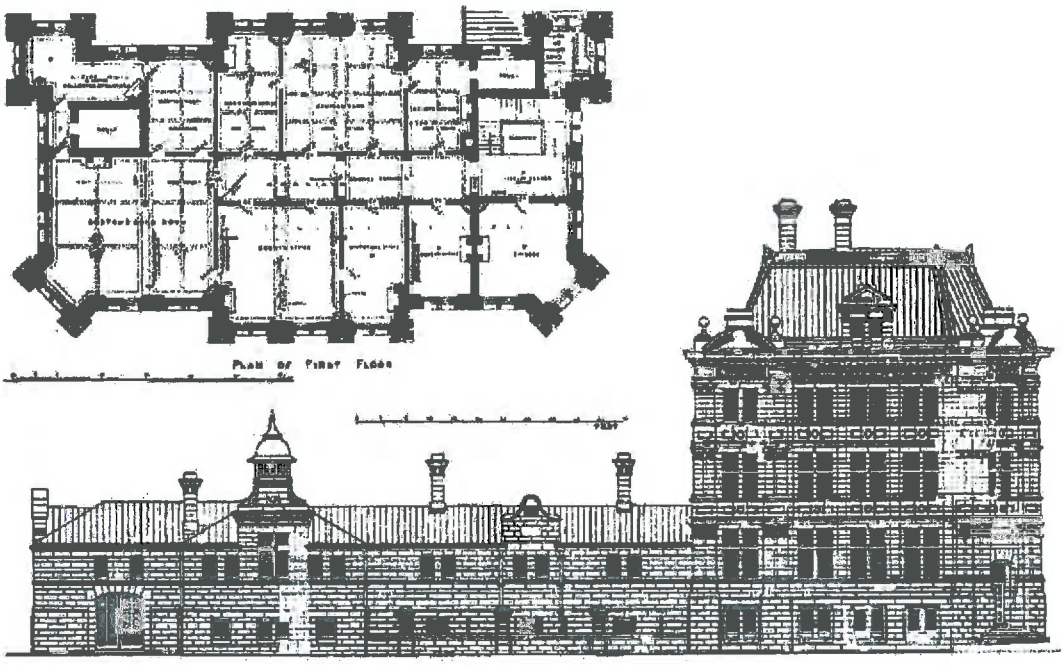
suddenly and completely. Real estate speculation collapsed and foreclosures were common. 'Disaster was added to misery' when the record winter snows melted in May 1894, causing devastating flooding throughout the Fraser Valley.

In spite of the recession, in 1894 a new post office for Victoria was finally announced, to be designed by Thomas Fuller. The federal government recognized the need to expand and consolidate its presence in the booming new West. Landmark structures were started in the key cities, providing immediately recognizable symbols of a federal presence. This was evident in the designs for new post offices, executed in a distinctive blend of Gothic Revival, Neo-Romanesque and Second Empire forms, punctuated by masonry gables and on the more prominent examples, tall clock towers. Plans were provided by Thomas Fuller for structures throughout British Columbia, including imposing stone post offices for Nanaimo, 1882-84, Vancouver, 1889-92, and Victoria, 1894-98, each one grander than the last. In early 1894, the Federal Government purchased the eight waterfront lots from the Canada Western Hotel Company.

The decision to locate the combined postal and customs house functions on this site were not universally appreciated. Local architects protested that one of them was not hired, at a time when there was very little work to go around. Victoria City Council also objected, as they felt the site was too far from the business district. The location was actually very strategic, as the new Parliament Buildings were starting to rise on the south side of the Inner Harbour, and in a few years the James Bay mud flats would be filled in, allowing the construction of the Empress Hotel. The proposed Public Building was massive by the standards of the day, and dominated the downtown side of the Inner Harbour for a number of years. Symbolically, this signaled a renewed Federal presence, at a time when the importance of Victoria's shipping was increasing. The advent of the Klondike Gold Rush coincided with the opening of the new facility.

Thomas Fuller [Library and Archives Canada PA-116162]

Fuller's design was a triumph, arguably the best federal structure built in B.C. in the nineteenth century. A stupendous masonry creation, it was a landmark on the Inner Harbour, providing an apt counterpoint to the rising Parliament Buildings, and the other bookend for the future Empress Hotel. Elford & Smith were the contractors, with work first supervised by F.C. Gamble, C.E., resident DPW engineer, until 1897, and then by William Henderson, resident DPW architect.



Vol. IX] Canadian Architect and Builder. [No. 7.

POST OFFICE, CUSTOMS, AND INLAND REVENUE OFFICES, VICTORIA, B.C. – THOS. FULLER, OTTAWA, ARCHITECT.

This building is being constructed on a plot of land bounded by Government, Courtney, Wharf and Humboldt streets. The outside walls are to be built of grey cretaceous sandstone from Gabriola Island, on a basement of granite, the partitions of the basement and ground floor to be brick, and the remaining partitions, as well as the floors and roof, of wood, the roof covering to be of copper. There is to be a main portion, 136 ft. by 75 ft., having three full storeys, a basement and a mansard, and also having an L-shaped annex of one storey and basement, having frontages of 107 feet and 103 feet on Courtney and Wharf streets respectively.

The main building is to be apportioned as follows: The basement to the heating apparatus, fuel, stores, water closets, etc.; the ground floor to the local post office the first floor to the customs and finance; the second floor to the Inland Revenue and post office inspector's office, and the finished portions of the attic to the caretaker for a residence.

The annex will consist of a portion 75 feet by 26 feet, devoted to stores, a portion 109 ft. by 38 ft. for a bonded warehouse, and, in the rear of the warehouse, a one-storey drive-way 30 ft. by 29 ft. The drive-way is 13 ft. wide, paved with granite, and leads from Humboldt street to the yard. Seven fire proof vaults are to be provided for the use of the several departments occupying the building. The building will be heated throughout by hot water direct heating.

Plans, specifications, and details for all the works, including fittings, heating, etc., were prepared by the Chief Architect of the Department of Public Works, Mr. Thos. Fuller, and the work is being carried out under the supervision of F.C. Gamble, departmental resident engineer at Victoria, B.C. The contractors for the construction of the building are Messrs. Elford & Smith, Victoria, B.C., the fittings and heating not yet being contracted for.

Canadian Architect & Builder: July 1896 [Vol. 9, No. 7], page 110.

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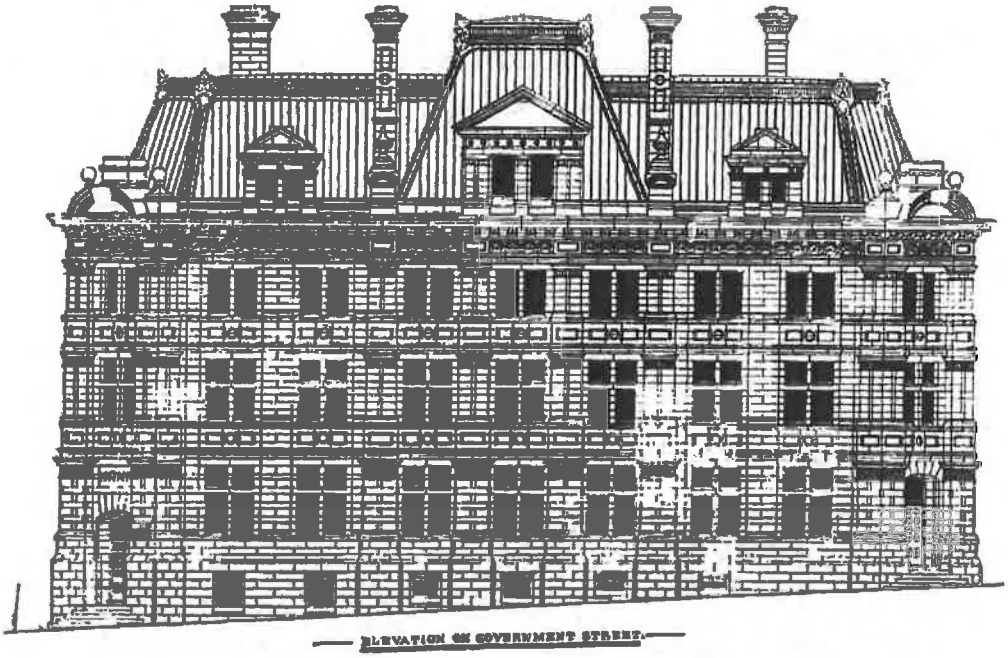
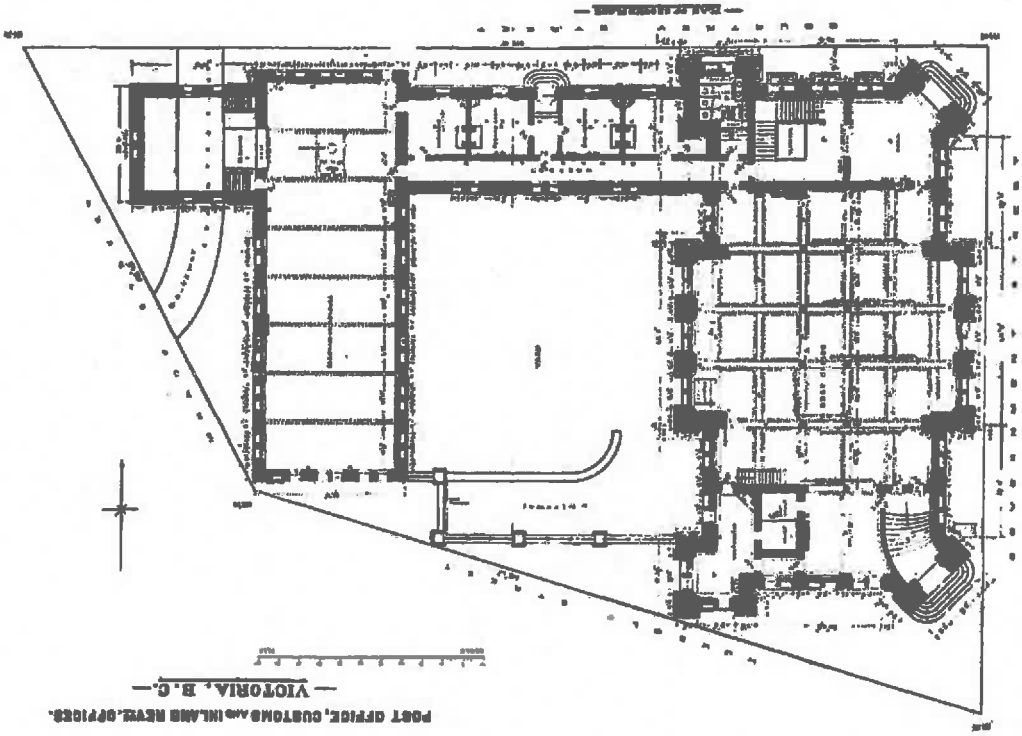


ELEVATION ON GOVERNMENT STREET.



POST OFFICE, CUSTOMS AND INLAND REVE. OFFICES.
— VICTORIA, B. C. —

VOL. IX. CANADIAN ARCHITECT AND BUILDER. [NO. 7.

VOL. IX.] CANADIAN ARCHITECT AND BUILDER.

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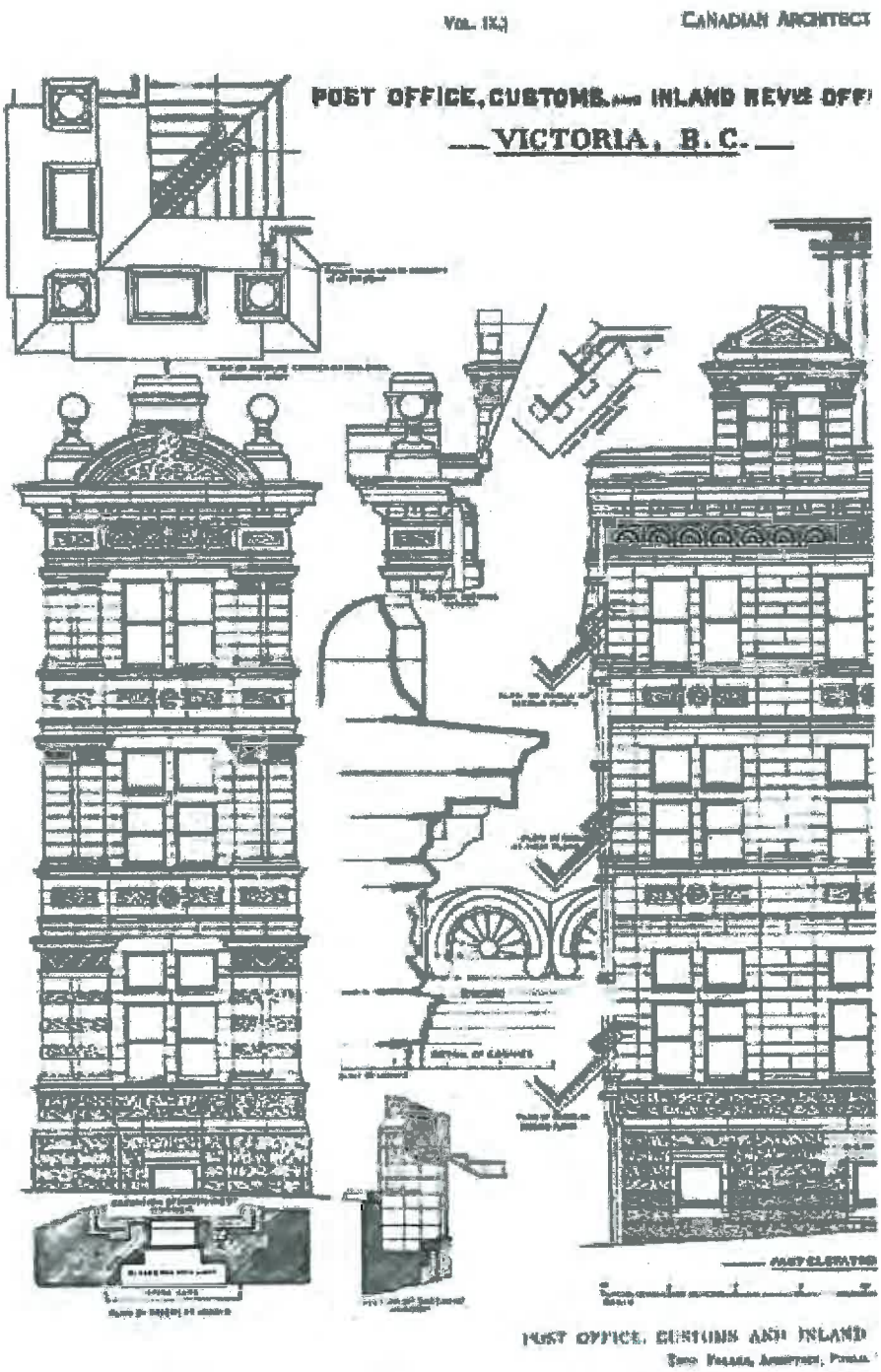
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CANADIAN ARCHITECT
POST OFFICE, CUSTOMS, AND INLAND REVUE OFF
VICTORIA, B. C.
POST OFFICE, CUSTOMS AND INLAND

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Financial hard times continued for the next few years, and relief did not occur until international conditions improved. In addition to the Victoria Post Office, a few larger government projects were undertaken due to the reduced costs of labour and material. In June, 1896 a Liberal government was elected to Ottawa, After eighteen years in opposition, the Liberals were hoping to distribute as much political largesse as possible, and moderated the former harsh economic policies at the DPW. Although they strove to keep expenses down, they embarked on an era of expansion, scattering new federal buildings across the country that kept the Chief Architect's Branch humming with activity.

David Ewart [Library and Archives Canada PA-129119]

Four months after the Liberals took power, Thomas Fuller retired as Chief Architect of the DPW, and his assistant David Ewart (1841-1921) assumed his position. Recently married, Ewart had immigrated to Canada in 1871, just four years after Confederation, and was immediately hired as an architectural assistant by the Chief Architect's Branch. His arrival occurred at almost the same time as British Columbia's entry into Confederation, and Ewart would make significant contributions to the province's architectural maturation. Born at Penicuik, near Edinburgh, Scotland, and educated at the School of Arts in Edinburgh, "where he obtained a thorough grounding in architecture" before relocating to Canada, Ewart was a career civil servant, and had no profile in the profession outside of the DPW. Under Chief Architect T. Seaton Scott, Ewart, considered "one of the Nestors of the civil service," was given responsibility for a wide variety of duties, including the design of the Canadian Agricultural Hall at the Paris Universal Exhibition of 1878. Known as a tireless worker, Ewart became de facto second-in-command of the Branch. After Scott's retirement, which had been orchestrated by Langevin, Ewart temporarily held the position of Acting Chief Architect, but was passed over in favour of Fuller. Ewart, however, continued as Fuller's right-hand man. Ewart's assumption of the top post upon Fuller's departure signalled a new era of consistency, predictability and conservatism.

After a number of delays, the Victoria Post Office was finally completed in 1898.

> *Sometime during October next the customs department will move into their new quarters in the post office building. The delay in moving so far has been due to the new premises not being ready for occupancy, being as yet only partially furnished. Daily Colonist* [Victoria], August 25, 1898, p.5.

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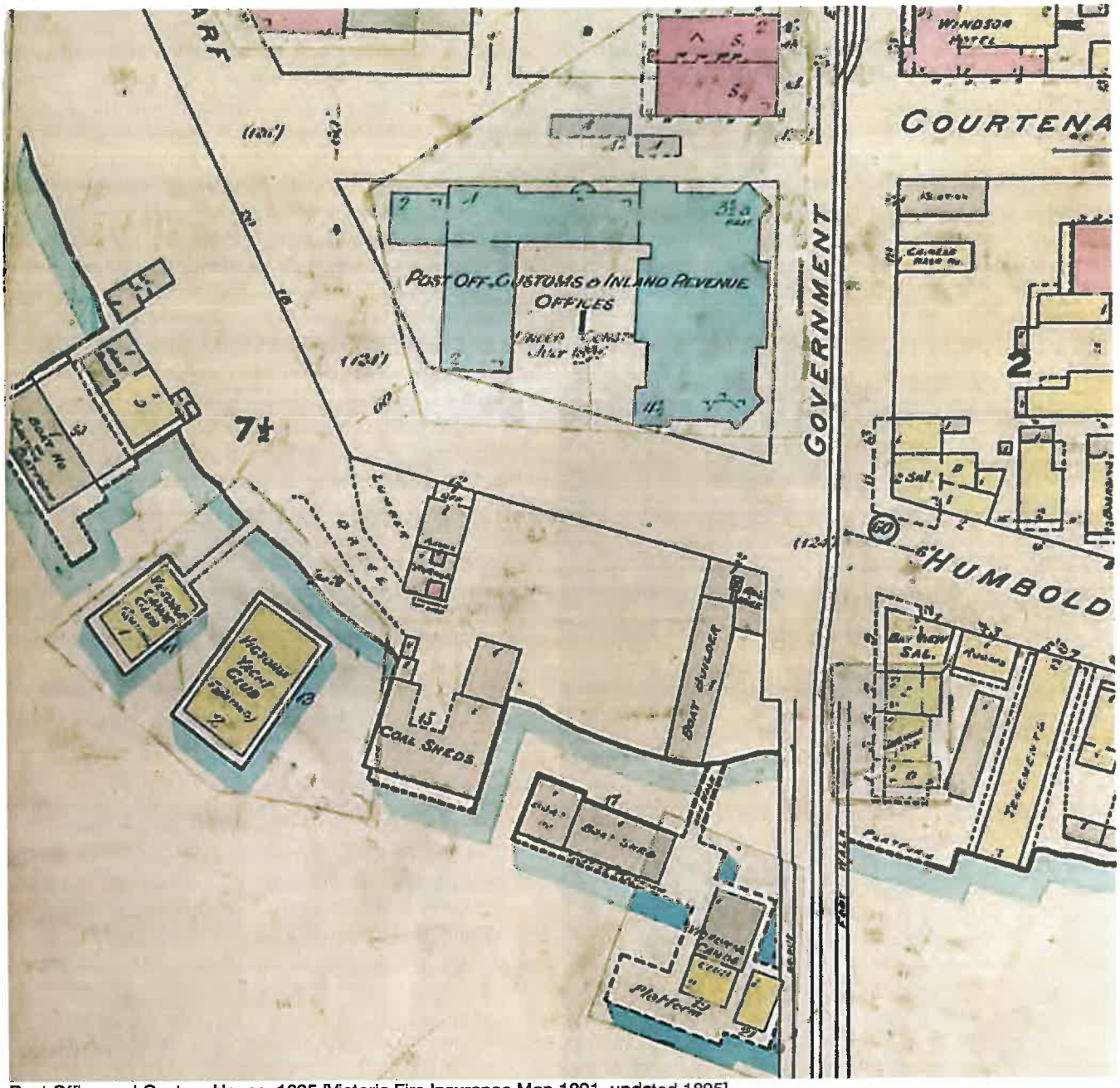


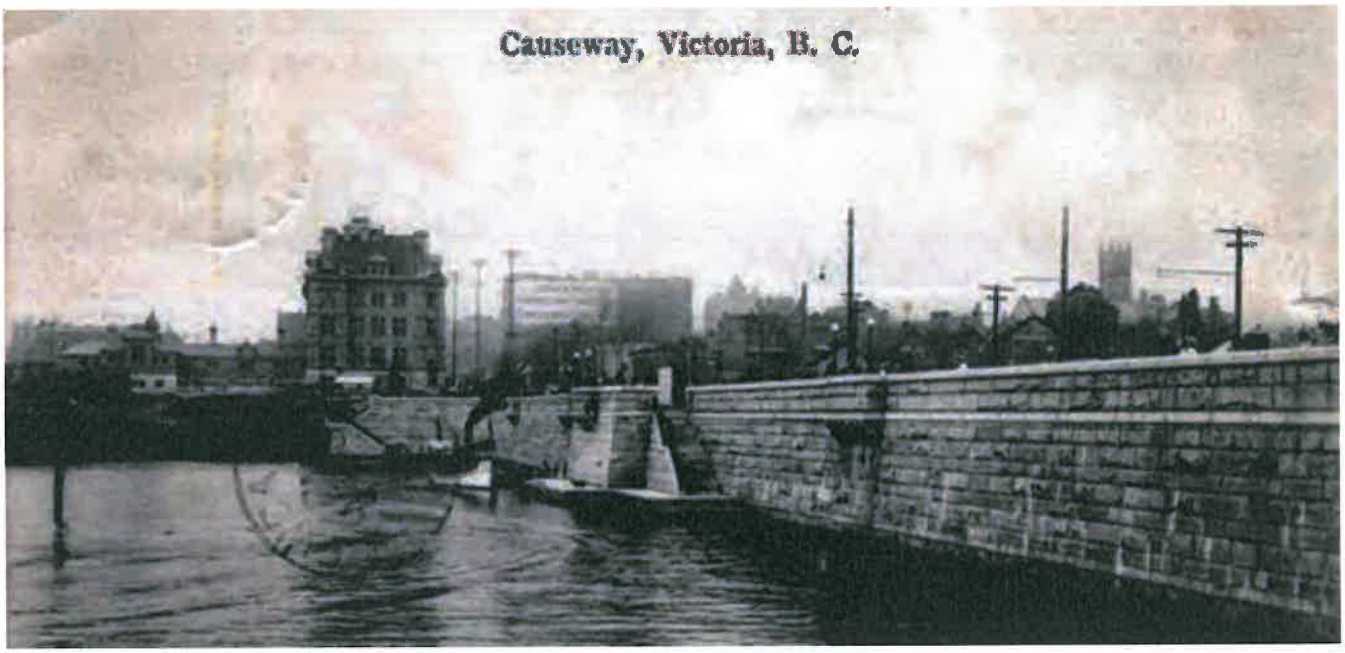
Post Office and Custom House, 1895 [Victoria Fire Insurance Map 1891, updated 1895]

Victoria Post Office and Custom House, circa 1898. [British Columbia Archives F-07746]

2.3 THE DEVELOPING INNER HARBOUR CONTEXT

A radical change in attitude accompanied the start of the twentieth century, ushering in an economic boom of unprecedented proportions. Queen Victoria's death in 1901 signalled the end of a long, stable and conservative era, and the Boer War in South Africa disturbed the political *status quo* and challenged Britain's pre-eminence in global affairs. The ongoing construction of the Panama Canal had caused renewed interest in Pacific trade, but its painfully slow progress led many to speculate that this scheme, the largest single construction project ever undertaken, would ultimately fail. This lack of confidence vanished in 1906 when President Teddy Roosevelt travelled to Panama to visit the "Big Ditch." By lending his personal prestige to the Canal, Roosevelt kicked off a whole new era of investor confidence, initiating the last, and greatest, western boom.

Locally, one of the greatest detriments to Victoria's self-promotion as a tourist destination was the condition of the mud flats in James Bay, the one-time tidal refuse dump for the City. Not only were the mud flats an undesirable sight for tourists, but they were also a health hazard and a constant source of smell. As early as the 1860s, it had been proposed that the mud flats should be filled in. In 1900, the Tourist Association, spearheaded by Herbert Cuthbert, revived the idea and proposed to City Hall that the old bridge in James Bay be replaced with a new permanent roadway, while simultaneously filling the mud flats. In 1901, the James Bay Reclamation By-Law was passed that would result in the draining of estuary and the construction of a grand stone retaining wall fronting Victoria's Inner Harbour. That year, construction began on the wall that would hold back the sea and allow the flats to be filled. In 1903, the City reached a deal with the CPR to convey title to two hectares of the former mud flats, along with other concessions, in exchange for the promise to build a grand new hotel on the Inner Harbour, the Empress Hotel. This development strategy encouraged confidence in the lower downtown area, with the result of increasing demand for retail space and renewed construction activity along Government Street. Due to the soil conditions, the hotel was built on an extensive series of piles.



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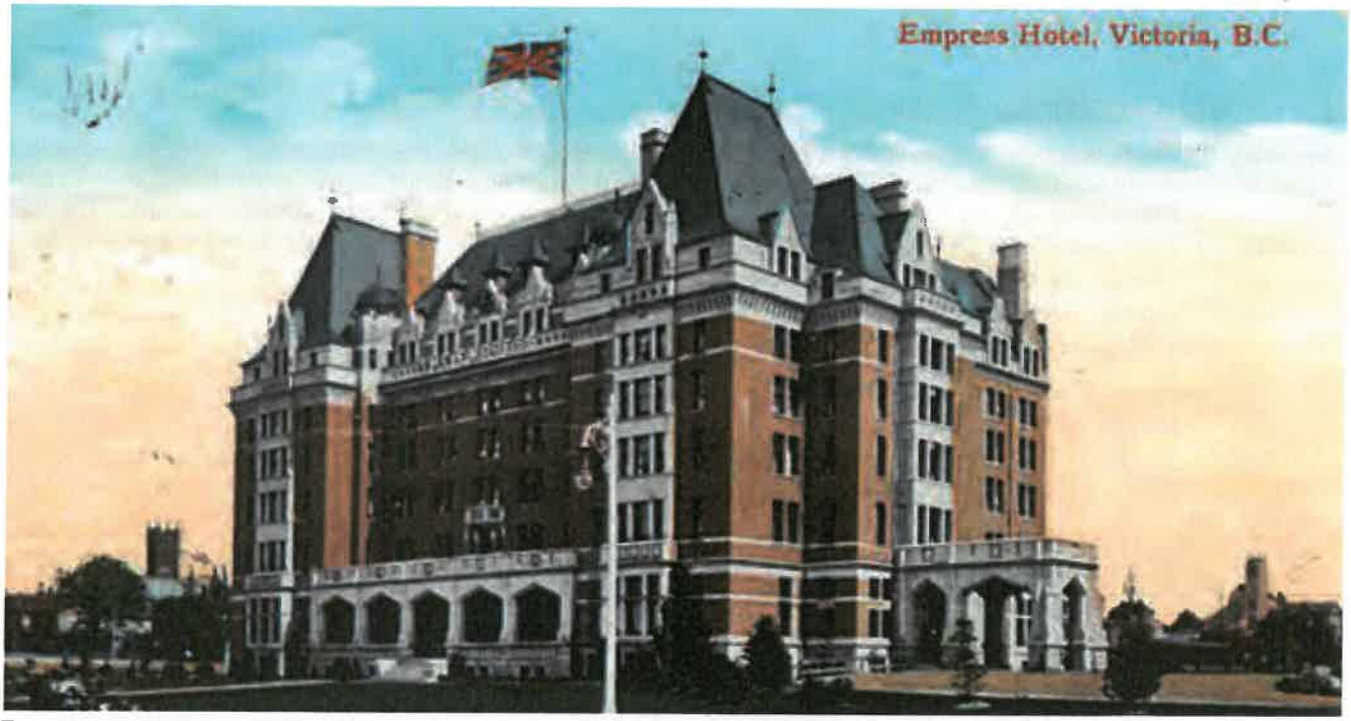


Empress Hotel, 1908.

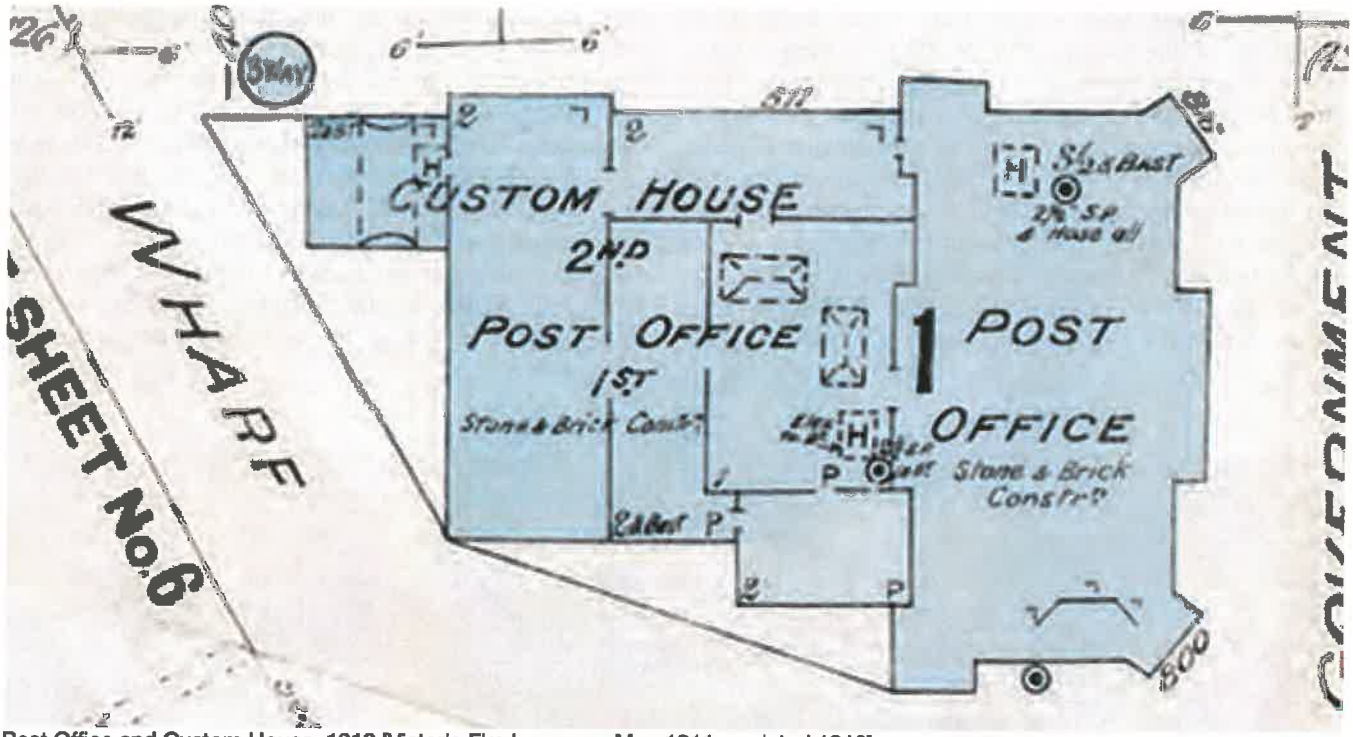
Post Office, Belmont Building and Union Club, 1912.

2.4 EWART'S ADDITIONS IN 1908

By 1908, the local economy was again on the upswing. Financial investment was now pouring into British Columbia, and some of the largest industrial plants in the world, including sawmills, canneries, and mines, were built in just a few short years to exploit the vast amount of available natural resources. Burgeoning prosperity in the booming west attracted the full attention of the Ottawa establishment.

On May 26, 1908, a contract was awarded to Dinsdale & Malcolm for an addition to the Custom House that enclosed the courtyard to form a workroom for the post office. The plans were prepared by the Federal DPW and the total cost was $25,000.00.

Victoria Post Office, 1912. [Library and Archives Canada PA-029893]



Post Office and Custom House, 1913 [Victoria Fire Insurance Map 1911, updated 1913]

2.5 EWART'S ADDITIONS IN 1914-16

In 1911, a new Conservative government was elected to Ottawa, and one of its priorities was to cope with the explosive growth of trade throughout the country. Eight large customs examining warehouses were built in important trade centres. David Ewart continued to hold the post of Chief Architect throughout the boom years, until his resignation at the age of seventy-three in 1914, after which he became a consulting architect to the DPW until his death in 1921. The Victoria Post Office and Custom House was again expanded, this time by adding upper floors to the Annex. The basement section of the earlier Annex was retained and incorporated into the new additions, accounting for the difference in stonework and fenestration below the plinth level on the three main elevations. The plan consisted of a rectangular block articulated with a series of wings and shallow bays that conformed to the irregular site boundaries. The prominent stone cornice, belt courses between the stories, paired pilasters and ball finials echoed those of the earlier Post Office. The extrusion of these elements across the large new structure provided a decidedly horizontal emphasis. The design intent was to complement, not overwhelm, the visual impact of the landmark Post Office.

The plans were again provided by David Ewart, Chief Architect, for the Federal DPW. McAlpine Robertson Cons. Co. of Vancouver were chosen as the contractors, and the total cost was $147,500.00. The additions were described in the annual government estimates as "two additional stories over the annex of the Victoria Post Office, in order to raise the extension to the same height as the main building and to give the Post Office Department the entire ground floor of the building." [Library and Archives Canada, RG 11, Vol. 3154, *Estimates of Canada*, No. 5, page 646]. In fact, this was essentially a new building constructed within and on top of the existing walls. An internal parking court for postal and customs vehicles was provided in the basement, along with a boiler room and storage area. The ground floor was allocated to post office working space, the second floor to a customs examining warehouse and the third floor to offices for miscellaneous government agencies. A lightwell and skylight on the third floor provided lighting to the ground floor postal area. Designed as a processing and office facility, it lacked any public entries or lobbies. Over time, the interiors were significantly altered to reflect changing functions, and only minor vestiges remain of the original interior features or configurations.

The Embankment, Empress Hotel and Inner Harbour, circa 1914-16. [Library and Archives Canada 1990-154]

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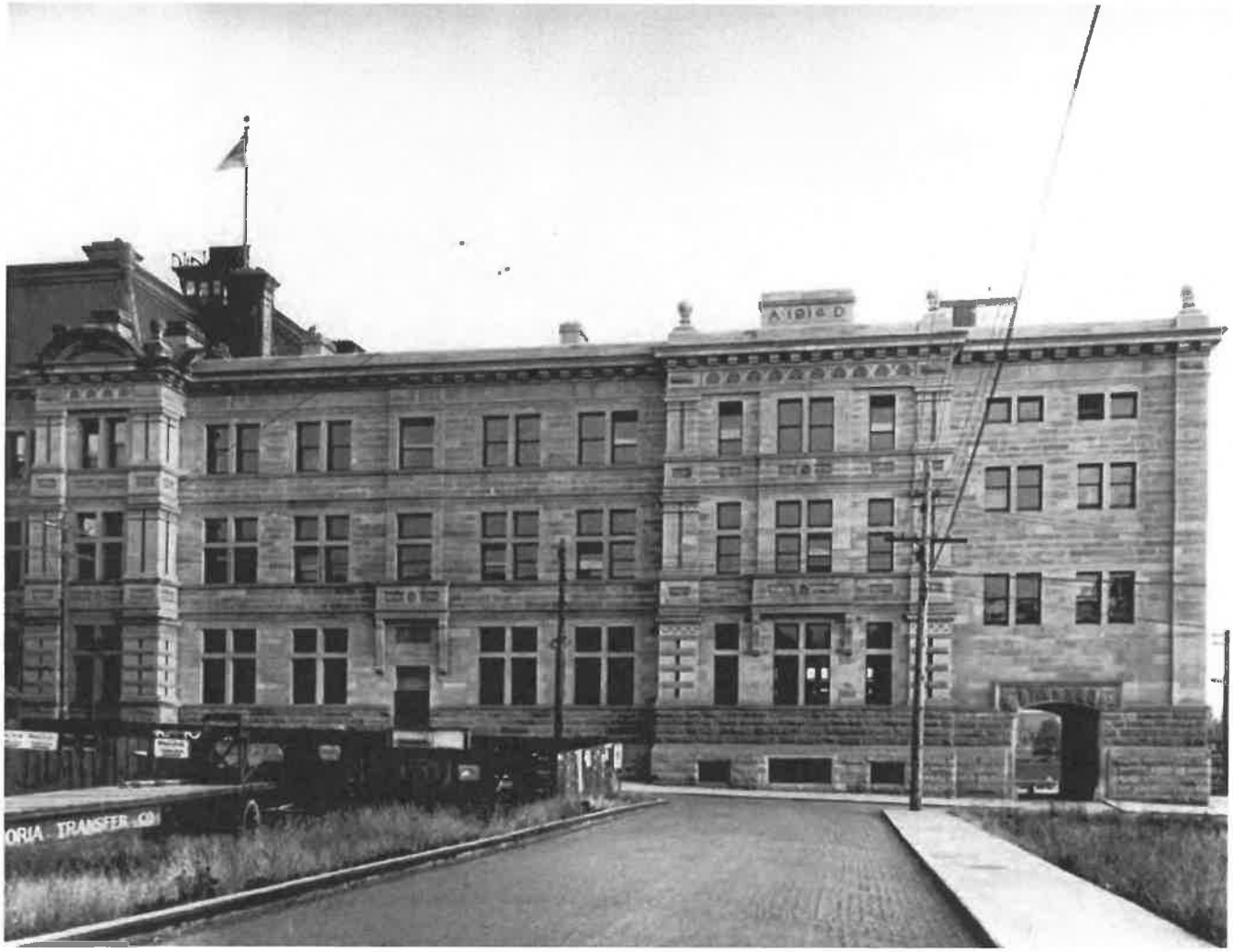

Post Office Extension, 1915 [Public Works Department / Library and Archives Canada / PA-046709]

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Post Office Extension, 1915 [Public Works Department / Library and Archives Canada / PA-046710]

Post Office Extension, 1915 [Public Works Department / Library and Archives Canada / PA-046711]

Inner Harbour, Ca. 1914 [City of Victoria Archives M09367]

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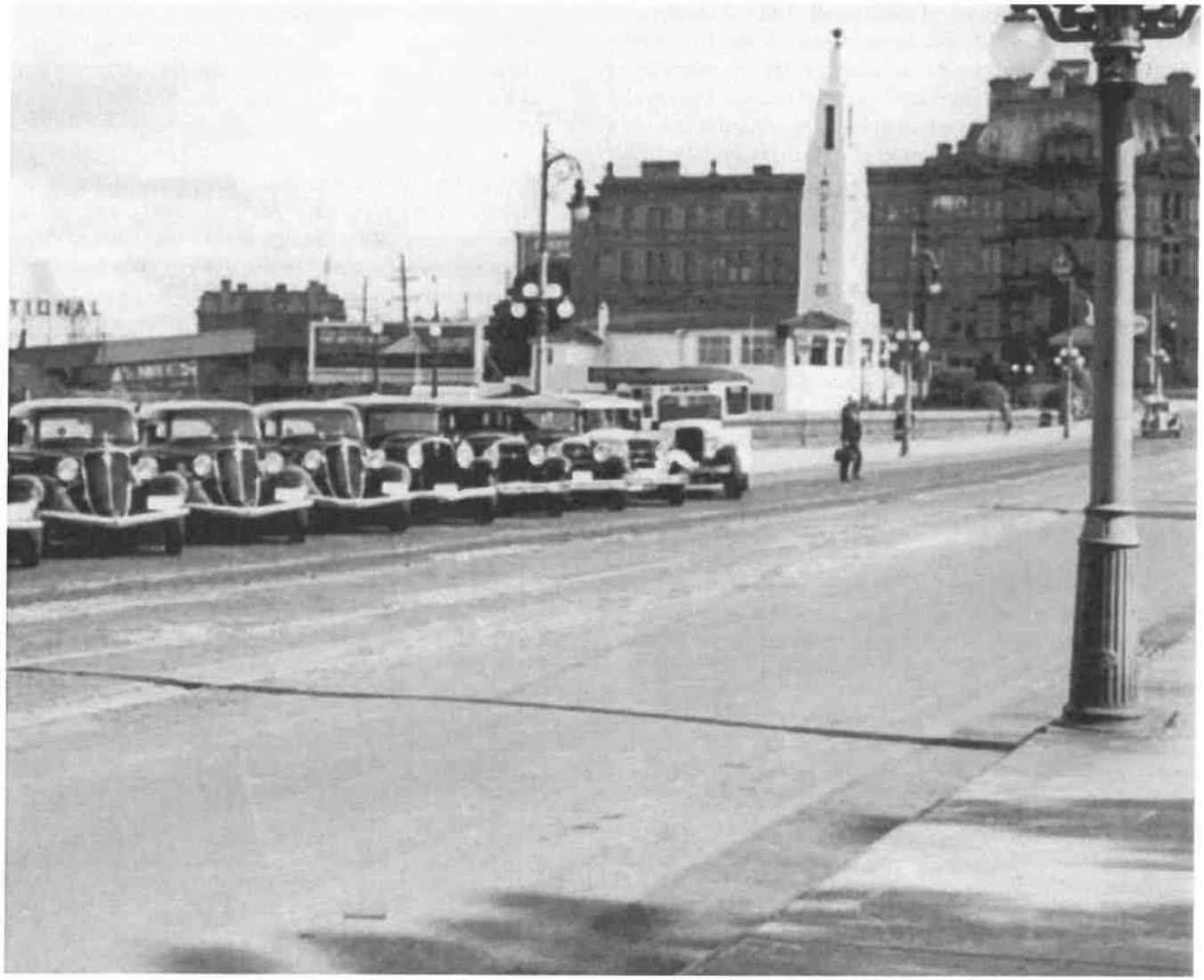

C&C Taxis on the Causeway - Custom House in Background, 1935 [City of Victoria Archives M00187]

2.6 FIRE IN 1937

At 11:05 on the evening of January 18, 1937, a devastating fire broke out on the two upper floors of the Post Office building. Severe cold caused problems in the maintenance of water pressure to fight the blaze; one hydrant was found to be partially frozen and a fire had to be built around it to heat it and thaw it our before it would function properly. Extensive damage occurred in the hour and a half before the fire was brought under control, and further damage was caused by water on the lower floors.

> *A section of the roof broke through and timbers were carried through a skylight in the center of the building piling debris on the main floor. A police sergeant standing in one of the corridors on the ground floor was nearly struck by a plunging flagpole carried down with the roofing and before the blaze on the roof was out streams of water poured through the floor. Firemen were using heavy streams from the pumpers which carried water clear to the roof.*
>
> *Firemen worked under a handicap of freezing temperatures and a biting north wind that froze water on their slickers. Sheets of ice formed on the pavements. Firemen had to admit it was a cold job.*
>
> *Before firemen could get equipment swung into line and ladders out the blaze had cut its way through to a cupola and then through the roofing, the copper roofing giving the flames a bright green tinge.*
>
> *The heavy copper sheeting on the roofs and the sides of the cupolas is believed to have saved the building from greater damage. The copper prevented the flames from breaking through to the other parts of the ornamental roof. Before the fire was completely out the copper retained a red-hot glow.*
> *Daily Colonist* [Victoria], January 19, 1937, page 8.

Within a day, postal service returned to normal, and temporary repairs to the building were commenced. The Federal government had agreed to repair the building, but did not agree to improvements to make it fireproof. In August, the contract for repairs was awarded to Parfitt Bros. for $47,555.

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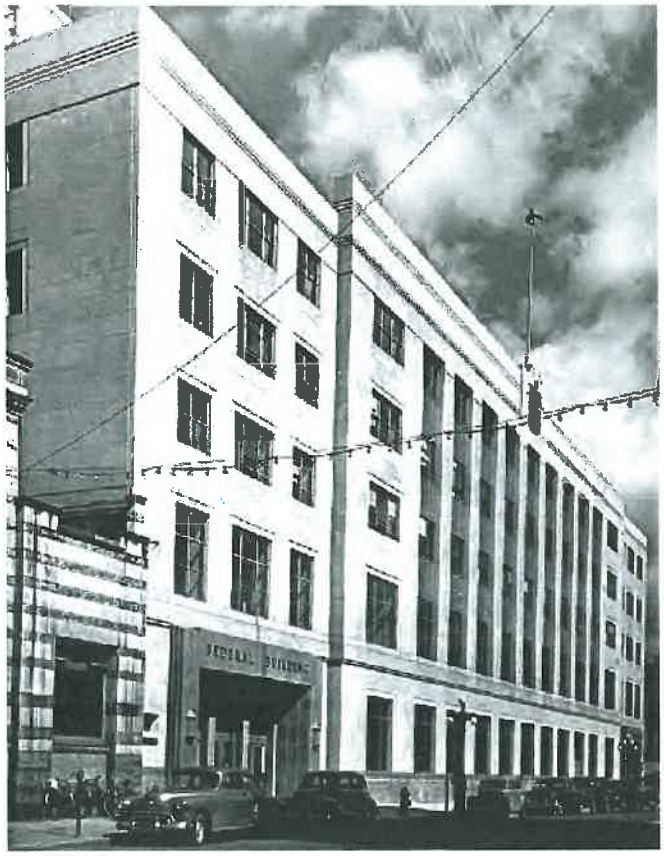
"This photograph illustrates the intensity of the Blaze that caused heavy losses to Government offices last Monday night. The picture was taken when the fire was at its height and shows the flames being driven over the roofing by the wind. At the left hand side is shown a stream of water from one of the pumpers being directed at the seat of the blaze from the ground on the south side of the building. The light in the windows is not fire, but a reflection thrown back from surrounding buildings." *Daily Colonist* [Victoria], January 20, 1937, page 1.

2.7 THE NEW FEDERAL BUILDING AND POST OFFICE

The fire prompted calls for a new building for the Post Office and Customs, the two largest local Federal agencies, but a series of circumstance caused years of delays. In December 1938, it was announced by R.W. Mayhew, MP that the government would proceed with a new building for a combined Customs and Post Office, to be located on Government Street. The existing building would then be retained and altered to house other Federal agencies. Plans were prepared in 1939 by architect C. Elwood Watkins for a four-storey building, but construction was delayed by the outbreak of the Second World War. In 1944, sketches for a five-storey building of "more modern lines" were prepared by local Federal DPW architect, C.F. Dawson. The complex was ultimately redesigned in 1946-48 by Percy Leonard James and Douglas James. In 1948, Douglas James retired, and Percy Leonard James took over sole responsibility for the building, which was his last and largest commission. Tenders were called in 1949, and the building opened in September 1952.



The newly completed Federal Building and Post Office, 1952 [British Columbia Archives D-05164]

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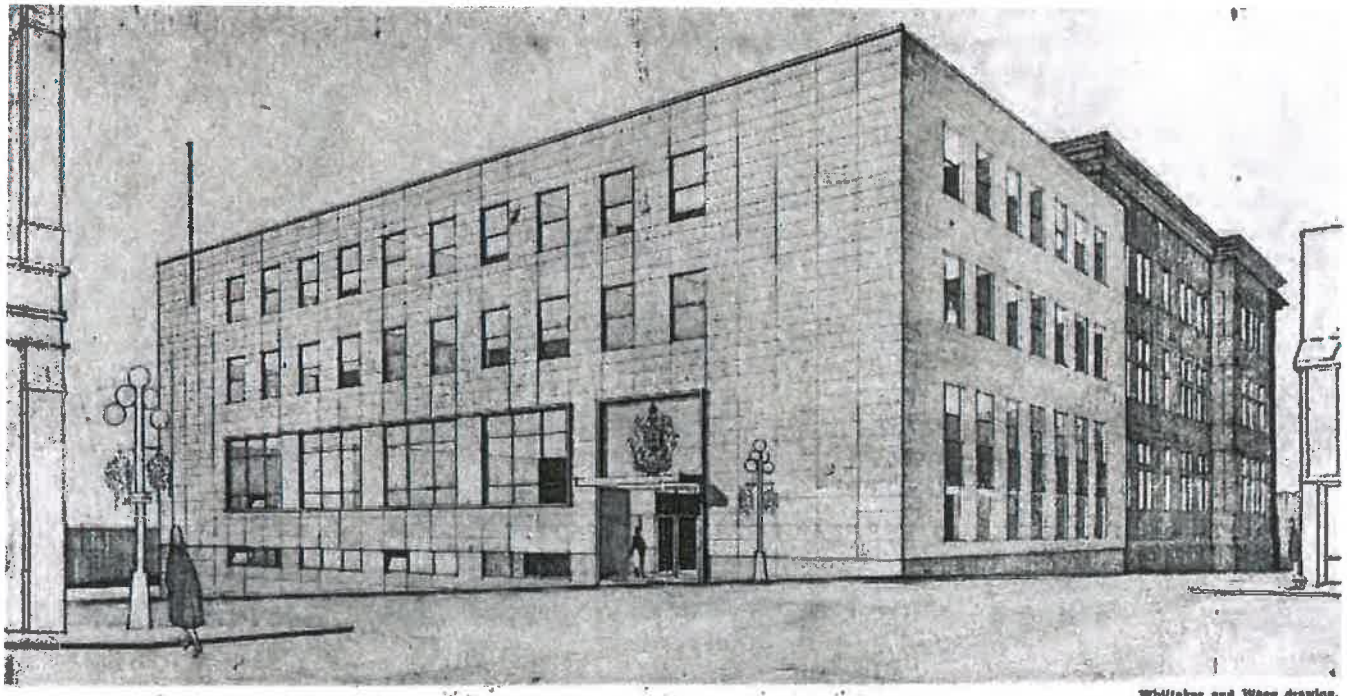
2.8 THE NEW FEDERAL BUILDING AND CUSTOM HOUSE

The relocation of the post office functions to a new location raised the question of what to do with the old Post Office building. The Federal government deliberated about its use, but remained non-committal for a few years. Ultimately the decision was made to replace the building, but retain the 1914-16 addition.



Whittaker and Wigg drawing.

"Modern New Customs Building Soon To Replace Old Post Office." {*Victoria Daily Times*, February 8, 1956, p. 21]

Henry Whittaker, who for three decades had acted as the provincial DPW's Chief Architect, retired from his government position in 1949, and established a private practice with Donald Wagg from 1949-57; their firm, Whittaker & Wagg, specialized in the design of hospitals. One of their prominent projects was the boxy modernist Federal Building and Customs House, Victoria, 1956-57, which replaced Thomas Fuller's landmark Post Office on Government Street. The result was a functional, banal building that due to security issues, turned its back on the streets surrounding this prominent location.

Additional decorative motifs found on the earlier building were applied selectively to two bay sections which project on the Humboldt and Courtney Street facades, specifically the paired pilasters, recessed panels between the belt courses, and a semi-circular decorative frieze below the cornice. This restricted ornamentation was logical while the more highly-decorated 1894-98 building remained in place; with its removal, however, the varying wall treatment on the annex lost its intended context and became somewhat incongruous, particularly since the building lacks major entrances.

While the 1914-16 annex relates well to the predominant heritage character of much of Victoria's downtown core, it is overshadowed by the stark incompatibility of the block to which it is attached. A Victoria area screening study prepared in September 1975, stated that "the design of the new (front) section of the Custom House is not compatible with that of the older section, nor is it aesthetically pleasing from any perspective." The intrinsic merits of the 1914-16 annex are thus diminished by the negative visual impact of the other building.

Edward Mills, *Custom House, 816 Government Street, Victoria, British Columbia*, 1985, pages 76-79.

In addition to the harm that was done to the Annex, the 1950s building was a design that clearly did not suit the historic context of the Inner Harbour. In 1988, the Federal Government released a plan by Jensen Kew Architects that opened up the ground floor on Government and Humboldt Streets with glazed extensions. The "Friends of Victoria," spearheaded by bookseller Jim Munro, called it "abominable" and "dreadful 1960s schlock." Architect David Hambleton was commissioned by Munro to envision a recreation of the original façade. Munro said that everyone who had seen Hambleton's design liked it "That building could again be the grand entrance to the downtown core. All the feedback has been very positive." An editorial in the *Times-Colonist* was blunt in its assessment of the proposal: "But what excuse for Ottawa's insensitivity can be offered today, as Public Works Canada proposes to compound ugliness with tackiness? The feds want to tart up (the only apt phase) the two faces of this drab 1950s matron so that she can start turning a commercial trick or two – with the lure of store windows, canopies and other gimmickry.... Send minions back to the drawing board. What they propose is both crass and unacceptable. It is time to make amends for the heritage violation wreaked by Ottawa decades ago and provide once again a grand stately entrance to Victoria's charming Old Town. If you are not prepared to make such a gesture, kindly vacate the premises in favor off someone who will."

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Jensen Kew Architects, proposal, 1988.

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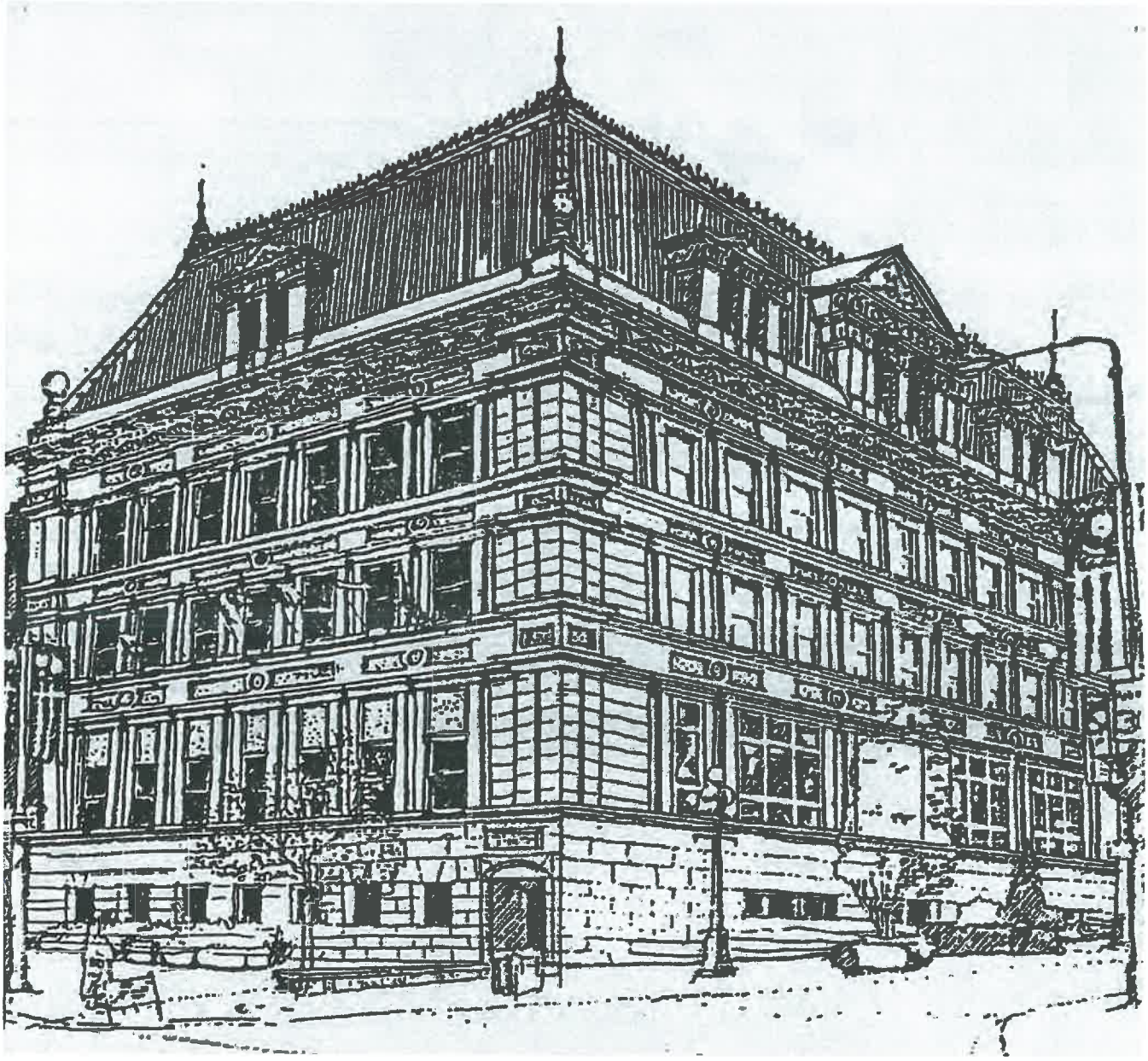

David Hambleton Architect, proposal, 1988.

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Current Humboldt Street façade.

After continuing public criticism, a graceless attempt was made in 1991-92 to improve its function and appearance by renovating the ground to provide some cramped retail space, and in a bland compromise, the facades were partially reclad with heritage-like elements.

3. STATEMENT OF SIGNIFICANCE

POST OFFICE & CUSTOM HOUSE EXTENSIONS, 811 WHARF STREET (816 GOVERNMENT STREET) (NOT REVISED)

Description of Historic Place

The Post Office & Custom House extensions consist of a massive three-storey building located across from the Inner Harbour, in downtown Victoria. The building, which fronts onto Wharf and Courtney Streets, is distinctive for its imposing masonry construction and extensive carved detailing. This portion of the building was constructed as an addition to the earlier Post Office, situated facing Government Street, which was replaced in 1955-1957 with a modern structure. These extensions now appear isolated as they lack a prominent street entry.

Heritage Value of Historic Place

A monumental building in the heart of downtown Victoria, the Post Office & Custom House extensions, built in 1914 on the foundations of the rear extensions of the 1898 Post Office, are valued as symbols of national growth. The expansion of the Post Office & Custom House also demonstrates the incredible growth of Edwardian-era Victoria and its newly found prominence within the federal hierarchy. A prominent new Post Office for Victoria was designed in 1894 by Federal Department of Public Works Chief Architect Thomas Fuller (1823-1898), at a convenient location on the Inner Harbour. Construction started in 1896 but was not completed until 1898; this included one-storey extensions to the rear of the main building for receiving goods and mail. By the turn of the twentieth century, burgeoning prosperity in the West, initiated by an abundance of industry and natural resources, attracted the attention of the Ottawa establishment. In order to cope with the explosive growth of trade throughout the country, eight large customs examining warehouses were built during the Edwardian era in important trade centres, including this one in Victoria. It was located directly behind Fuller's original post office, and built on the foundations of an annex that included receiving areas and an enclosed carriageway.

Additionally, the Post Office & Custom House extensions are significant for their impressive architecture, which demonstrated the presence and influence of the Federal Government. This is an important example of the work of David Ewart (1841-1921) of the Federal Department of Public Works. Ewart joined the DPW in 1871 at the age of twenty-eight. When Thomas Fuller retired as Chief Architect, his assistant, Ewart, assumed the position. Ewart made significant contributions to the country's architectural maturation. In 1901, Ewart took a summer tour of Europe, and was inspired by London's significant buildings in the new Edwardian Baroque style. Despite his use of this new style for other projects, Ewart's extension of the Victoria Post Office & Custom House utilized some of the material of Fuller's Second Empire-style Post Office, and continued the same detailing.

The Post Office & Customs House Extensions are also valued as symbols of the Post Office's evolution over time and for their historic location, the site of the first post office building in 1874. This impressive Post Office was being built on the north side of the Inner Harbour at the same time that the new Parliament Buildings were rising to the south. Between 1955 and 1957, Fuller's original post office was demolished and replaced with the current modern structure, since re-clad to bring it more in harmony with its historic context. Ewart's extensions survive as a reminder of the earlier building.

Character-Defining Elements

Key elements that define the heritage character of the Post Office & Custom House Extensions include their:

- prominent downtown corner location, on an irregular-shaped site with three street frontages, with minimal setbacks from the property lines
- institutional form, scale and massing as expressed by its three-storey plus basement height, irregular plan and flat roof
- masonry construction including massive granite foundations, and sandstone cladding blocks with tooled finish and red mortar, with the base dating from 1896-98 and upper floors from 1914
- decorative elements that matched the façade articulation of the 1898 Post Office, including: deeply inset windows with stone mullions; paired pilasters; inset rusticated panels; segmental-arched ground floor carriageways with granite carriage guards; modillions; architraves; and bracketted cornice
- original interior features such as a staircase with metal balustrades, terrazzo floors, and wooden window trim

4. CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Victoria Custom House is listed on the City of Victoria Heritage Register. 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 *Standards and Guidelines*, the work proposed for the Victoria Custom House includes aspects of ***preservation, rehabilitation*** and ***restoration.***

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Victoria Custom House 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

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The conservation work entails the rehabilitation of the exterior of the historic Victoria Custom House. The specifications will outline the work that entails the review, protection, salvage and sampling of methods and materials for conservation work in addition to general rehabilitation work on site. In additions to specific materials and practice references listed in the specifications, the following conservation references should be included:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, National Parks Service Technical Preservation Services.
http://www.nps.gov/history/hps/tps/briefs/brief01.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings, National Parks Service Technical Preservation Services.
http://www.nps.gov/history/hps/tps/briefs/brief02.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings, National Parks Service Technical Preservation Services.
http://www.nps.gov/history/hps/tps/briefs/brief06.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to ***rehabilitate*** the existing historic facades, while upgrading the structure and services to increase the functionality for contemporary use. As part of the scope of work, character-defining elements will be ***preserved***, while missing or deteriorated elements will be ***restored***.

An overall rehabilitation scheme has been prepared by Paul Merrick, Design Consultant, and Studio One Architecture Inc. Exterior interventions will include the insertion of new ground level openings to allow access at grade to the retail units, as well as set-back additions at the rooftop level. A new internal structure will accommodate new commercial / retail uses. The proposed interventions have been assessed against the Standards, and their impact on the historic places has been assessed as follows.

CONSERVATION STANDARD	PROPOSED INTERVENTION
GENERAL STANDARDS FOR ALL 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.	The proposed work conforms and is acceptable. Heritage character-defining Elements (CDEs) have been determined in the Statement of Significance, and their heritage value is maintained by the proposed interventions.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	The proposed work conforms and is acceptable. (Note: the 1956-57 building is not considered historic and will be demolished.)
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed work conforms and is acceptable. The proposed use allows retention of CDEs and a sensitive adaptive reuse. The ground floor elements will be rehabilitated to accommodate new uses.
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.	The proposed work conforms and is acceptable. Proposed interventions are contemporary in appearance while being inspired by an appropriate aesthetic.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.	The proposed commercial / retail uses are acceptable.
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.	The proposed work conforms and is acceptable. There are no known archaeological resources.

CONSERVATION STANDARD	PROPOSED INTERVENTION
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	The proposed work conforms and is acceptable. Further investigation will occur prior to the commencement of construction. Conservation specifications will be prepared for each category of material and proposed intervention, including repair, rehabilitation and cleaning.
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.	The proposed work conforms and is acceptable. Further investigation will occur prior to the commencement of construction, which will determine the condition of surviving historic material.
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.	The proposed work and level of documentation conforms and is acceptable.
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.	Proposed work will be reviewed and monitored to ensure that interventions comply.
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.	The proposed work conforms and is acceptable. The proposed interventions will be contemporary in nature but inspired by an appropriate aesthetic. Compatibility will be ensured through the use of appropriate materials. The rooftop interventions will be subordinate by stepping back as required, allowing the historic elevations to be unimpeded. The new interventions will be distinguishable through the use of contemporary materials and detailing.
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.	The proposed work conforms and is acceptable.

CONSERVATION STANDARD	PROPOSED INTERVENTION
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.	The proposed work conforms and is acceptable.
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.	The proposed work conforms and is acceptable. Missing elements will be reinstated.

Based on this assessment, the proposed interventions to the Victoria Custom House have been determined to be in conformance with Conservation Standards.

As outlined in the Statement of Significance, the following character-defining elements have been determined. Proposed interventions to the CDEs have been assessed as follows.

Based on this assessment, the proposed interventions to the character-defining elements of the Victoria Custom House will not be significantly impacted by the proposed interventions, and the heritage value of the structure will be maintained.

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CONSERVATION ASSESSMENT	PROPOSED INTERVENTION
CHARACTER-DEFINING ELEMENT	
Prominent downtown corner location, on an irregular-shaped site with three street frontages, with minimal set-backs from the property lines.	The proposed interventions will maintain and enhance the relationship to the streets on all sides, allowing for sensitive interventions that will enhance the Inner Harbour context. The proposed commercial / retail uses maintain the heritage value of the site, enabling minimal interventions for adaptive reuse.
Institutional form, scale and massing as expressed by its three-storey plus basement height, irregular plan and flat roof.	The form, scale and massing will be maintained. Access to the building and site will be enhanced. The proposed roof-top additions step back to allow legible recognition of building edges, cornices etc. and will be subordinate in scale and visual appearance to the original construction.
Masonry construction including massive granite foundations, and sandstone cladding blocks with tooled finish and red mortar, with the base dating from 1896-98 and upper floors from 1914.	Existing historic fabric will be maintained, preserved and rehabilitated as indicated. New materials will be compatible and distinguishable. Existing fenestration patterns will be retained and adjusted as required for the proposed new uses. Historic openings that have been blocked in over time will be re-opened.
Decorative elements that matched the façade articulation of the 1898 Post Office, including: deeply inset windows with stone mullions; paired pilasters; inset rusticated panels; segmental-arched ground floor carriageways with granite carriage guards; modillions; architraves; and bracketted cornice.	Existing historic fabric will be maintained, preserved and rehabilitated as indicated. New materials will be compatible and distinguishable. Missing elements will be restored
Original interior features such as a staircase with metal balustrades, terrazzo floors, and wooden window trim.	Due to extensive interior rebuilding, terrazzo floors cannot be maintained. Other elements can be salvaged as possible.

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (Common Future: The Bruntland Commission).

The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high-quality urban environment. Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders.

In a practical context, the conservation and re-use of historic and existing structures contribute 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); and
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. stone, timber, brick, concrete, can be preserved and reduce the carbon footprint of new construction and transporting new materials).

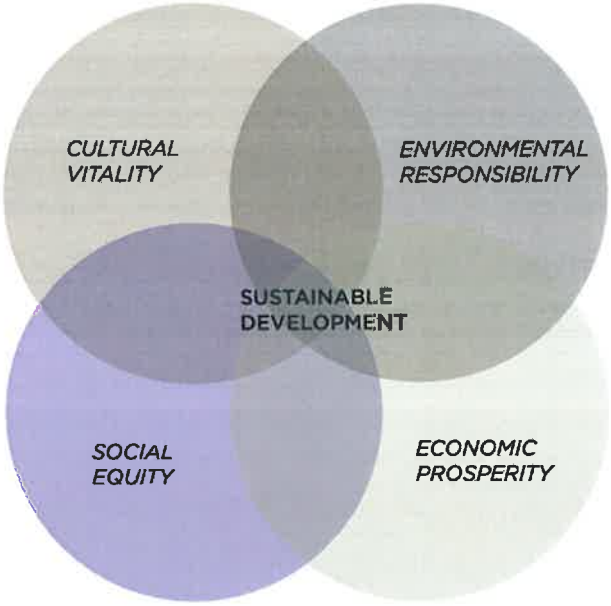
The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* and can be utilized for the Victoria Custom House.

Additional Guidelines for Rehabilitation Projects:

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.

FOUR PILLARS OF SUSTAINABILITY



4.5 HERITAGE EQUIVALENCIES AND EXEMPTIONS

As a building listed on the City of Victoria Heritage Register, the Victoria Custom House will eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1. found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

5. CONSERVATION RECOMMENDATIONS

5.1 OVERALL FORM

The historic structure is situated in its original location and built close to the south, west and north property lines. The floor plan is rectangular, with shallow bays and extensions, with a full basement under. Triangular open spaces are left at ground level due to the irregular lot lines. The roof is flat and sloped.

Conservation Recommendation: Rehabilitation

- The form, scale and massing of the building will be retained.
- The historic Wharf, Broughton and Humboldt Street elevations will be maintained.
- The proposed interventions will maintain and enhance the relationship to the streets on all sides, allowing for sensitive interventions that will enhance the Inner Harbour context.
- The proposed commercial / retail uses maintain the heritage value of the site, enabling minimal interventions for adaptive reuse.
- The form, scale and massing will be maintained. Access to the building and site will be enhanced. The proposed rooftop additions step back to allow legible recognition of building edges, cornices etc. and will be subordinate in scale and visual appearance to the original construction.

Triple-rolled cove detail.

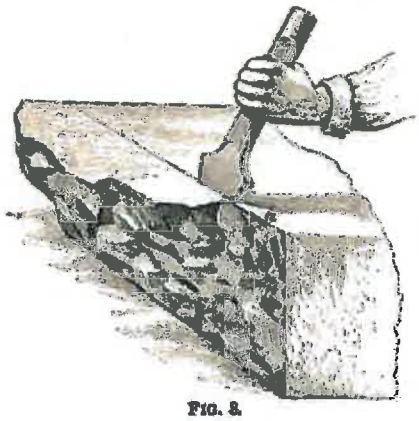
5.2 EXTERIOR MASONRY

The main cladding materials on the historic masonry facades are granite, sandstone and brick.

5.2.1 GRANITE

The granite base blocks, many of which date from the 1894-98 building of the original Post Office, were quarried on from Nelson Island, and are a hard, grey granite. The blocks are jointed with red tuckpointing, which uses two contrasting colours of mortar, one grey to match the granite, with a red bead laid into a groove in the joints, and tooled with a raised profile.

Granite blocks with tuckpointing.



Rock-Faced Texture [I.C.S. Reference Library: Masonry, 1904, page 16].

The surfaces of the foundation level granite blocks have been "rock-faced" (or "rock-pitched"), a technique in which the face of the stone was left rough, as it came from the quarry, and only being cleaned up with a pitching chisel to form a straight line at the joints. As little work was required to achieve this finish, it was cheaper than any other kind of texture, and was often used for granite and other hard stones. The top course is a canted, smooth-dressed single row of blocks, which acts as a base for the sandstone.

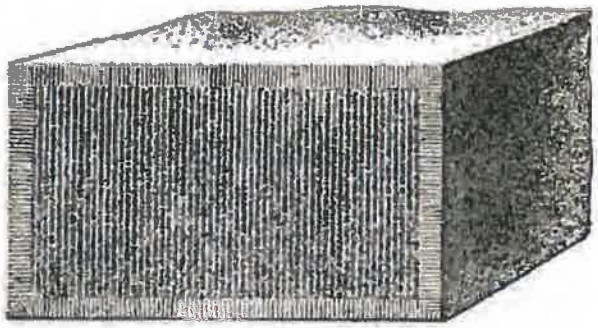
The granite blocks will be left in place and cleaned gently, except where new openings are introduced at the ground floor level.

Conservation Recommendation: Rehabilitation

- Undertake complete condition survey of condition of all granite surfaces.
- Repair and repointing specifications to be reviewed by Heritage Consultant.
- Any holes in granite should be filled or replaced to match existing.
- Repoint where necessary by raking out loose mortar material to a uniform depth. Take care that the edges of the granite are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints. Repoint mortar joints with new red tuckpointing that matches existing in consistency, composition, strength, colour and pointing profile.
- Overall cleaning of the granite shall only by carried out if necessary and not undertaken with abrasive methods that may damage the surfaces or original mortar. In areas where the granite requires cleaning, use soft natural bristle brush and mild water rinse.
- Sandblasting, or any other abrasive cleaning method of any kind, are absolutely prohibited.

5.2.2 SANDSTONE

The rock-faced courses of the sandstone walls above the granite base plinth are Gabriola Island sandstone, which is assumed to have also been used for the upper floor walls, sills and trim details. The flat surfaces on the smooth upper floor blocks have been "tooled" (or "bushed"), a technique in which a grooved chisel was used to score parallel lines on the surface. This was considered an appropriate finish for sandstone.



Tooled Texture [I.C.S. Reference Library: Masonry, 1904, page 18].

This sandstone is relatively friable, and over time some of the surfaces have started to exfoliate. The sandstone on the original 1898 building weathered badly, and not long after its construction so much surface disintegration had occurred that re-facing was carried out to make the building more presentable.

> Both rock-face and bushed work have weathered well, but certain blocks show evidence of disintegration. It is said that this defect is due to the use of material which had been soaked in salt water... On some of the smoothed work there is a strong tendency to brownish staining... Individual blocks are already showing disintegration; but it appears a more careful selection of the stone would have obviated this defect. [W.A. Parks. *Report on the Building and Ornamental Stones of Canada*. Canadian Department of Mines, Volume 5, Report No. 452, 1917]

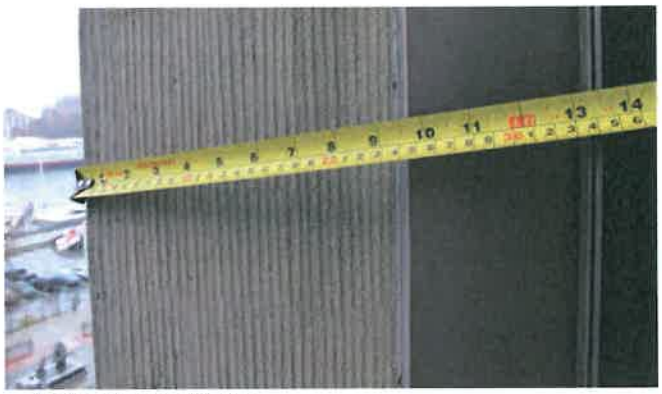
Some blocks have their bedding planes laid vertically, which is leading to spalling, staining and surface peeling. Most of the decay in the sandstone has occurred along joints where water has soaked in, bringing salt to the surface of the stone. Water in these joints subsequently freezes and expands, causing the cracking, chipping and peeling that is evident on the remnants of the original stone.

Conservation Recommendation: Rehabilitation

- Undertake complete condition survey of condition of all sandstone surfaces, and determine if the integrity of any blocks have failed. Determine if any projecting blocks require anchoring.
- Repair and repointing specifications to be reviewed by Heritage Consultant.
- Assess where the surfaces of blocks have failed or require scaling and patching. Either replace deteriorated blocks, or patch with appropriate mortar patch such as Jahn Cathedral Stone products. Scale off any deteriorated sections of sandstone and repair as required. Use mortar patch that matches the original sandstone in colour, strength and appearance. Match tooled surface texture.
- Any holes in the sandstone should be filled or replaced to match existing.
- Repoint where necessary by raking out loose mortar material to a uniform depth. Take care that the edges of the sandstone are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints. Repoint mortar joints with new mortar that matches existing grey mortar in consistency, composition, strength, colour and pointing profile.
- Overall cleaning of the sandstone shall only by carried out if necessary and not be done with abrasive methods that may damage the surface. In areas where sandstone requires cleaning, use soft natural bristle brush and mild water rinse.
- Sandblasting, or any other abrasive cleaning method of any kind, are absolutely prohibited.

Existing spalling of sandstone blocks.

Existing spalling of sandstone sills.



Tooled sandstone blocks.

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5.3 FENESTRATION

Although the building has no main entries, there are a number of ground floor penetrations including arched openings originally intended for horse-drawn carriages. The upper floors have window openings that are generally regular, except in the circulation tower to the west.

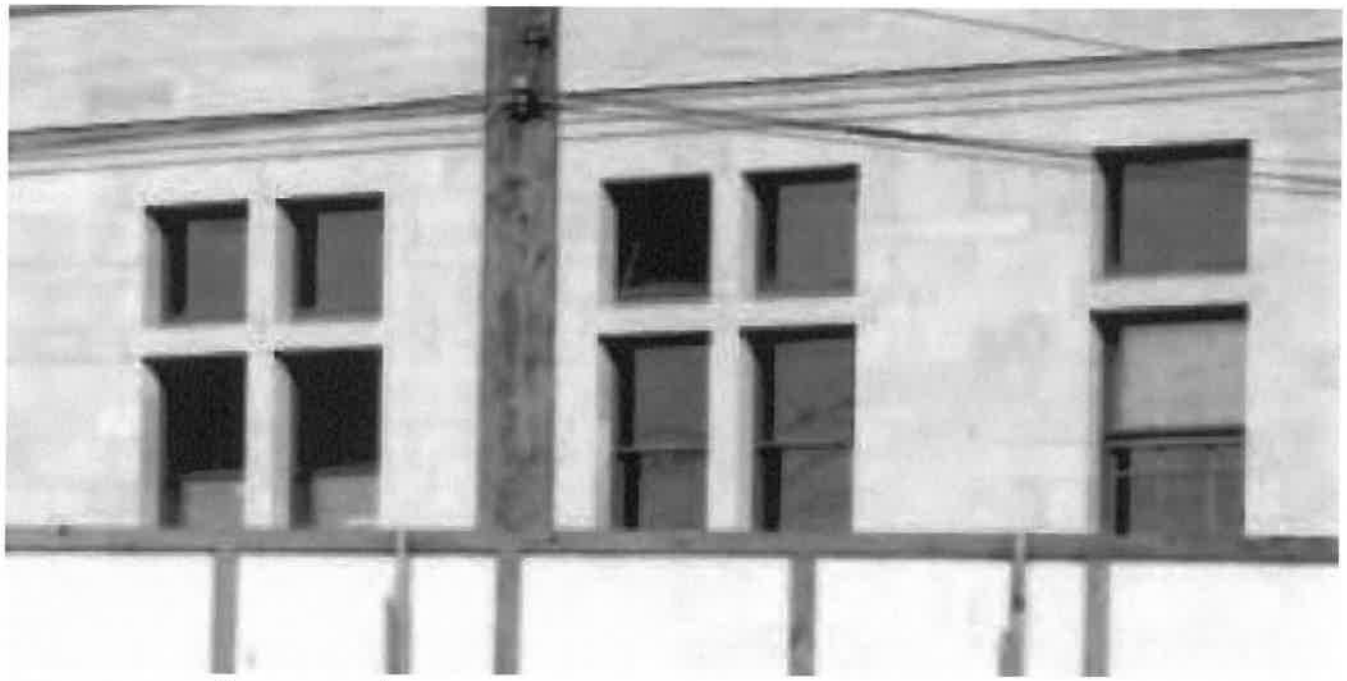
5.3.1 WINDOWS

The window openings are deep reveals in the upper walls, with continuous expressed sills that run as stringcourses under each level of windows. The first and second floor windows have individual transoms, which are separated by stone mullions. Window openings on the three main elevations are generally paired, with central stone mullions. The basement windows have a distinctive triple-coved header that steps back from the wall plane, a detail typical of the original Post Office; a portion of these walls date from 1894-98.

The original window sash were double-hung wooden sash, with equally divided lites. The original transoms were operable hopper windows that opened to the inside. All original window sash been replaced with modern metal inserts. The window frames appear to be intact.

Conservation Recommendation: Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended rehabilitation. Determine if new sash can be inserted in original frames, where retained. If so, consider double-glazed units.
- Install window frames of appropriate colour.



1915 - Note operable transom window.

Existing windows - exterior.

Existing windows - interior.

5.3.2 GROUND FLOOR OPENINGS

There are a limited number of original ground floor openings, as the secure nature of the building did not require public access on the back elevations. The existing openings are:

Humboldt Street

- Large segmental-arched opening, facing west, which is currently used as a storefront. This opening originally provided vehicle access to the lower level.
- Large square-topped opening in the middle of the façade that allowed vehicle access, which is a later incision (date unknown). This entry has an overhead roll-up metal door.
- South-facing segmental-arched carriage opening, which provided a secure loading pass-through for the original bonded warehouse. The head of the arch appears to have been raised in 1914-16. This entry retains its original granite "carriage guards" (also known as "knocking posts" or "hub stones"). The entry has been infilled with concrete blocks and has a single-leaf entry door.

Wharf Street

- There are no additional entries that face Wharf Street.

Courtney Street

- North-facing segmental-arched carriage opening, which provided a secure loading pass-through for the original bonded warehouse. The head of the arch appears to have been raised in 1914-16. This entry retains its original granite "carriage guards" (also known as "knocking posts" or "hub stones"). This entry has an overhead roll-up metal door.
- Entry door opening with elaborate upper-level surround, which originally provided access to the first floor. The rounded granite steps have been removed, and the door has been blocked in.

Conservation Recommendation: Rehabilitation

- Retain existing openings for functional uses.
- Re-open blocked entries.
- Determine functional requirements of new uses. Introduce any proposed new openings in an appropriate manner. Refer to Standard #11: Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Original carriage guard - *aka* knocking post or hub stone.

2014 - Infilled doorway.

2014 - Garage door.

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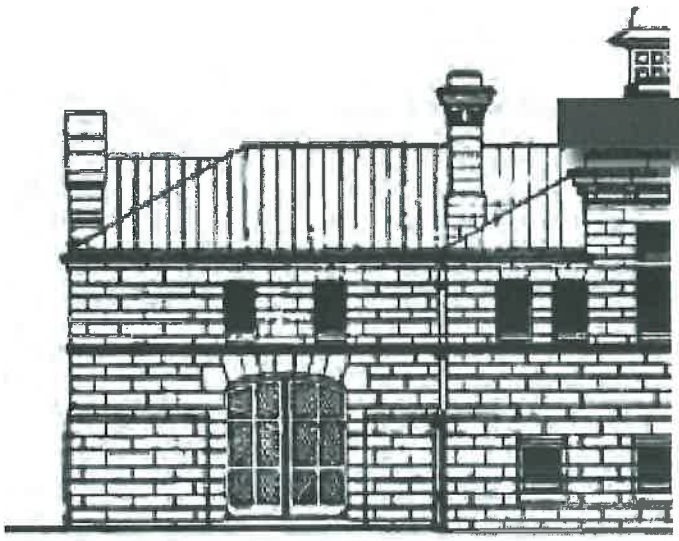
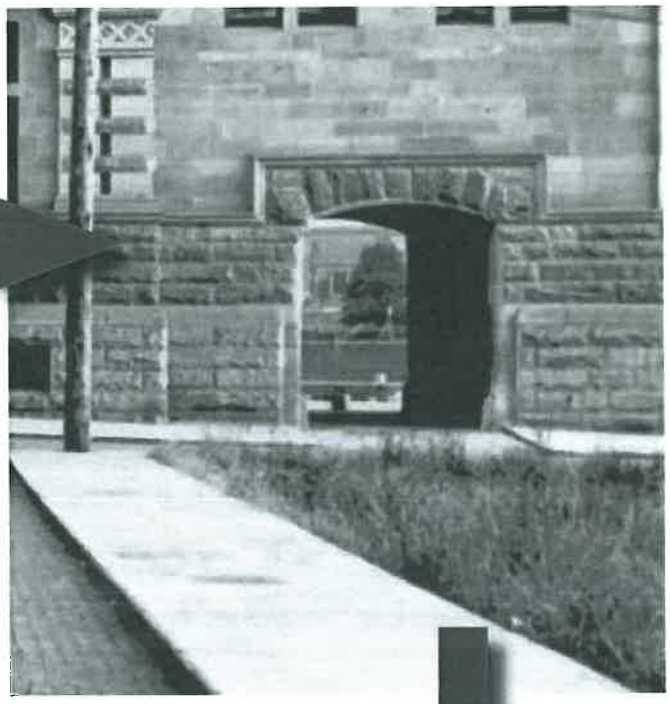


1898 - Original carriageway configuration.



1914-16 - Raised arch over opening.

2014

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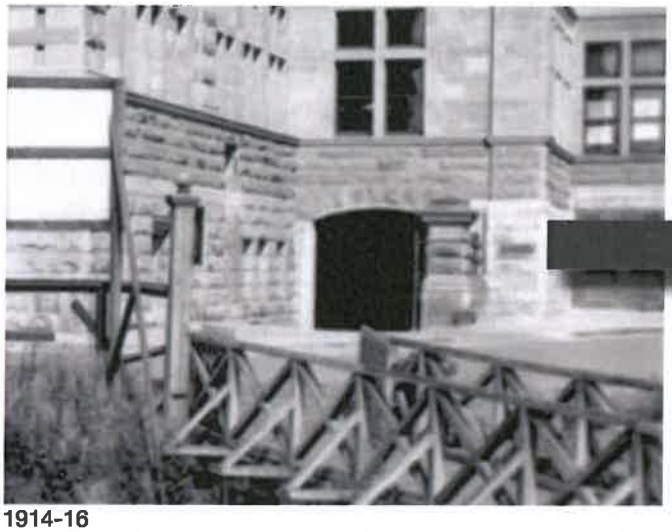


1914-16

2014

1914-16

2014

5.4 RESTORATION OF MISSING ELEMENTS

A number of features were removed when the building was re-roofed and new flashings installed. This included the original ball finials and two 1914 A.D. date plaques. These missing features may have been salvaged, and should be located and examined for appropriate re-installation.

Conservation Recommendation: Restoration

- Re-install missing features that can be located and repaired.
- If original features are not available, they should be replicated based on archival documentation.

1915 [Public Works Department / Library and Archives Canada / PA-046710]

1915 [Public Works Department / Library and Archives Canada / PA-046709]

5.5 EXTERIOR COLOUR SCHEDULE

The building is of massive masonry construction, and there is very little applied colour, except as noted below:

Mortar Colour: there are several types of mortar evident. The granite base blocks have intricate red tuckpointing, while the sandstone has fine-tooled grey mortar joints. The tan brick in the lightwell has red mortar joints. The colour of these mortars should be respected, and re-instated when required during the rehabilitation work.

Window Sash Colour: The original window sash has been removed, and it is unknown what materials may be available for sampling underneath later flashings and window inserts. If any original materials exist, the final window colour will be based on testing any early paint samples. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the windows. If no original materials remain to be sampled, it is clear from the archival images that the window sash was very dark, and it may be assumed that it was likely very dark black-green or else gloss black.

Door Colour: No original doors have survived to be tested. It may be assumed that they were a stained and varnished finish.

Conservation Recommendation: Rehabilitation

- Determine an appropriate historic colour scheme for exterior painted finishes.

5.6 SIGNS

The Victoria Custom House did not originally display any signage. As a rehabilitation will occur that will introduce commercial / retail uses at the ground floor level, a sign program will need to be developed that will allow the installation of compatible and sympathetic signs.

Conservation Recommendation: Install Sympathetic New Signs

- When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *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.

5.7 INTERIOR FEATURES

The interior spaces were utilitarian and supported essentially warehouse functions. Every level has been stripped of original demising and finishes, and rebuilt. Due to extensive interior rebuilding that will be required, some identified interior features such as the terrazzo floors in the circulation core cannot be maintained. Other elements can be salvaged as possible.

Interior Conservation Recommendation: Rehabilitation

- Document any surviving interior features during strip-out, and retain any that have heritage or interpretive value, such as cast iron newel posts.
- Rehabilitate the interior spaces in a compatible but contemporary manner.

6. MAINTENANCE PLAN

The building owner or party who is responsible for the long-term protection of the heritage features of the rehabilitated building should adopt a Maintenance Plan, which should include provisions for:

- copies of the Maintenance Plan and this Conservation Plan to incorporated into the terms of reference for the management and maintenance contract for the building;
- cyclical maintenance procedures are 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 owner.

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 aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amounts of money otherwise required for later repairs.

6.2 PERMITTING AND LEGAL COMMITMENTS

Regular or routine maintenance, such as simple in-kind repair of materials, or repainting in the same colour, will not require a Heritage Alteration Permit; all other changes to the exterior of the building are subject to a Heritage Alteration Permit. It is the responsibility of the owner and the management / maintenance contractor to understand the agreement that provides legal protection of the building, contravention of which can result in harsh penalties.

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 be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as masonry wall surfaces. These 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 are prohibited, and 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 which contribute to its heritage value such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide any interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle 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. They should be carried out by a qualified person, preferably one with experience in 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.

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. Major issues of concern should be extracted from the report by the management / maintenance contractor and/or property manager and presented to the owner.

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 viable, 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-sealant, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

Each 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 intervention when needed.

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

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. Water supports all forms of biological decay such as rot, fungus, moss, lichen, termites, powder post beetle, and other insects.

The most common place for water to enter a building is through the roof and/or the guttering and downspout systems. Because the Victoria Custom House has no external downspouts, the internal ones must be more rigorously inspected and maintained. An apparent minor roof or clogged gutter leak that is ignored can introduce enough moisture to support biological decay in a building on a scale necessitating removal of walls and floors, and replacement of structural systems and services. Keeping roofs repaired or renewed and gutters frequently cleaned is a more cost-effective 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 addressed immediately.

6.8 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Victoria Custom House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Masonry

- Are moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges)
- Is spalling from freezing or sub-florescence present? Location?
- Is efflorescence present? Location?
- Need for pointing repair? Condition of existing pointing and re-pointing?
- Are there cracks due to shrinking and expansion?
- Are there cracks due to structural movement?
- Are there unexplained cracks?
- Do cracks require continued monitoring?
- Are there signs of the iron lintels over window heads and storefronts corroding?
- Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- Do the surfaces need cleaning, especially at air vents?

Windows

- Is there glass cracked or missing?
- If the glass is secured by beading, are the beads in good condition?
- Is there condensation or water damage?
- Do the windows swing or slide freely?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Is the caulking between the frame and the masonry in good condition?

Roof

- Are there water blockage points? Is water pooling present?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are flashings well seated?
- Are metal joints and seams sound?
- Insect or bird infestation?
- Is there rubbish build-up on the roof?
- Are there blisters or slits in the roof membrane?
- Are downspouts running freely?

6.9 MAINTENANCE PROGRAMME INSPECTION CYCLE

Daily

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

Monthly

- Have all rainwater gutters and drains cleaned of debris as required.
- Major issues entered into log book and reviewed by the property manager.

Quarterly

- Check roofs inside and outside including gutters, valleys, downspouts, etc.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of gutters and drains to cope with winter rains and summer storms.
- Check condition of weather sealants (Fall).
- Clean the exterior surfaces using a soft bristle broom/ brush or low-pressure water washing (hose pressure).

Annually (Spring)

- Inspect masonry for cracks, deterioration or surface spalling.
- Inspect sheet metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up any worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- 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.

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.

Storm Inspections (As required)

- After any storm, inspect for any damage. Gutters and drains should be checked and cleaned.

Major Maintenance Work (As required)

- Re-roofing and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH REFERENCES

HISTORIC NAMES:
- Victoria Public Building Annex (1898-1916)
- Victoria Public Building, Additions (1916-1952)
- Victoria Custom House (1952-2014)

COMMON NAME: Federal Building
CIVIC ADDRESS: 811 Wharf Street / 816 Government Street
LEGAL DESCRIPTION: Lots 1-8, Block 71, Plan 219, LD: 57
ORIGINAL OWNER: Crown Federal
CONSTRUCTION DATE: 1894-1898 / 1908/ 1914-16
ARCHITECT: Thomas Fuller, original building and foundations, 1894-98;
David Ewart, Federal Department of Public Works, additions, 1908 and 1914-16
CONTRACTORS: Elford & Smith 1894-98; Dinsdale & Malcolm, 1908; McAlpine Robertson Cons. Co., 1914-16

CITY OF VICTORIA
- Victoria City Hall: No original Plans
- Building Permit: None located.
- Plumbing Permit #356 (T-38, older plans, no signature), August 9, 1895.

NEWSPAPERS
- *Daily Colonist* [Victoria], January 19, 1937, pps. 1, 8: "Post Office Building is Swept by Fire."
- *Daily Colonist* [Victoria], January 20, 1937, pps. 1, 6: "Postal Services are Restored to Normal after $50,000 Blaze."
- *Daily Colonist* [Victoria], April 13, 1937, p. 2: "To Restore Post Office."
- *Daily Colonist* [Victoria], August 31, 1937, p. 6: "Awarded Contract."
- *Daily Colonist* [Victoria], December 10, 1938, p. 1: "Propose Federal Building in Victoria to Combine Customs and Post Office Departments."
- *Daily Colonist* [Victoria], December 14, 1938, p. 4, Editorial: "Federal Buildings in Victoria."
- *Daily Colonist* [Victoria], August 18, 1939, p. 1: "Tenants to Have Notice to Leave Post Office site."
- *Daily Colonist* [Victoria], March 11, 1944, p. 13: "New Sketches for Federal Building."
- *Daily Colonist* [Victoria], October 14, 1945, p. 1, 3: Site of Proposed New Post Office" and "To Call for Tenders for $1,500,000 Post Office Here."
- *Daily Province* [Vancouver], December 15, 1945, p. 2: "Victoria Post Office to be Started Soon."
- *Daily Colonist* [Victoria], July 24, 1947, p. 19: "Hope to Start Post Office Next Summer."
- *Daily Colonist* [Victoria], September 18, 1947, p. 3: "Tenants on Post Office Site Are Given Notices to Vacate."
- *Daily Colonist* [Victoria], October 5, 1947, p. 3: "Work on Victoria Post Office Likely to Start Early in 1948."
- *Daily Colonist* [Victoria], January 18, 1948, p. 1: "Prospects Fade for Building of Post Office."
- *Daily Colonist* [Victoria], November 9, 1948, p. 1: "Expect Tenders Soon for $2,500,000 City Post Office Building."
- *Victoria Daily Times*, February 21, 1949, p. 3: "Start This Year on Post Office Says Mayhew."
- *Victoria Daily Times*, May 1, 1949, p. 3: "Will Call Tenders Immediately for Post Office Here."

- *Victoria Daily Times,* June 25, 1949, p. 1: "Open Five Tenders For New Post Office."
- *Daily Colonist* [Victoria], August 4, 1949, p. 1: "Ottawa to Retain Use of Old City Post Office."
- *Daily Colonist* [Victoria], May 29, 1952, p. 15: "Historical Relic for Building."
- *Victoria Daily Times*, September 8, 1952, p. 1: "Post Office Move Completed; Many Visit Building."
- *Victoria Daily Times,* September 13, 1952, p. 15: "Former Post Office Remodelling Due Soon; $150,000 provided in Dominion Estimates."
- *Victoria Daily Times*, September 24, 1952, p. 13: "Old Post Office Renovation for Customs Staff delayed."
- *Victoria Daily Times*, February 8, 1956, p. 21: "Tenders Called on Federal Block; Old Post Office Slated for Full-Scale Reconstruction."
- *Daily Colonist* [Victoria], July 22, 1956, p. 19: "Post Office in 1890s Had Everyone Agog."
- *Times-Colonist* [Victoria], March 26, 1988: "Custom Building Plan Horrifies Heritage Group."
- *Times-Colonist* [Victoria], April 30, 1988: "Why Settle for more federal ticky-tack at gateway to harbor?"
- *Times-Colonist* [Victoria], May 6, 1988: "Victoria Aldermen favor heritage plan."

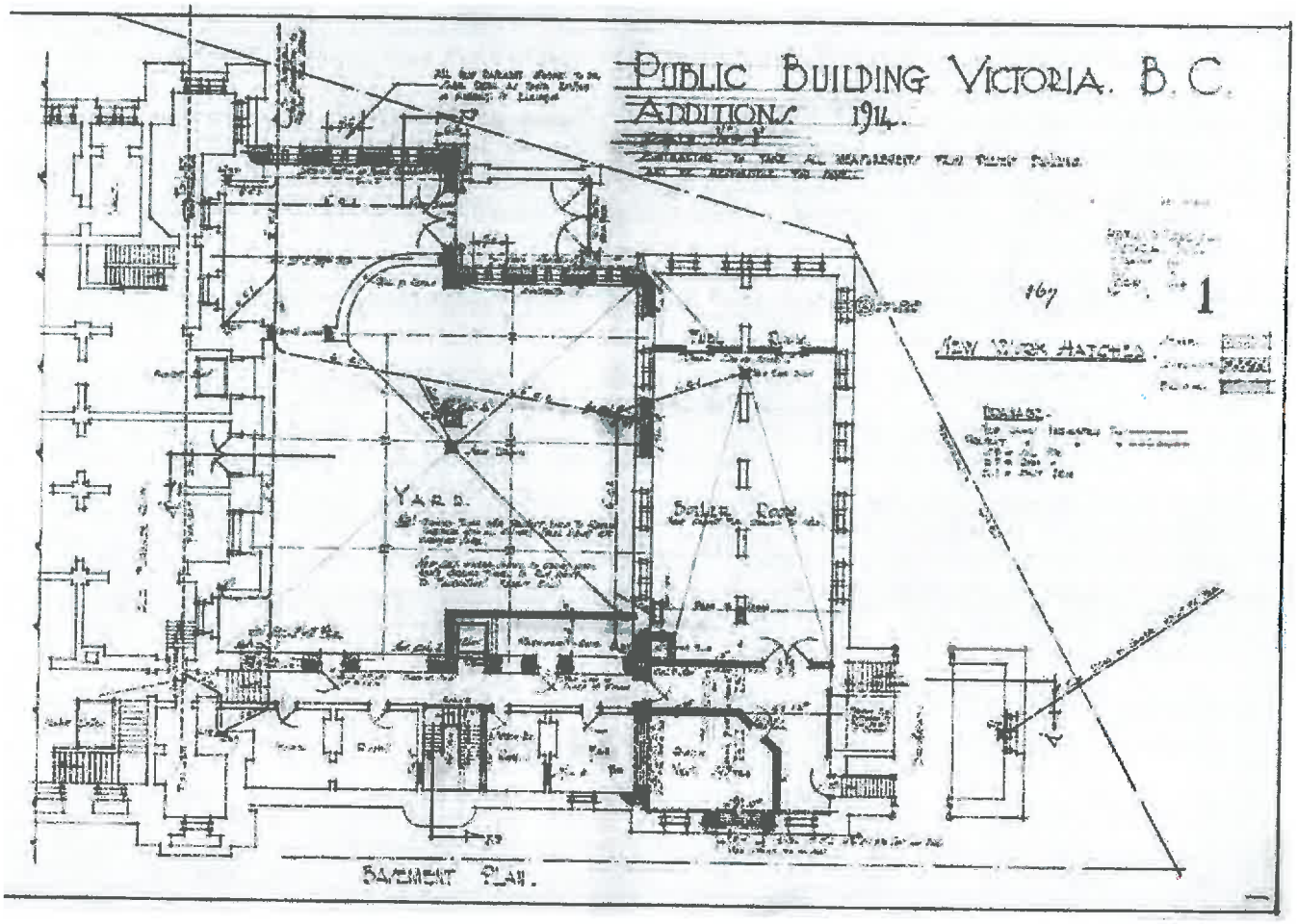
PUBLISHED SOURCES

- *Canadian Architect & Builder:* July 1896 [Vol. 9, No. 7], page 110 and Plates 1-4; structure designed by Thomas Fuller.
- Hora, Z.D. and Miller, L.B. "Dimension Stone in Victoria, B.C.: A City Guide and Walking Tour." Geological Survey Branch Information Circular, 1994-15, August 1994.
- International Correspondence School Reference Library: Masonry. International Textbook Company, Scranton, Pennsylvania, 1904.
- Luxton, Donald. *Building the West: The Early Architects of British Columbia.* Talonbooks, Vancouver, 2nd Ed., 2007.
- Mills, Edward. *Custom House, 816 Government Street, Victoria, British Columbia.* Federal Heritage Buildings Review Office, Building Report 85-05, 1985.
- Parks, W.A. *Report on the Building and Ornamental Stones of Canada.* Canadian Department of Mines, Volume 5, Report No. 452, 1917
- Wright, Janet. Crown Assets: *The Architecture of the Department of Public Works 1867-1967.* Toronto: University of Toronto Press, 1997.

APPENDIX B: PUBLIC WORKS CANADA PLANS

85

FEDERAL DEPARTMENT OF PUBLIC WORKS PLANS: PUBLIC BUILDING, VICTORIA, ADDITIONS 1914



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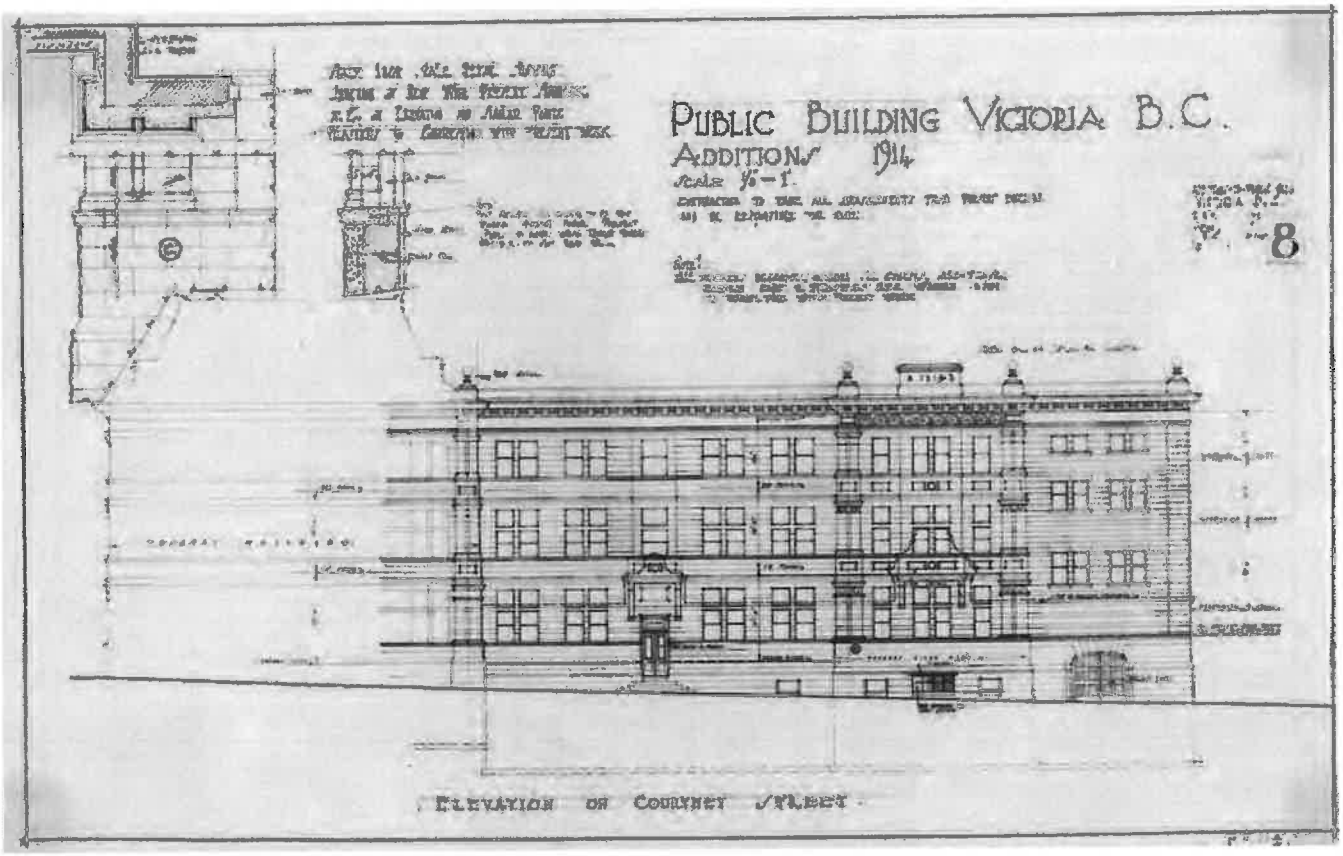
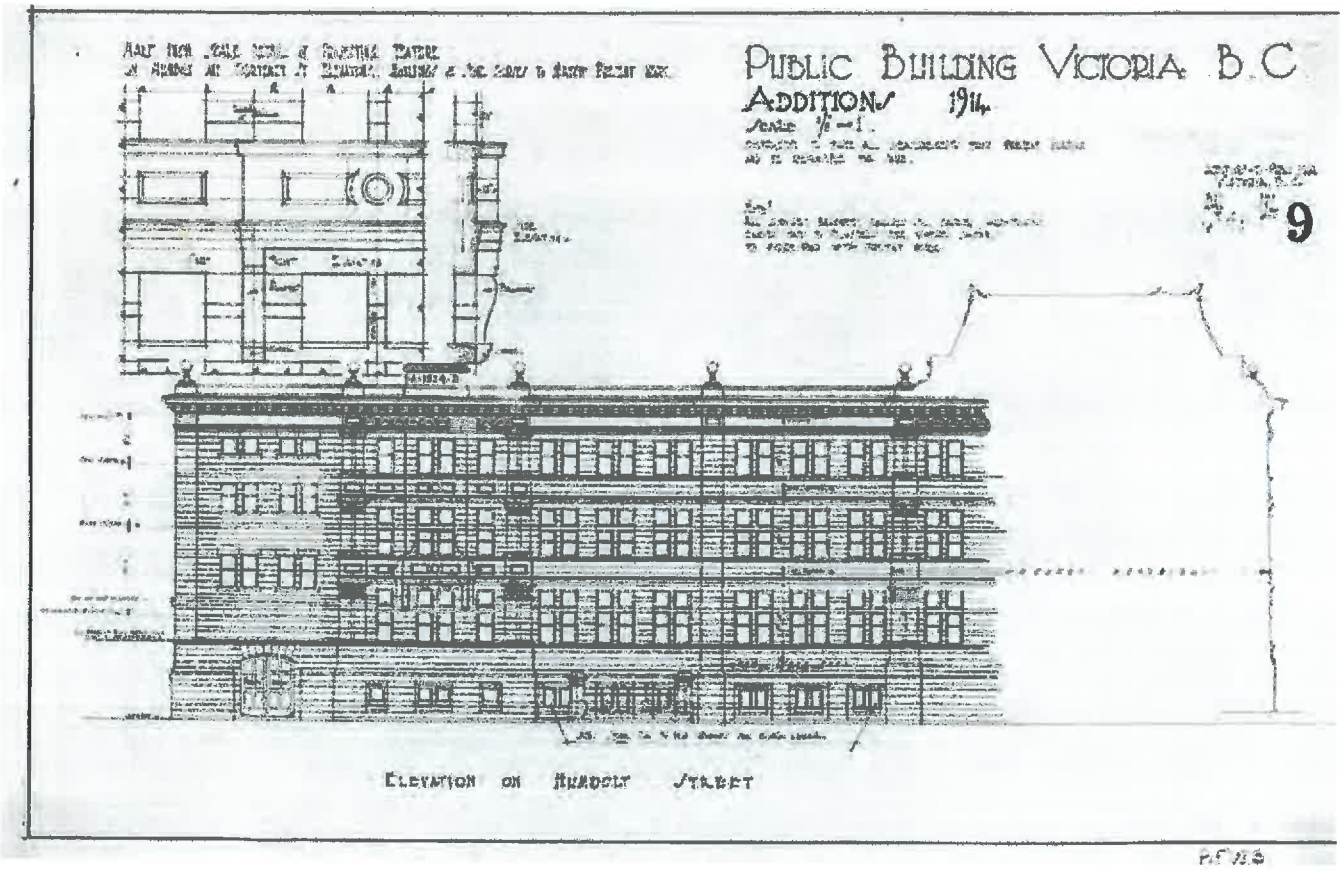
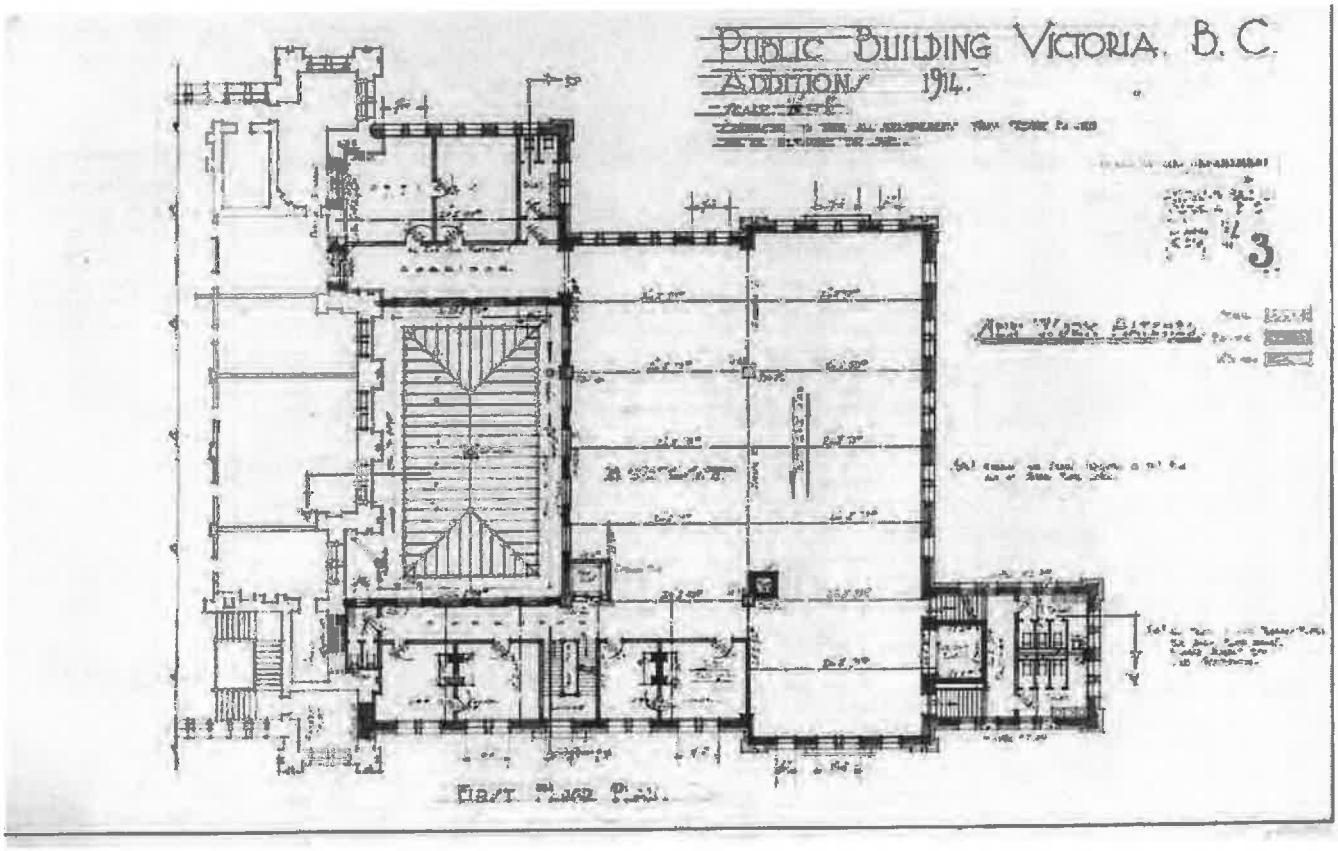

PUBLIC BUILDING VICTORIA B.C.
ADDITION 1914
8
ELEVATION ON COURTNEY STREET

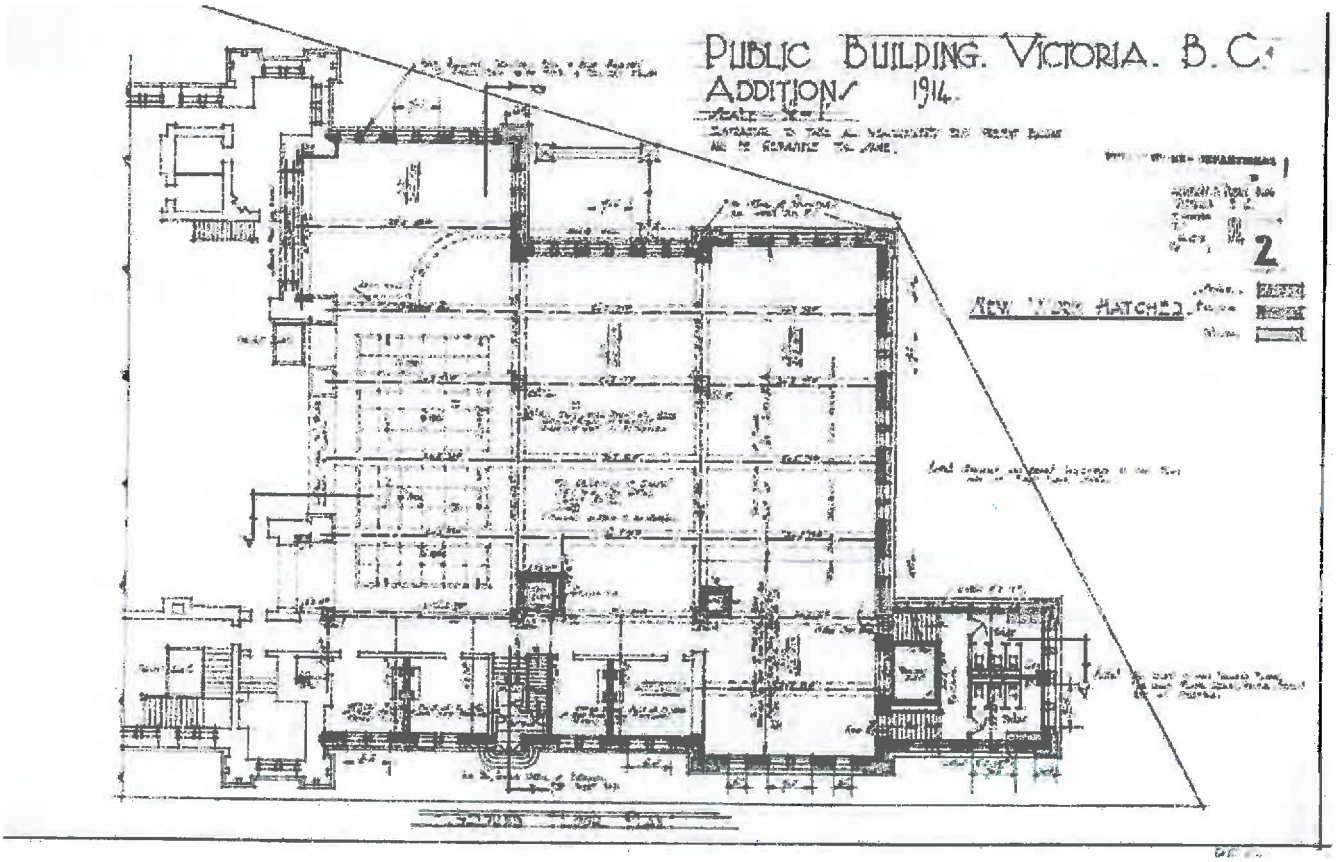
87


PUBLIC BUILDING VICTORIA B.C
ADDITION 1914
9
ELEVATION ON BROADST STREET

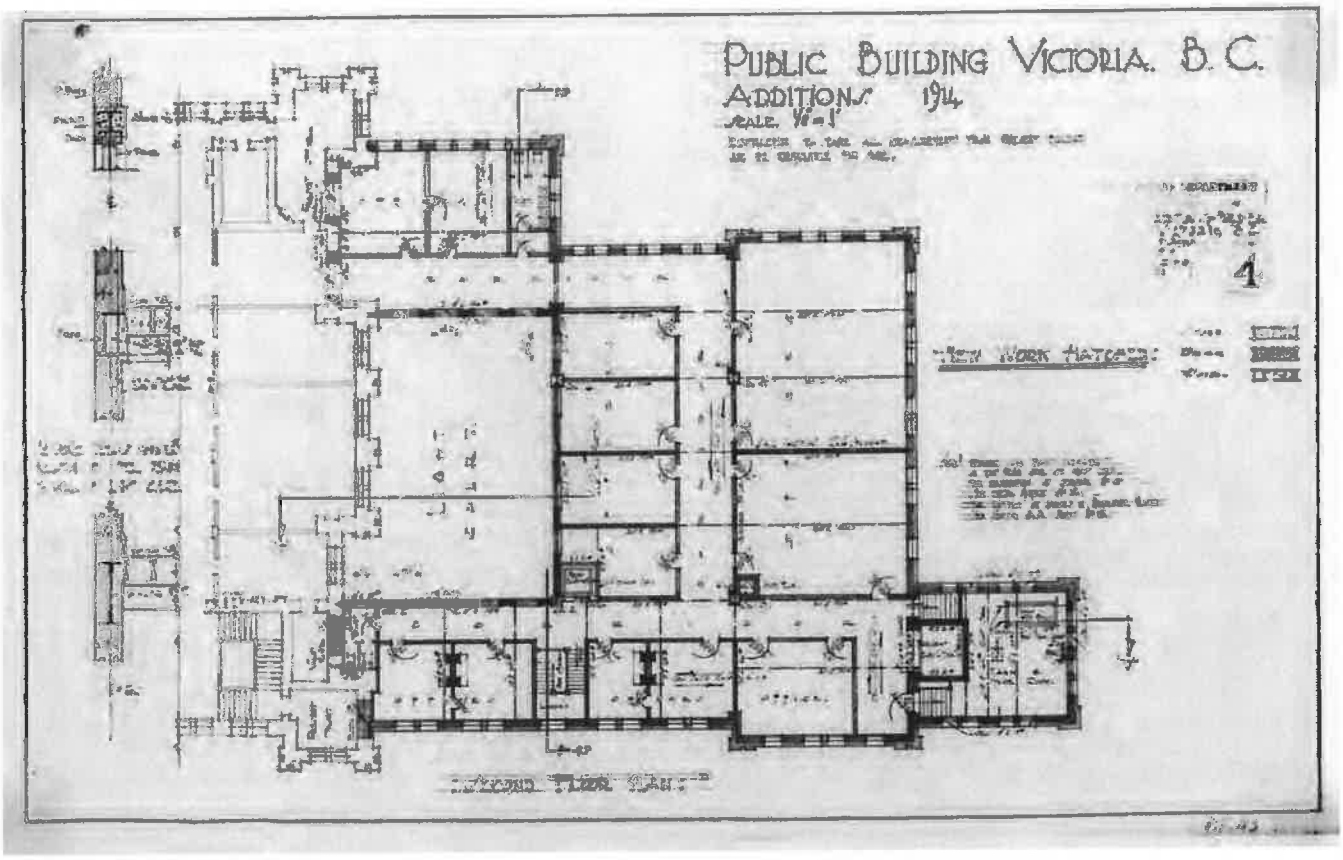
88


PUBLIC BUILDING VICTORIA, B.C.
ADDITIONS 1914.
3
FIRST FLOOR PLAN.

89


PUBLIC BUILDING. VICTORIA. B.C.
ADDITION 1914.
2
NEW WORK HATCHED

90



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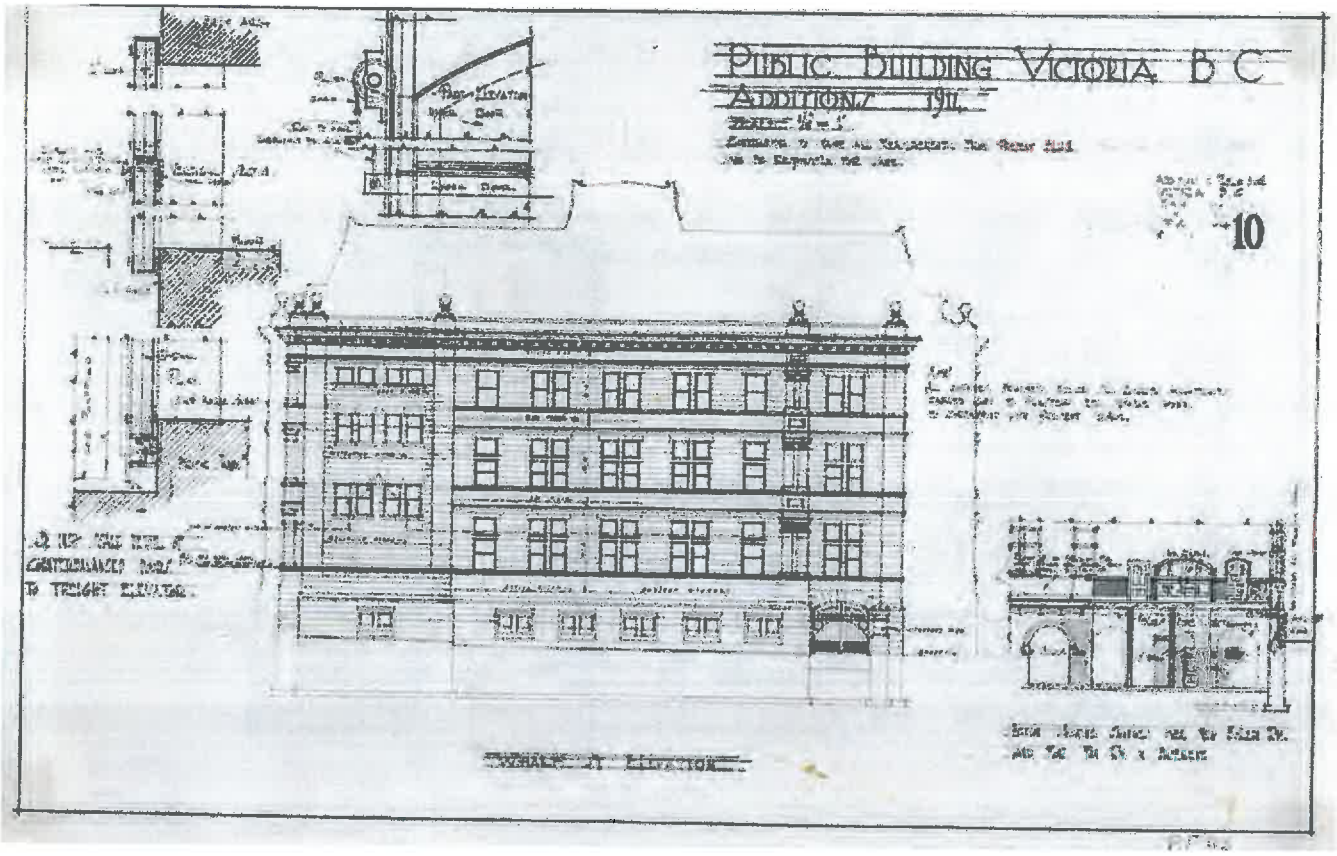

APPENDIX C: SESSIONAL PAPERS

SESSIONAL PAPERS: ANNUAL REPORTS OF THE FEDERAL DEPARTMENT OF PUBLIC WORKS

REPORT OF THE CHIEF ARCHITECT 1894-1895 [II, p.39]

On 16th January, 1894, the Government purchased from Canada Western Hotel Company, lots 1-8 between Government and Wharf Streets, with frontage of 150 ft. on Government Street.

Plans, etc. were prepared and a contract for the construction was entered into on 21st November, 1894.

The building is to have stone outside walls with basement and ground floor partitions of brick, and the floors, roof and remaining partitions of wood; and will consist of a main portion of 136 ft. by 75 ft., having three full storeys, a basement and a mansard, and also L-shaped annex of one storey and basement, consisting of a portion to be devoted to stores 75 ft. by 26 ft., a bonded warehouse 109 ft. by 39 ft., and in the rear of the bonded warehouse a one storey driveway 30 ft. by 29 ft. 4 inches.

The main building is to contain in the basement furnace and fuel-rooms, store-room, water closets, etc., in the ground floor is to be the post office, the first floor the customs and finance, the second floor the inland revenue and post office inspector's office, and the attic is in part to be occupied by the caretaker.

Plans, etc., prepared by this department and work to be supervised by the late F. Toms of Ottawa and on his decease was transferred by his estate to Elford & Smith, of Victoria, B.C., who signed a contract for the construction on 14th March, 1895.

REPORT OF THE CHIEF ARCHITECT 1895-1896 [III, p.47]

Fair progress has been made during the year on this building, which was described in my report of last year. The resident engineer in charge reports on the advantage gained by having the stone inspected in the quarry, a few pieces that had been exposed to salt water were dressed and showed discolouration by exudation and deterioration by efflorescence, the tool marks gradually disappearing.

Plans and specifications were prepared and tenders were asked for the construction of a hot water heating apparatus.

Plans, &c., prepared and work supervised by this department. F.C. Gamble, C.E., resident engineer.

Contractors, Elford & Smith, Victoria, B.C.

REPORT OF THE CHIEF ARCHITECT 1896-1897 [II, p.48]

The building is now approaching completion and it is expected that it will be completely fitted up and furnished ready for occupation by the close of the fiscal year 1897-1898. Plans and specifications prepared and work supervised by this department.

Clerk of Work, A.G. Smith.

Resident engineer, F.C. Gamble, C.E.

Contractors, Messrs. Elford & Smith, Victoria, B.C.

REPORT OF THE CHIEF ARCHITECT 1897-1898 [III, p.51]

The building is being fitted up for occupation.

An electronic passenger hoist and an electric freight hoist – the latter for the mail bags – are being put in. A hot water heating apparatus is also in the course of construction. A contract is entered into for a steel vault in the receiver general's branch. Granolithic pavements have been laid about the building on Government, Courtney, Humboldt and Wharf streets. The electric light has been installed throughout the building.

Plans and specifications prepared and work supervised by this department.

Until 1897 work supervised by F.C. Gamble, when he was succeeded by Wm. Henderson, Victoria, B.C., resident clerk of works.

Contractors for the building, Elford & Smith, Victoria, B.C.

do [ditto]	post office fittings, Weiler Bros.
do [ditto]	savings bank fittings, B.C. Furniture Co., Limited.
do [ditto]	savings bank deposit vault, J. & J. Taylor, Toronto, Ontario.
do [ditto]	hoists, John Fenson & Son, Toronto, Ont.

do [ditto]	heating, Jos. Lamarche, Montreal, P.Q.
do [ditto]	paving, B.C. Roofing and Paving Co., Victoria.
do [ditto]	lighting, Geo. C. Hunton & Co., Victoria.

REPORT OF THE CHIEF ARCHITECT 1898-1899 [III, p.24]

The works treated of in my report last year were completed and the building is furnished and occupied.

Work superintended by Wm. Henderson, clerk of works, Victoria, B.C.

REPORT OF THE CHIEF ARCHITECT 1908-1909

On May 26, 1908, a contract was entered into for an addition to this building formed by inclosing the courtyard, two sides of which consist of the one storey adjunct and one side consist of the end of the main building, to form a workroom for the post office.

Plans, &c., prepared by this department.

Work supervised by Wm. Henderson, resident architect, Victoria, B.C.

Contractors, Dinsdale & Malcolm.

REPORT OF THE CHIEF ARCHITECT 1909-1910 [III, pps.35-36]

The contract for the addition which was referred to in the last year's report is completed and the heating, lighting and water services extended thereto and furniture and fittings supplied.

Work done under the supervision of Wm. Henderson, resident architect, Victoria, B.C.

REPORT OF THE CHIEF ARCHITECT 1915-1916 [pps.66-67]

The addition to the public building which was in the course of construction during 1914-15-16 has now been completed and gives a splendidly equipped building for the conducting of public business.

REPORT OF THE CHIEF ARCHITECT 1937 [p.42]

Public Building – On the evening of January 18, 1937, a fire broke out in the upper part of the post office building and did considerable damage, particularly to the third and fourth floors. As soon as possible after the fire the debris was removed from the upper stories of the building and a temporary roof put on. The third floor was restored and radiation replaced and offices fitted up for the Department of Pensions and National Health. The post office screen and tile-work damaged during the fire were replaced. Sundry repairs were made to different parts of the building, which had been damaged by the fire.

REPORT OF THE CHIEF ARCHITECT 1938 [p.53]

Public Building – A contract was let in September, 1937, for the restoration and repair of this building which had been damaged by fire. The temporary roof, burnt timber, mastic tile flooring, walls of the customs long room, etc., were removed and chimneys taken down. The damaged brick and stonework were replaced and new cement capped chimneys built. The layout of the second floor was changed, and the fourth floor rebuilt, a mastic tile flooring being laid. Telephone wiring and connections, plumbing and water services and heating and electric systems were extended to conform to new requirements. The roof was rebuilt and covered in copper.

APPENDIX D: FEDERAL DPW ACCOUNT BOOK

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FEDERAL DEPARTMENT OF PUBLIC WORKS ACCOUNT BOOK (C/O PARKS CANADA, OTTAWA)

VICTORIA CITY

POST OFFICE				
Building	1873-82	$78,339.00	$78,339.00	To June 1882
Imp. after fire	1938-38	$47,555.00	$47,555.00	C. - Parfitt Bros. Ltd.
	1938-51	–	–	M. Imp. - $19,903.00
			(3 contracts)	
Conveyors	1956-57	$18,854.00	$18,854.00	C. - Canadian Mechanical Handling Systems Ltd.
		Total	$144,976.00	
CUSTOMS				
Building	1873-73	$26,619.00	$39,164.00	To June 1882 L.P. - $3,600.00 Contractor: Smith & Clark M. Imp. - $6,400.00 (1956)
Add.	1956-59	$1,055,933.00	$1,081,362,21	L.P. $75,200.00 C. - Luney Bros. & Hamilton Ltd. A. - H. Whittaker $54,218.10
		Total	$1,120,526.21	
FEDERAL				
Building Orig.	1894-94	$198,765.00	$242,877.00	L.P. - $75,000.00 (1894) - $8,000.00 (1934) Contractor: Elford & Smith
Ext. Imp.	1908-08	$14,267.00	$25,385.00	L.P. - $300.00 (1906) C. - Dinsdale & Malcolm
Add.	1914-14	$147,500.00	$147,500.00	C. – McAlpine Robertson Cons. Co.

APPENDIX E: MASONRY CONSERVATION SPECIFICATIONS

GRANITE

Granite is a granular igneous rock, mostly consisting of quartz, feldspar, as well as biotite and muscovite mica. This combination gives granite its speckled appearance. Granite is very durable and is frequently used on the ground level of buildings. The rough-dressed granite on the Victoria Custom house was quarried from Nelson Island, and laid with red tuck-pointing.

Stone Repair

- Repair damaged portions only as necessary.
- Use granite from the same quarry, if possible.
- Granite that is used to fill in repairs should be adhered using an appropriate restoration mortar that matches the colour of the surrounding stone. Replacement granite should have the same finish as the the area that is being repaired. The colour and speckles should match the surrounding material as closely as possible.
- All repairs to the granite to be carried out by a skilled mason.

Mortar Repair

- Repoint only as necessary.
- Damaged or loose mortar should be raked out to a uniform depth without damaging the edges of the granite. Do not use power tools.
- Use red mortar to match the original tuck-pointing in colour, consistency, composition, strength, and pointing profile.

Cleaning

- Though granite is a strong stone and can withstand more intensive cleaning methods, such as power-washing, the presence of tuck-pointing requires that such methods not be used. Instead, the granite should be cleaned with a soft natural bristle bruch and a mild water rinse. Use mild detergents for excessive staining only if necessary.
- Abrasive cleaning and power washing are prohibited.

SANDSTONE

Sandstone is a sedimentary rock, consisting of sand-sized grains of mineral, rock, or organic material. Sandstone is very soft, and prone to deterioration. The rough-dressed lower courses and tooled upper courses of sandstone on the Victoria Custom house was quarried from Gabriola Island, and has the characteristic softness that makes the stones wear easily. Staining and spalling has also been noted on the sandstone.

Stone Repair

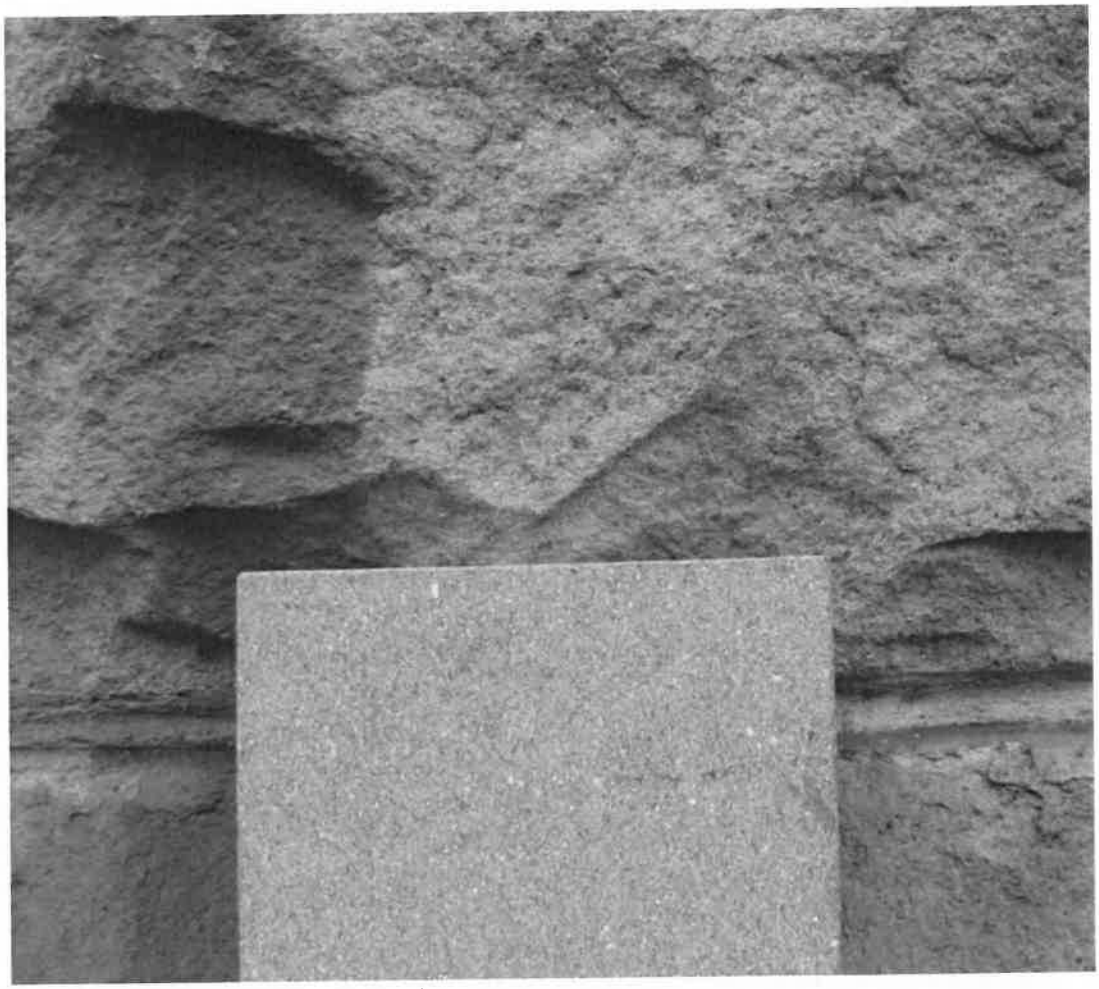
- Repair damaged portions only as necessary.
- If any stones need replacing, use matching sandstone to match the existing stones.
- The exfoliation of sandstone is a natural process and can be remediated by scaling back to a solid substrate in cases of minor exfoliation or spalling. For more extreme cases, the sandstone should be scaled back to a solid substrate and an appropriate restoration mortar should be used to restore the original appearance of the stone, including colour, texture, and finish.
- All repairs to the sandstone to be carried out by a skilled mason.

Mortar Repair

- Repoint only as necessary.
- Damaged or loose mortar should be raked out to a uniform depth without damaging the edges of the sandstone. Do not use power tools.
- If anchoring is required, ties should be anchored into the rear of the blocks.

Cleaning

- Sandstone is a soft stone, and prone to damage when intensively cleaned. Extreme caution should be taken to ensure the gentlest means possible are used to clean the sandstone.
- Remove dirt using a soft bristle brush. More severe stains should be cleaned using a mild detergent.
- Abrasive cleaning and power washing are prohibited.



Potential match to cleaned Gabriola sandstone

DONALD LUXTON
ASSOCIATES

SCHEDULE C

Heritage Building Proposed Interventions

816 GOVERNMENT STREET, VICTORIA, B.C.

HERITAGE BUILDING PROPOSED INTERVENTIONS

HERITAGE INTERVENTIONS

APRIL 02, 2015

ARCHITECT

STUDIO ONE ARCHITECTURE INC.
240 - 328 West 8th Avenue
Vancouver, B.C V6T 3X2

Phone: 604-731-3966
Fax: 604-734-1121

ARCHITECT CONSULTANT

PAUL MERRICK CONSULTING LTD.
6574 Tickefer Rd E
Sooke, B.C. V0Z 1N6

Phone: 250-642-7708
Fax: 250-888-1109

HERITAGE CONSULTANT

DONALD LUXTON & ASSOCIATES INC.
1030-470 Granville Street
Vancouver, B.C. V6C 1V5

Phone: 604-688-1218

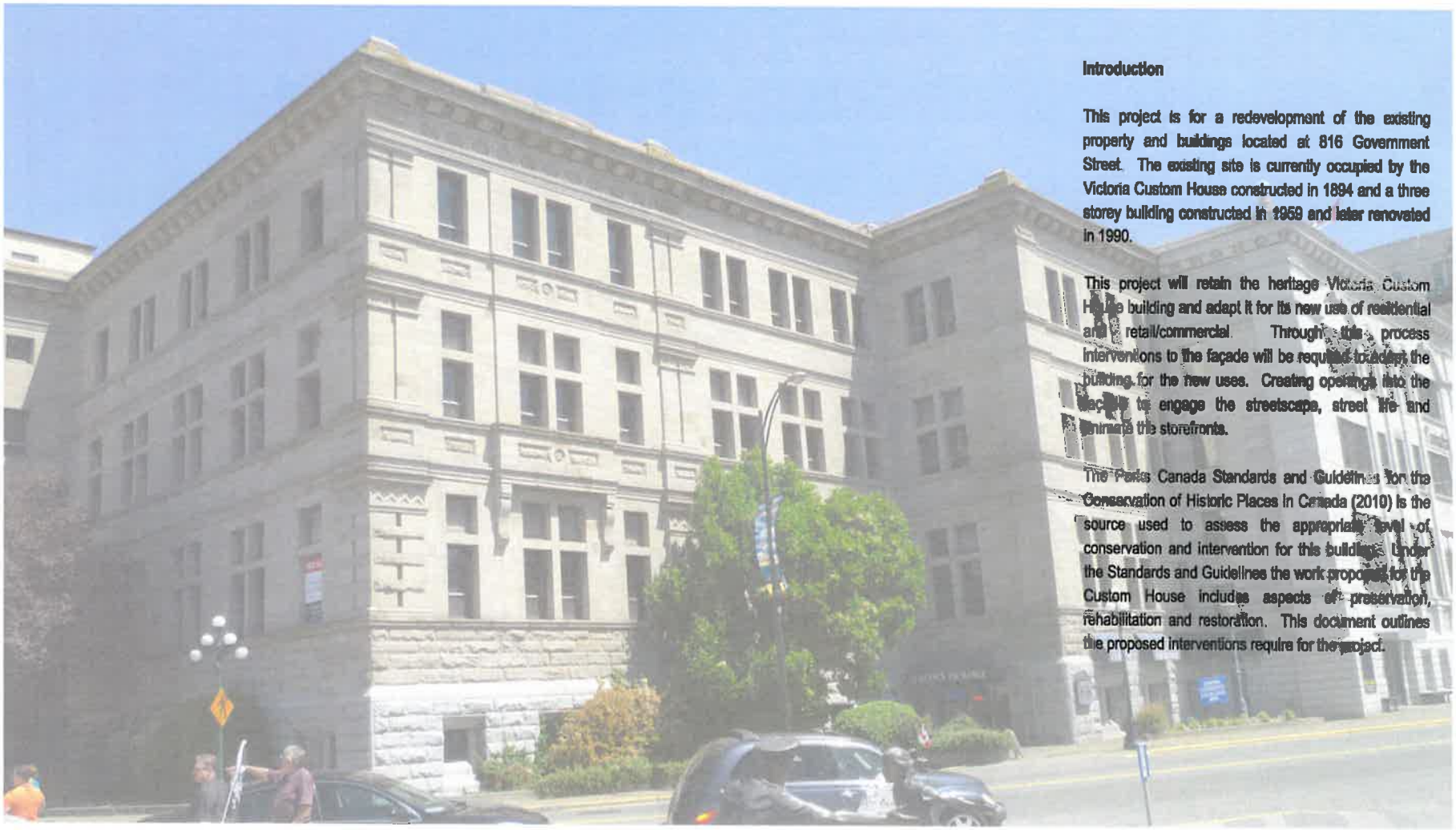
LANDSCAPE ARCHITECT

DURANTE KREUK LTD.
102-1673 W5 Avenue
Vancouver, B.C. V6J 1N5

Phone: 604-684-4611
Fax: 604-684-0577

PAUL MERRICK CONSULTING LTD

studioone architecture inc.

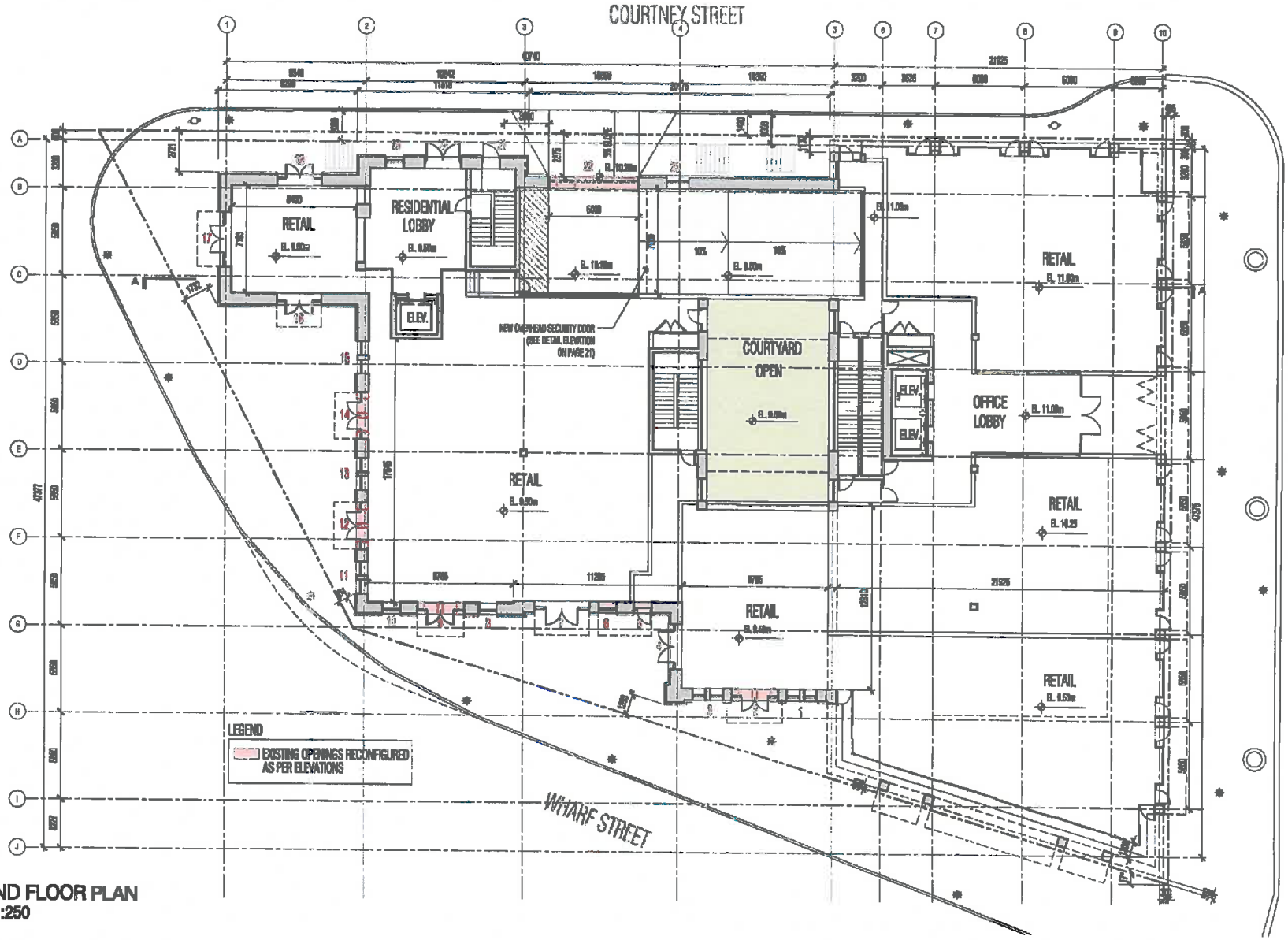


Introduction

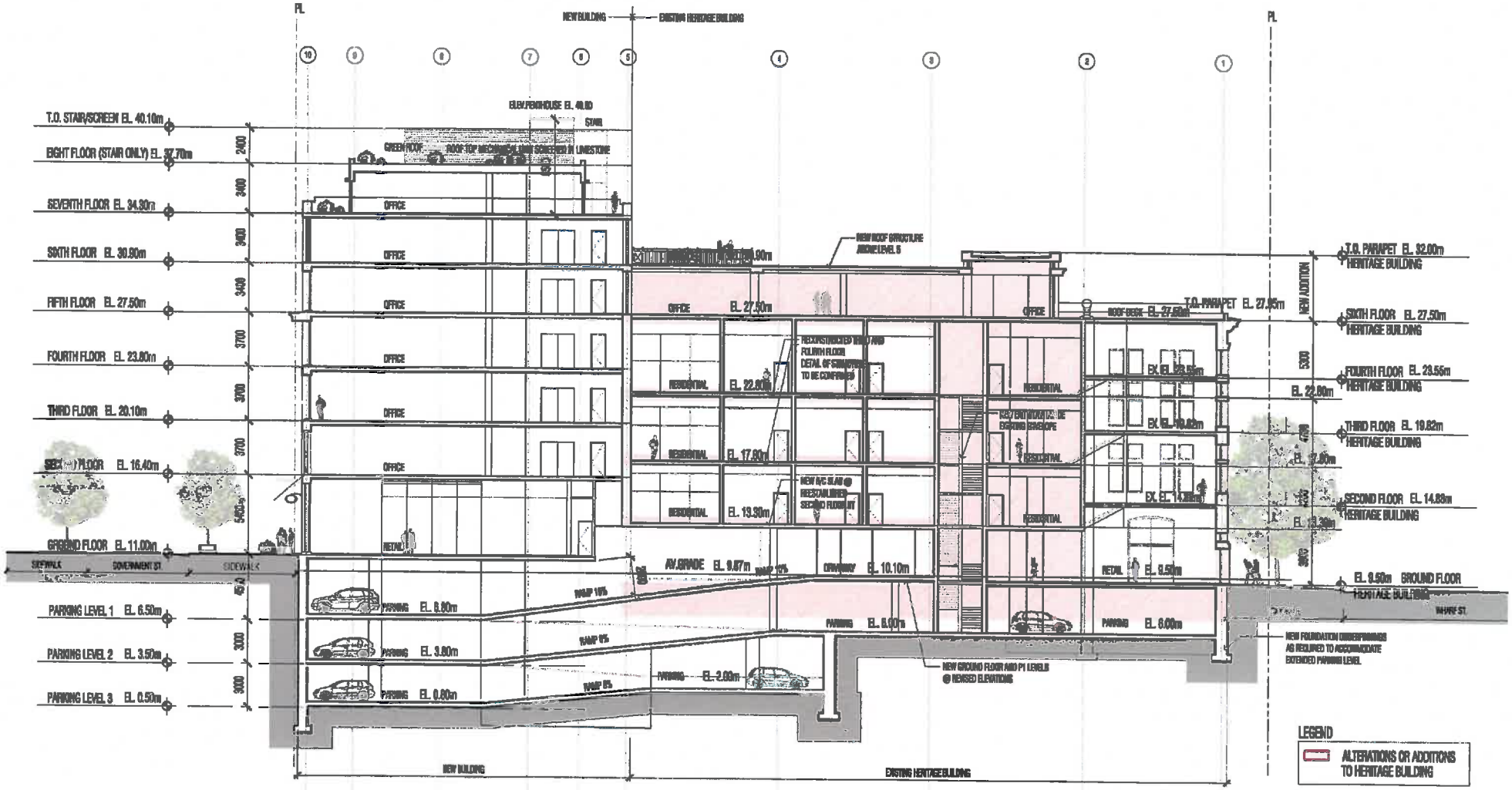
This project is for a redevelopment of the existing property and buildings located at 816 Government Street. The existing site is currently occupied by the Victoria Custom House constructed in 1894 and a three storey building constructed in 1959 and later renovated in 1990.

This project will retain the heritage Victoria Custom House building and adapt it for its new use of residential and retail/commercial. Through this process interventions to the façade will be required to adapt the building for the new uses. Creating openings into the facade to engage the streetscape, street life and animate the storefronts.

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 for this building. Under the Standards and Guidelines the work proposed for the Custom House includes aspects of preservation, rehabilitation and restoration. This document outlines the proposed interventions require for the project.



GROUND FLOOR PLAN
SCALE 1:250



SECTION A
scale 1:250

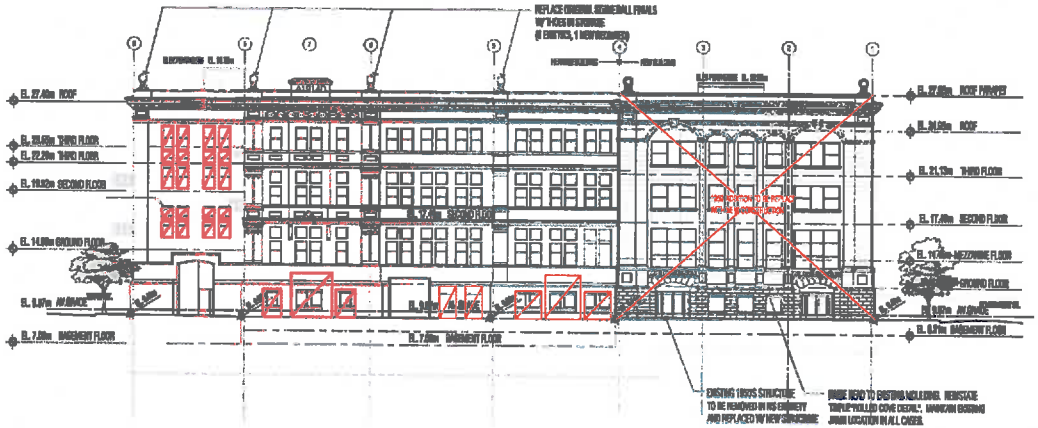
816 GOVERNMENT STREET VICTORIA, B. C. VICTORIA CUSTOM HOUSE DEVELOPMENT INC.

studio one architecture inc.

3

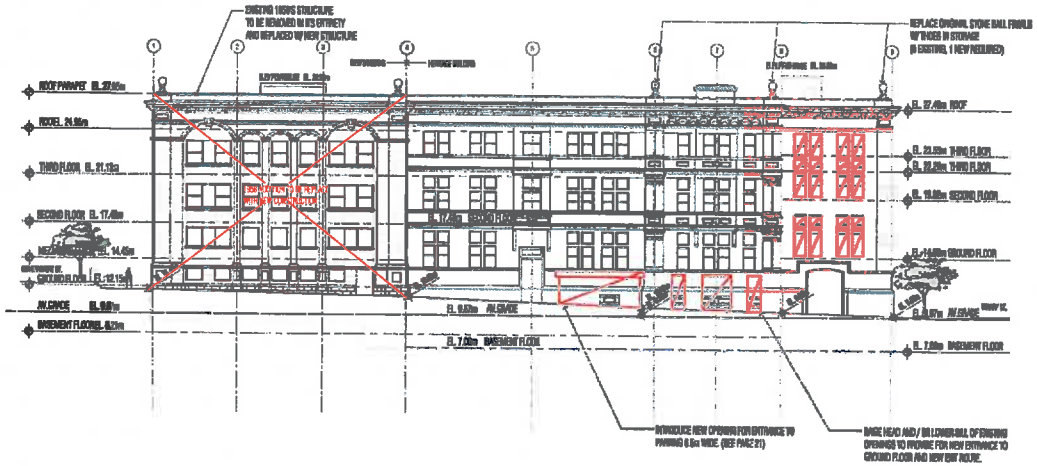
2016.04.02

102



SOUTH ELEVATION CONTEMPLATED ALTERATIONS TO WINDOW OPENINGS

SCALE 1:400

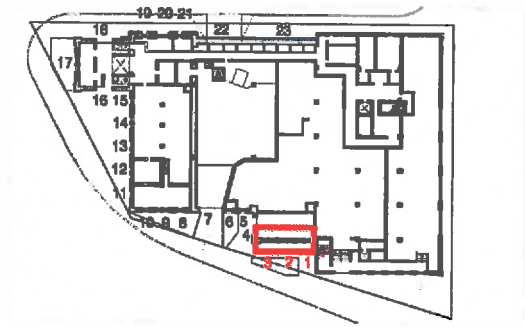


NORTH ELEVATION CONTEMPLATED ALTERATIONS TO WINDOW OPENINGS

SCALE 1:400

WEST ELEVATION CONTEMPLATED ALTERATIONS TO WINDOW OPENINGS
SCALE 1:400

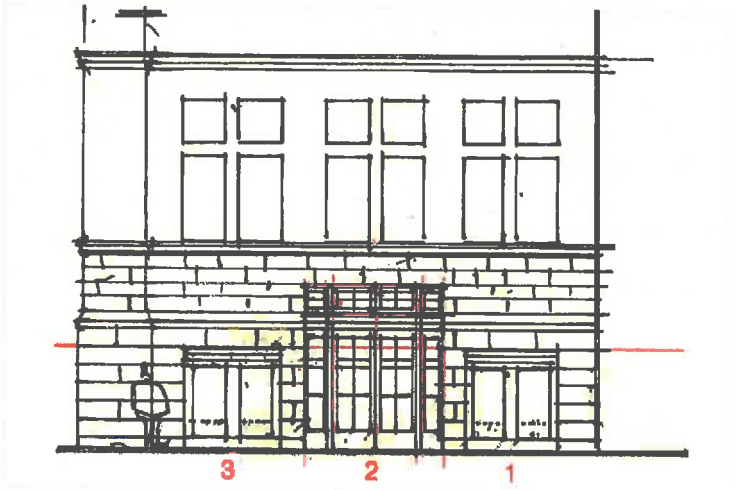
EXISTING OPENINGS N.	1, 2 & 3
LOCATION	SOUTH ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW
PROPOSED ALTERATION	RAISE HEAD TO EXISTING MOULDING AND MAINTAIN EXISTING JAMB LOCATION TO WIDEN WINDOW AND MAKE DOOR WHERE REQUIRED * REFER TO DETAIL DRAWINGS PAGE 2



EXISTING BASEMENT FLOOR PLAN
N.T.S.

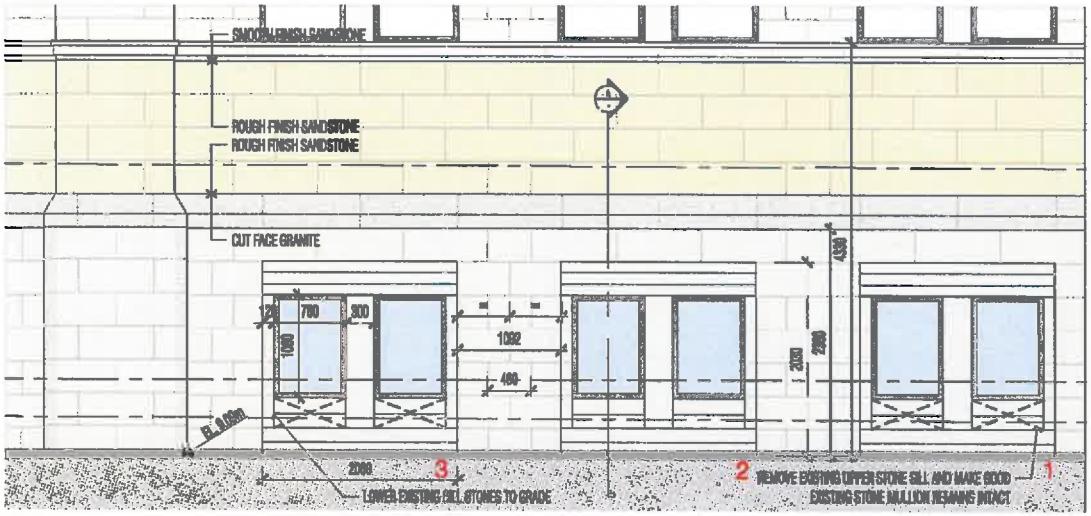
EXISTING SOUTH ELEVATION (WHARF STREET)
N.T.S.

EXISTING

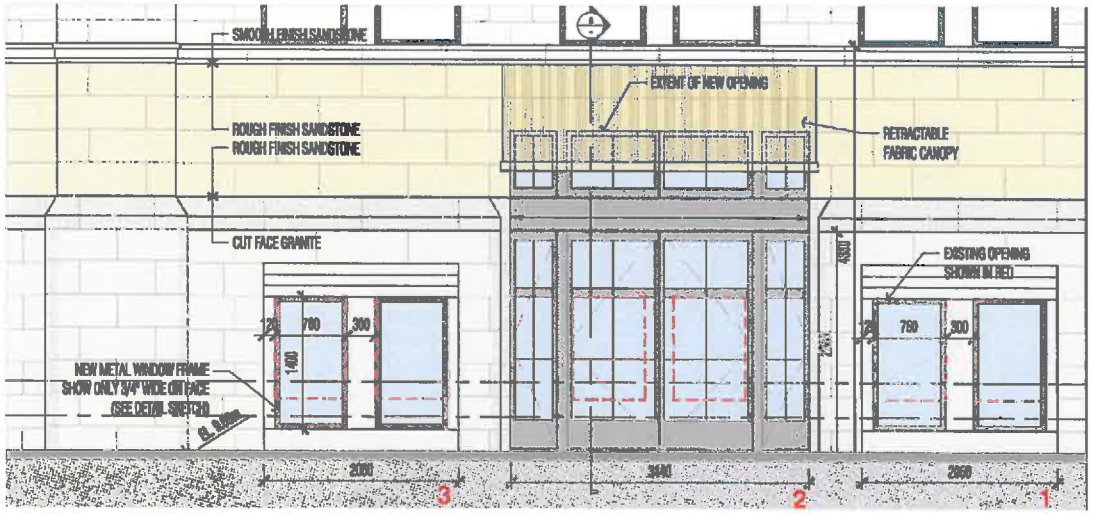


PROPOSED

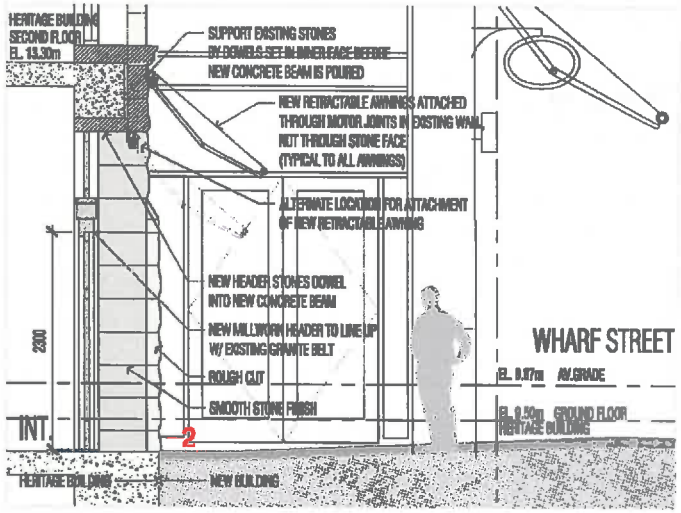
OPENINGS 1,2 & 3



EXISTING SOUTH ELEVATION - GROUND FLOOR OPENINGS 1,2 & 3
SCALE 1:50



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 1,2 & 3
SCALE 1:50

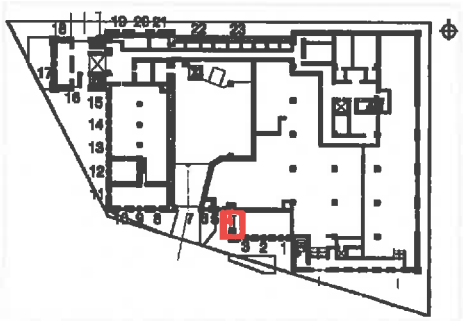


SECTION A -TYPICAL SECTION
THROUGH ENLARGED NEW OPENINGS

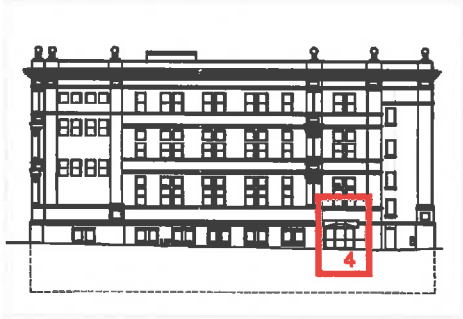
OPENINGS 1,2 & 3

IDENTIFICATION TABLE

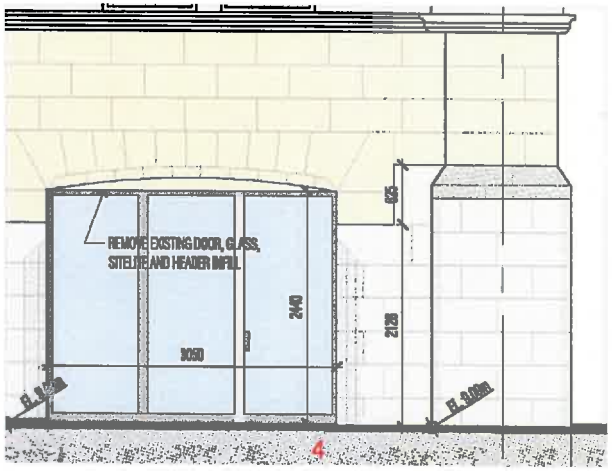
EXISTING OPENING NUMBER	4
LOCATION	WEST ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	DOOR
PROPOSED ALTERATION	REMOVE EXISTING CANOPY & STOREFRONT DOOR FRAMES RETAIN OPENING AS IS AND REMOVE GLAZING TO FOLLOW CURVE ARCH



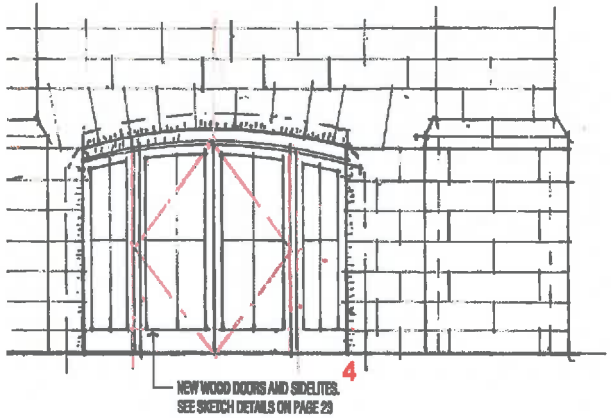
EXISTING BASEMENT FLOOR PLAN



EXISTING WEST ELEVATION



EXISTING WEST ELEVATION - GROUND FLOOR OPENING 4
SCALE 1:50



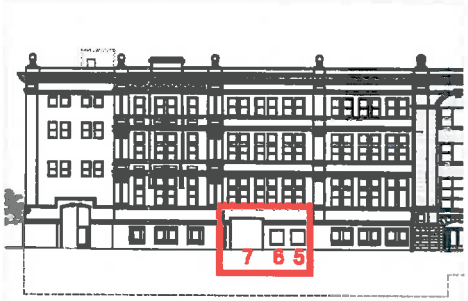
PROPOSED WEST ELEVATION - GROUND FLOOR OPENING 4

OPENING 4

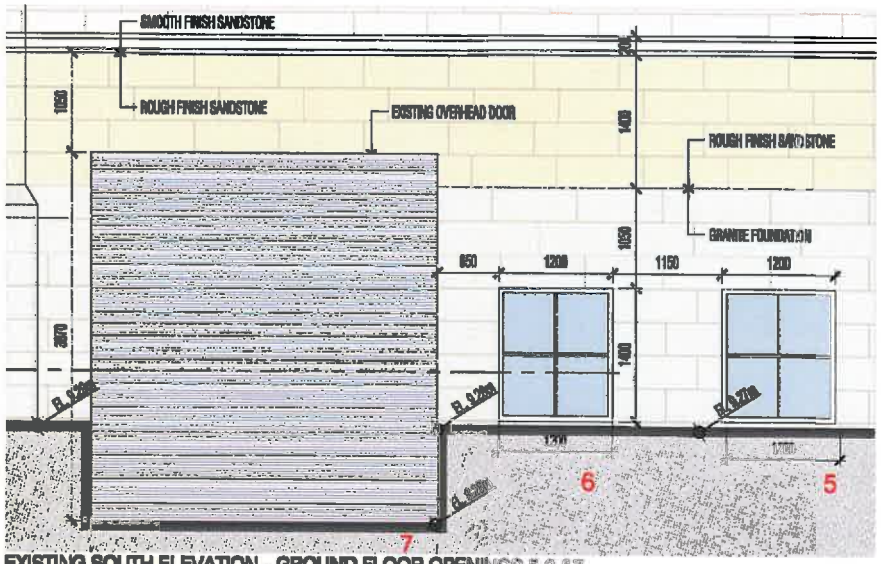
IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	5 - 6 - 7
LOCATION	SOUTH ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW - DOOR
PROPOSED ALTERATION	RAISE HEAD TO EXISTING MOULDING AND MAINTAIN EXISTING JAMB LOCATION TO WIDEN WINDOW AND MAKE DOOR WHERE REQUIRED

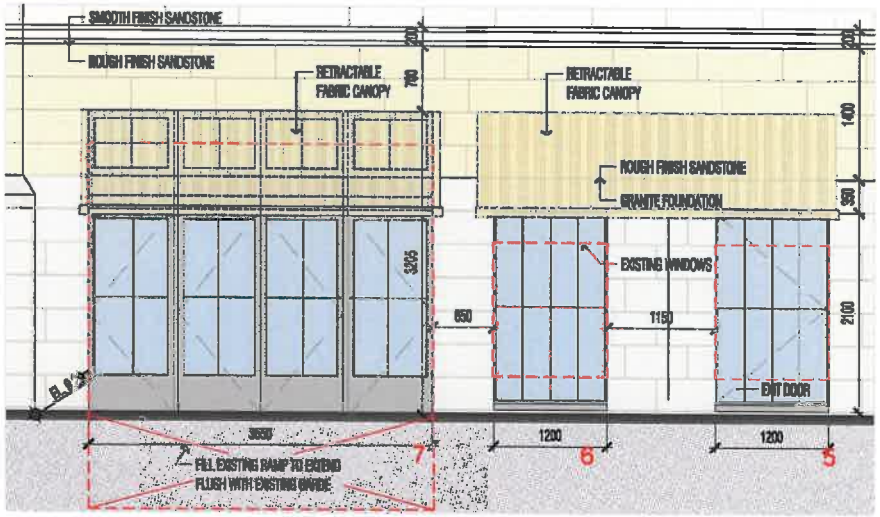
EXISTING BASEMENT FLOOR PLAN



EXISTING SOUTH ELEVATION (WHARF STREET)

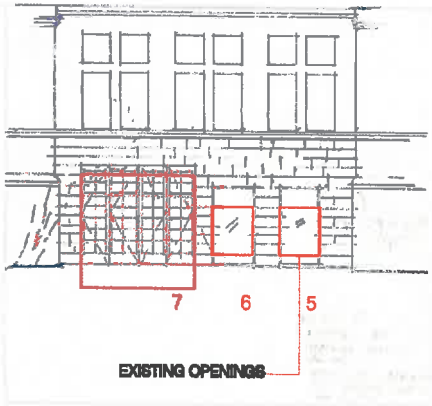


EXISTING SOUTH ELEVATION - GROUND FLOOR OPENINGS 5,6 &7
SCALE 1:50



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 5,6 & 7
SCALE 1:50

PROPOSED OPENINGS



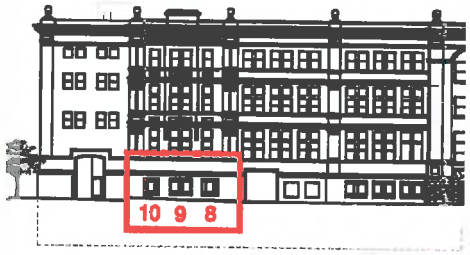
EXISTING OPENINGS

OPENINGS 5 ,6 & 7

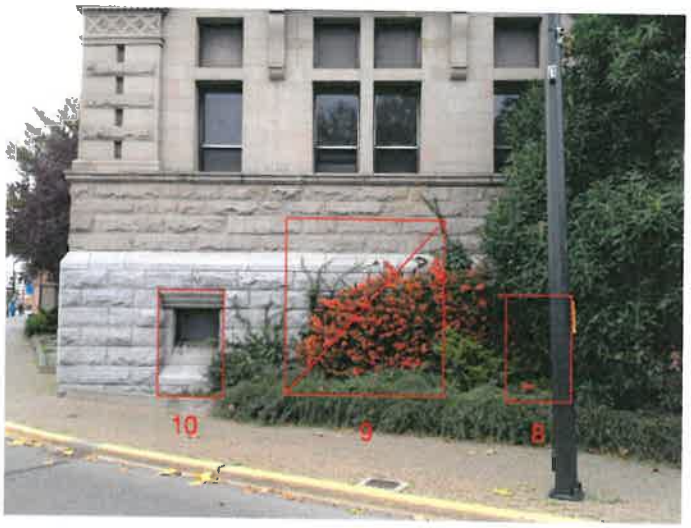
IDENTIFICATION TABLE

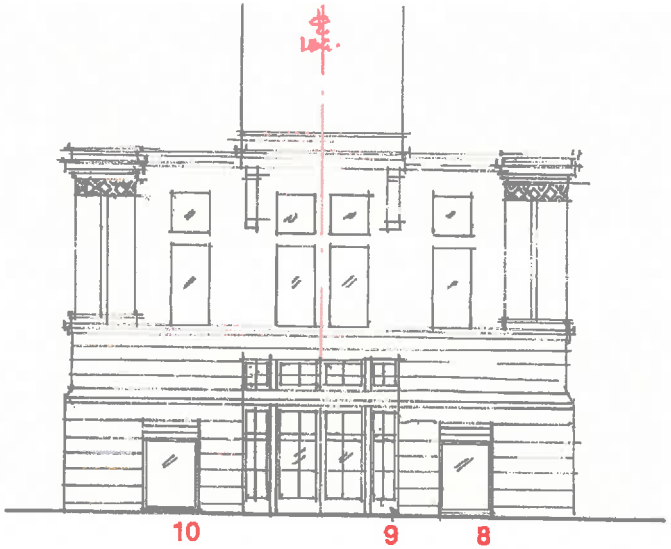
EXISTING OPENINGS NUMBER	8 - 9 - 10
LOCATION	SOUTH ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW - VENT
PROPOSED ALTERATION	NEW OPENING IN CENTRE BAY (NO. 9) AS SHOWN. WOOD DOORS TRANSOM & SIDELITES FOR NO 8 & 10, LOWER SILL TO GRADE & EXTEND JAMBS

EXISTING BASEMENT FLOOR PLAN

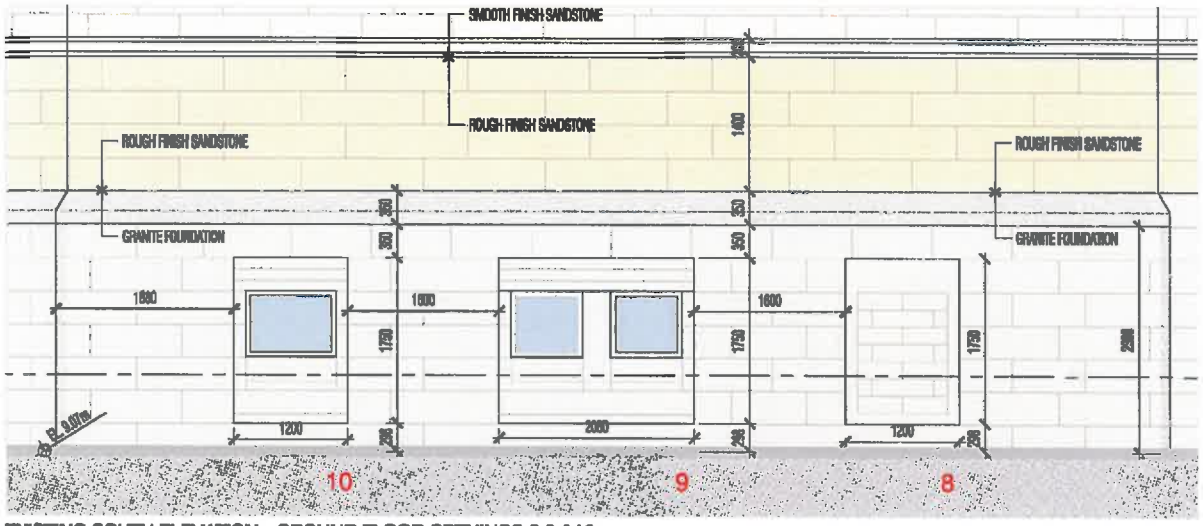


EXISTING SOUTH ELEVATION (WHARF STREET)

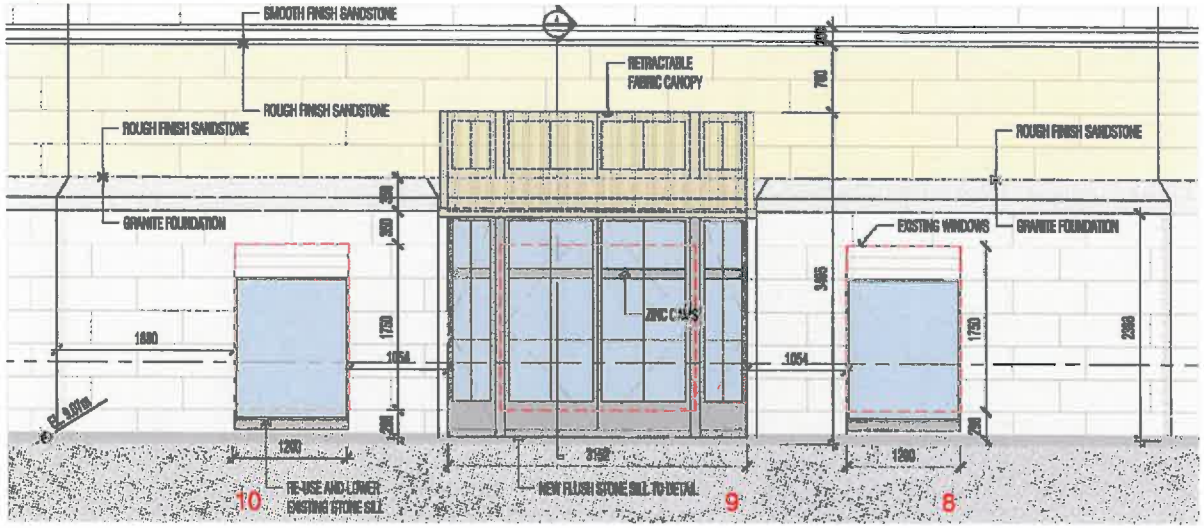




OPENINGS 8 ,9 & 10



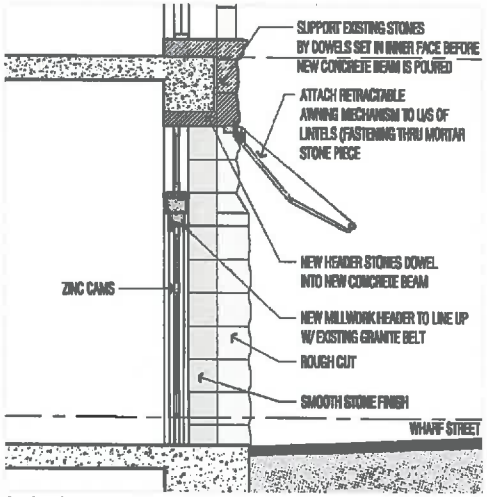
EXISTING SOUTH ELEVATION - GROUND FLOOR OPENINGS 8,9 &10
SCALE 1:50



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 8,9 &10
SCALE 1:50

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	8 - 9 - 10

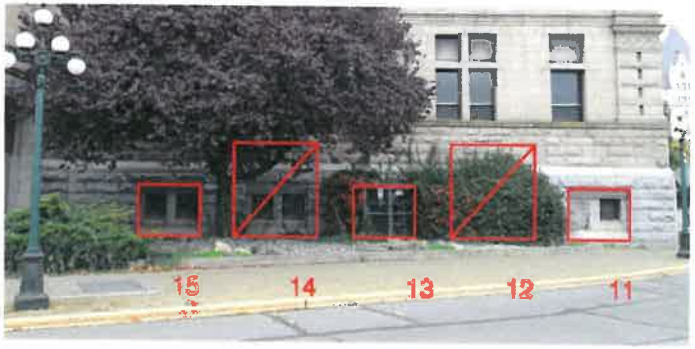


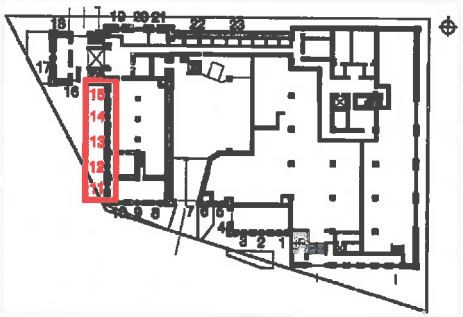
SECTION A
THROUGH ENLARGED NEW OPENING NO.9
SCALE 1:50

OPENINGS 8 ,9 & 10

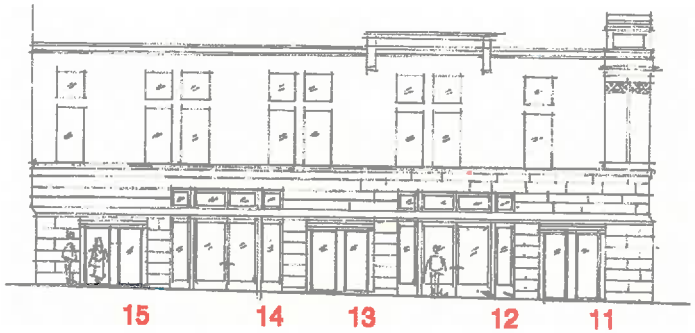
IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	11 - 12 - 13 - 14 & 15
LOCATION	WEST ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW
PROPOSED ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENING. INTRODUCE TRANSOM LITES. WIDTH CONSISTENT WITH EXISTING OPENING. INTRODUCE NEW SIDELITES.





EXISTING BASEMENT FLOOR PLAN



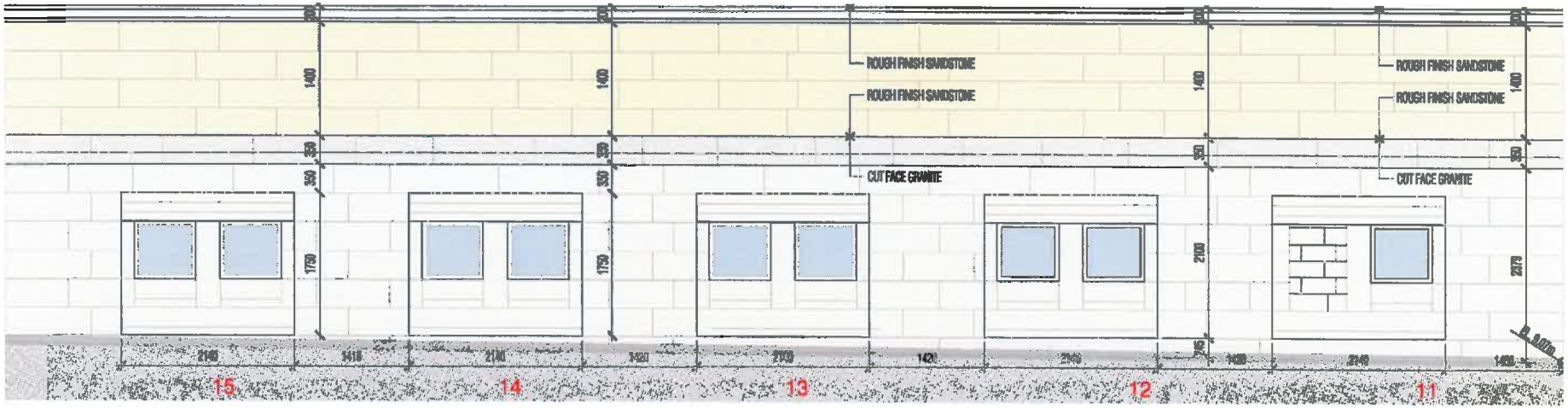
EXISTING WEST ELEVATION (WHARF STREET)

15 14 13 12 11

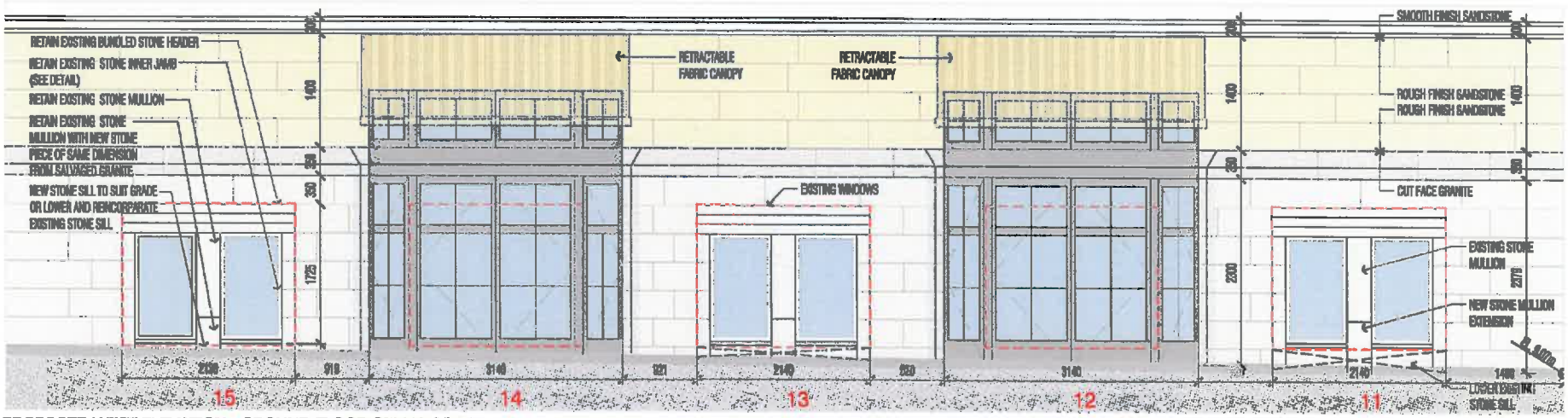
OPENINGS 11,12,13,14 & 15

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	11,12,13,14&15



EXISTING WEST ELEVATION - GROUND FLOOR OPENINGS 11,12,13,14 & 15
SCALE 1:50



PROPOSED WEST ELEVATION - GROUND FLOOR OPENINGS 11,12,13,14 & 15
SCALE 1:50

OPENINGS 11,12,13,14 & 15

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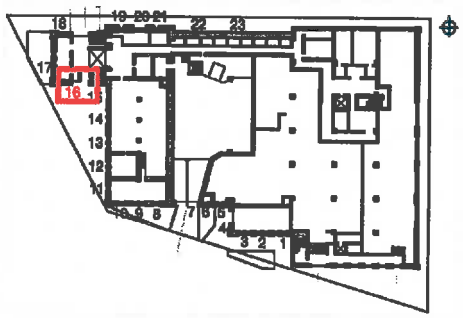
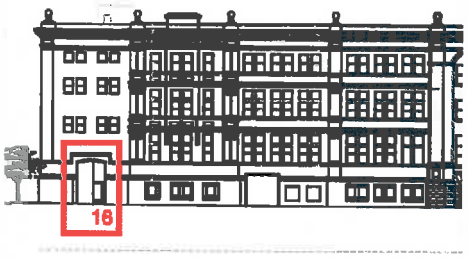
IDENTIFICATION TABLE

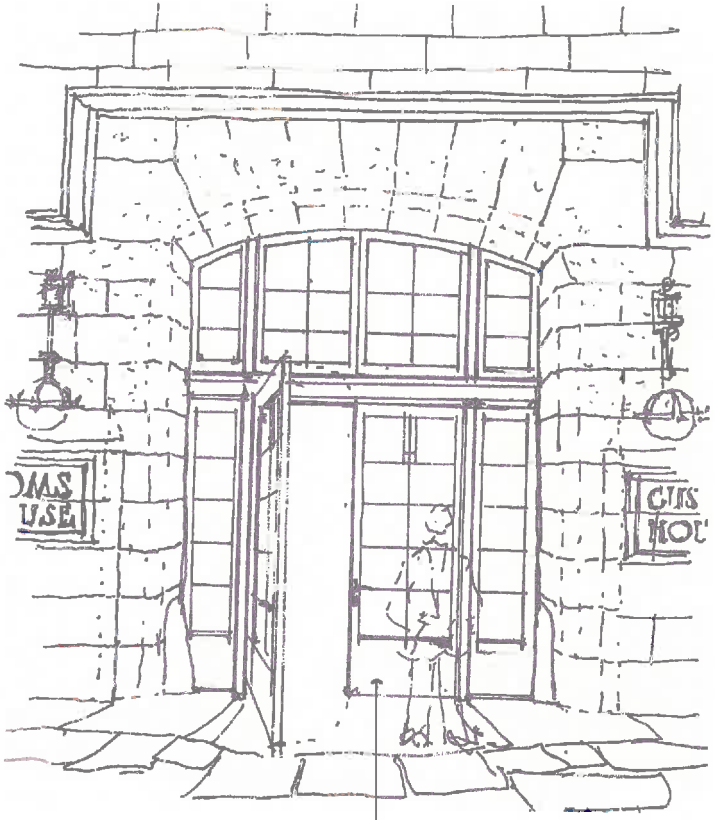
EXISTING OPENINGS NUMBER	16
LOCATION	SOUTH ELEVATION - (WHARF STREET)
EXISTING CONDITION OR FUNCTION	DOOR
PROPOSED ALTERATION	INSERT NEW WOOD SASH, TRANSOM LITES, NEW SIDELITES IN EXISTING STONE OPENING

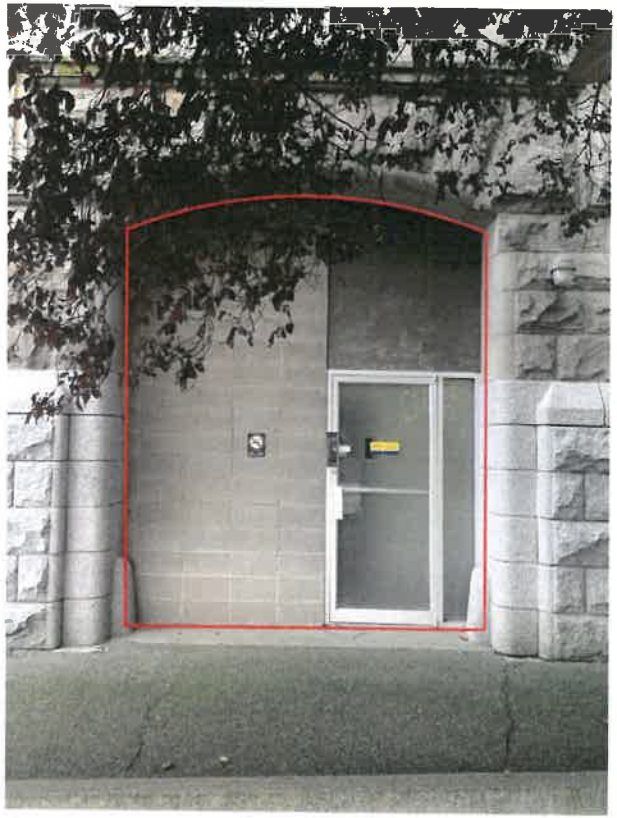


EXISTING BASEMENT FLOOR PLAN



EXISTING SOUTH ELEVATION (WHARF STREET)

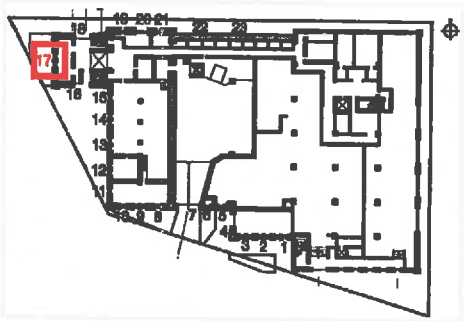




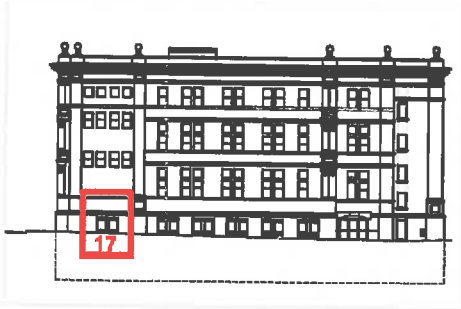
OPENING 16

IDENTIFICATION TABLE

EXISTING OPENING NUMBER	17
LOCATION	WEST ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW/ VENT
PROPOSED ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENING. INTRODUCE TRANSOM LITES. WIDTH CONSISTENT WITH EXISTING OPENING. NEW HARDWOOD SASH



EXISTING BASEMENT FLOOR PLAN



EXISTING WEST ELEVATION (WHARF STREET)

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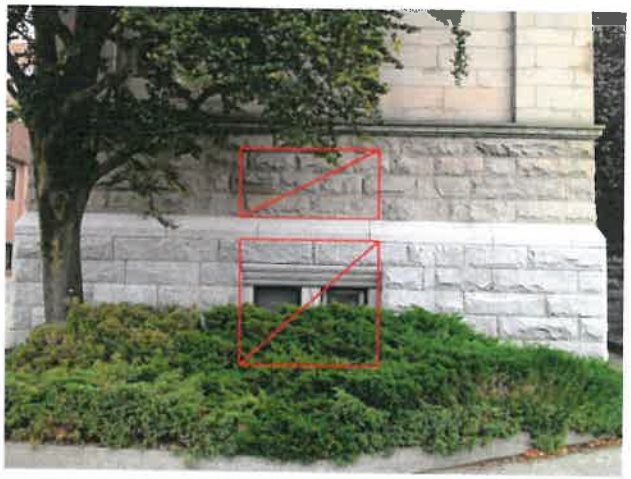
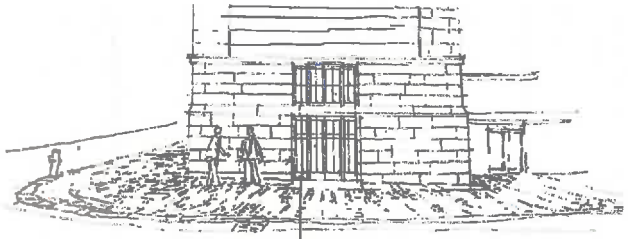
17



17

17



INSTALL NEW WOOD FRAMES, SASH, DOORS AND SIDELITES.
DIMENSIONED AS PER SKETCH DETAIL ON PAGE 23

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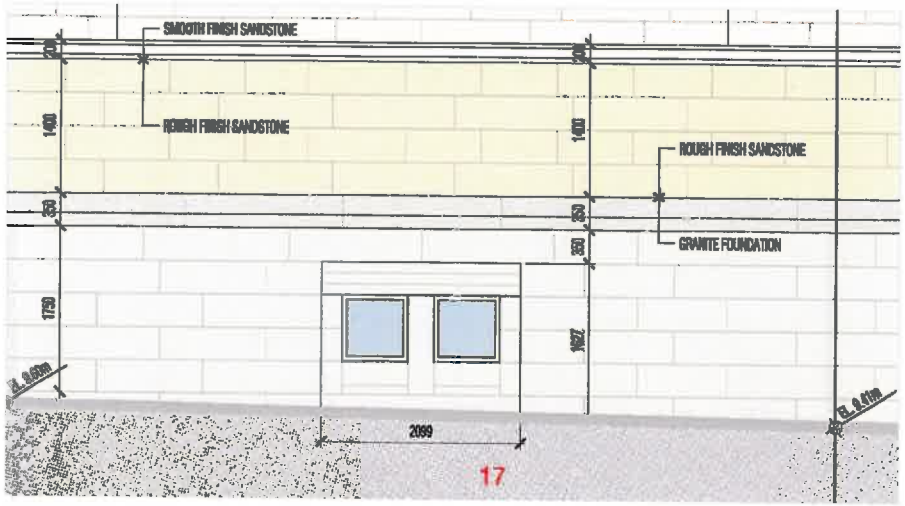
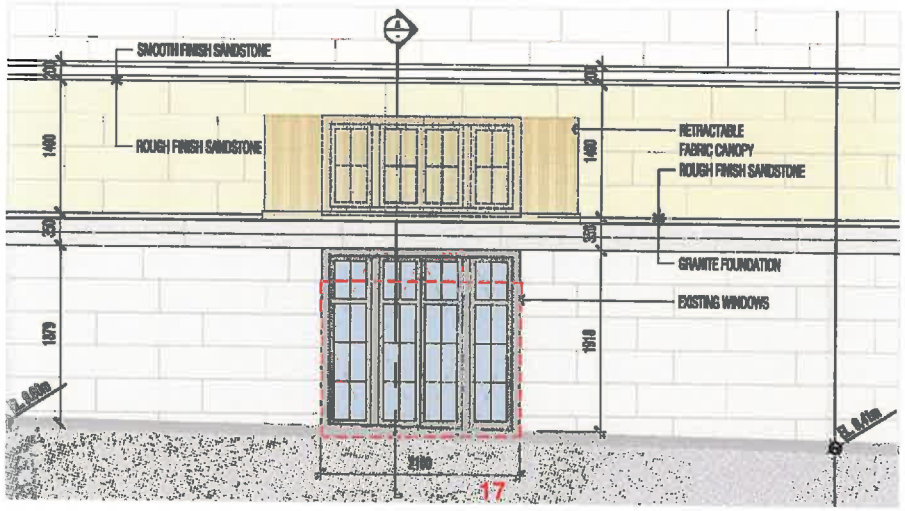
OPENING 17



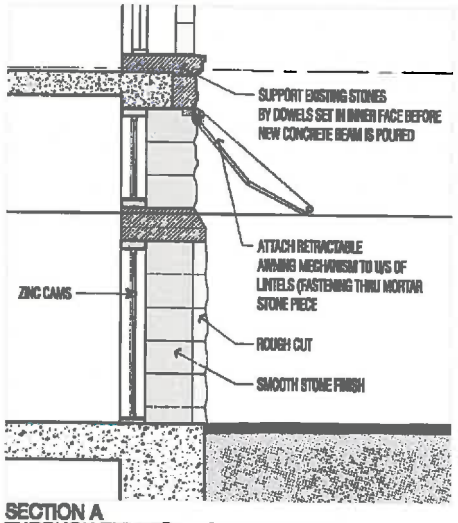
EXISTING WEST ELEVATION - GROUND FLOOR OPENING 17
SCALE 1:50



PROPOSED WEST ELEVATION - GROUND FLOOR OPENING 17
SCALE 1:50

IDENTIFICATION TABLE

EXISTING OPENING NUMBER	17

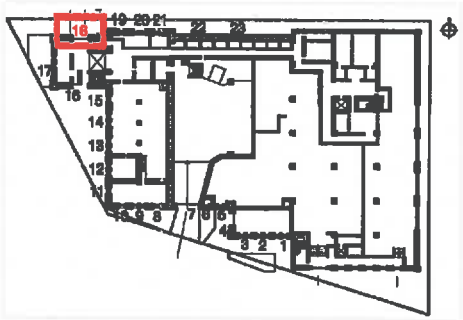


SECTION A
THROUGH ENLARGED OPENING NO.17
SCALE 1:50

OPENING 17

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	18
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION OR FUNCTION	DOOR
PROPOSED ALTERATION	INSERT NEW WOOD SASH, TRANSOM LITES, NEW SIDELITES IN EXISTING STONE OPENING



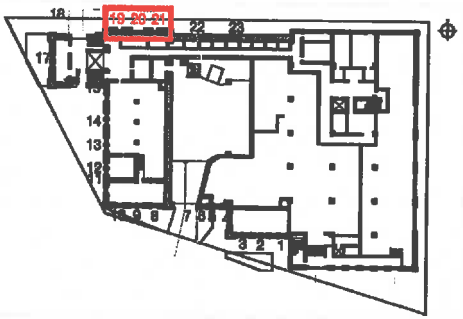
EXISTING BASEMENT FLOOR PLAN

EXISTING NORTH ELEVATION (COURTNEY STREET)

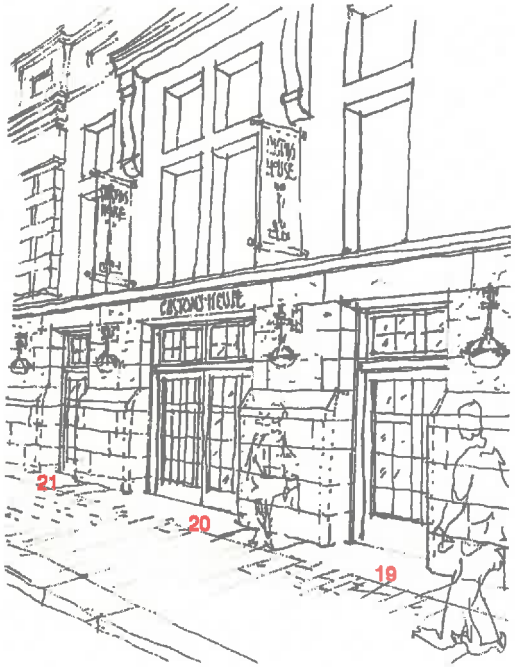
OPENING 18

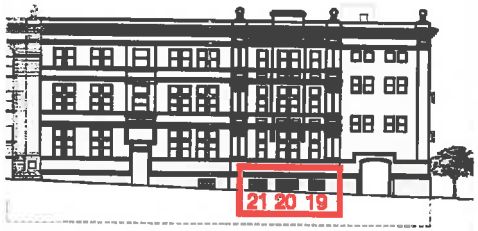
IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	19, 20 & 21
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION/FUNCTION	VENT- WINDOW
PROPOSED ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENINGS TO PROVIDE FOR NEW ENTRANCE TO GROUND FLOOR AND NEW EXIT ROUTE. NEW WOOD GLAZED DOORS AND TRANSOM LOOK AS INDICATED



EXISTING BASEMENT FLOOR PLAN





EXISTING NORTH ELEVATION (COURTNEY STREET)

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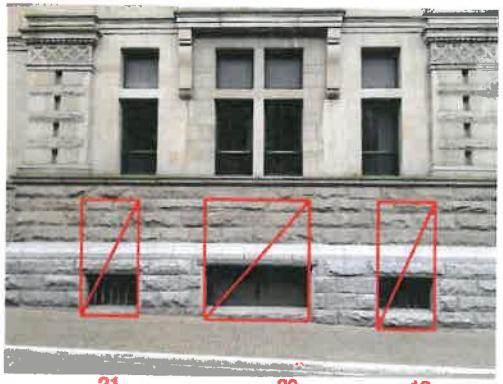
21 20 19

OPENINGS 19 ,20 & 21

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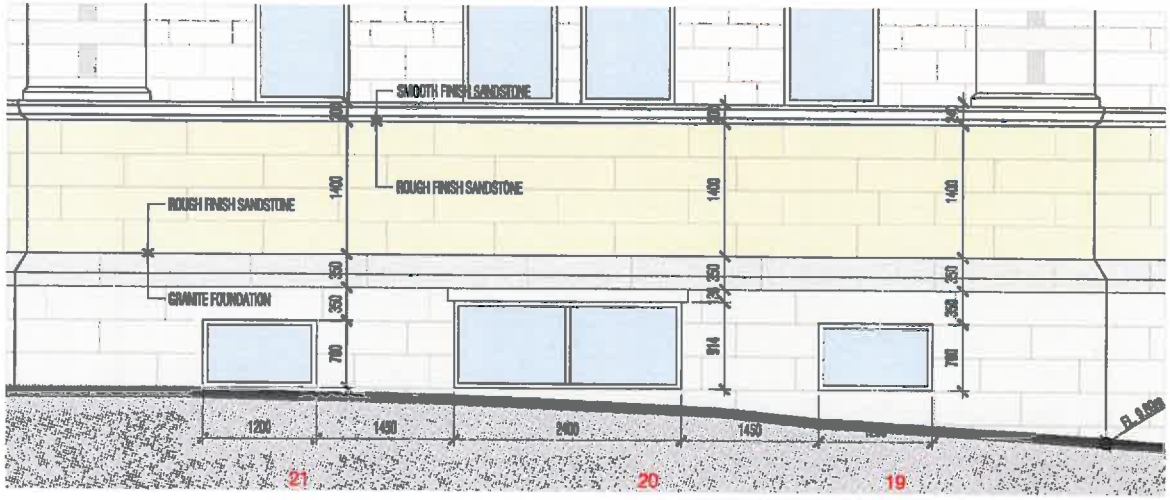
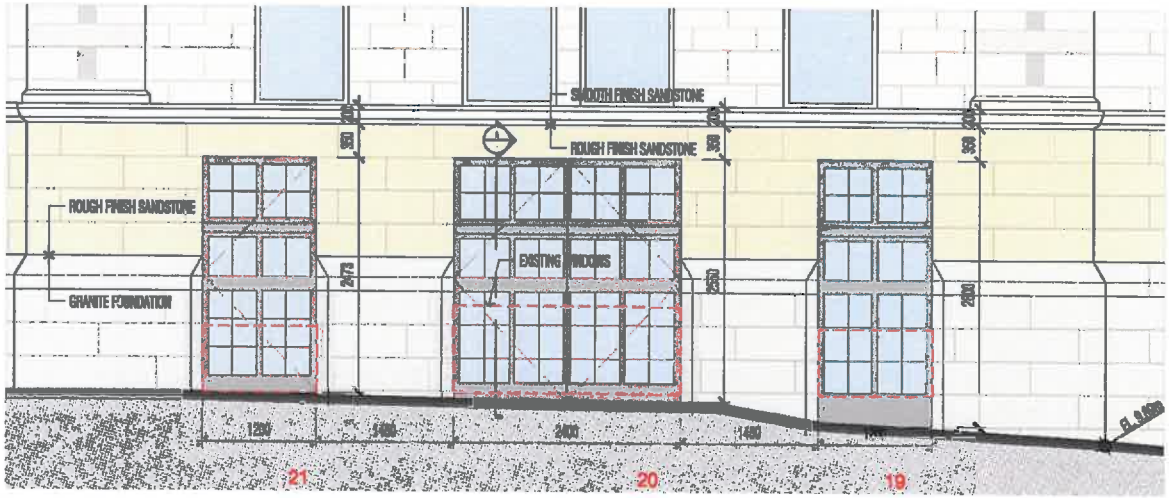


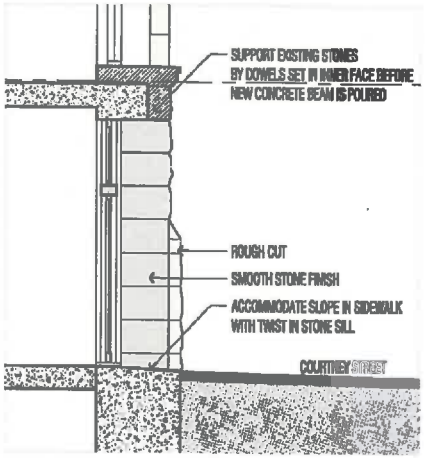
EXISTING NORTH ELEVATION - OPENINGS 19, 20 & 21
SCALE 1:50

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	19, 20 & 21



PROPOSED NORTH ELEVATION - OPENINGS 19, 20 & 21
SCALE 1:50

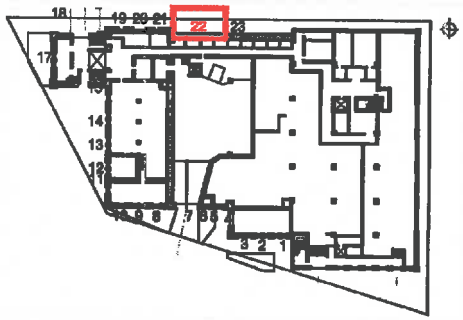


SECTION A
THROUGH ENLARGED OPENING NO.20
SCALE 1:50

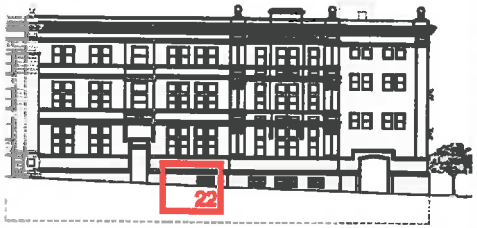
OPENINGS 19 ,20 & 21

IDENTIFICATION TABLE

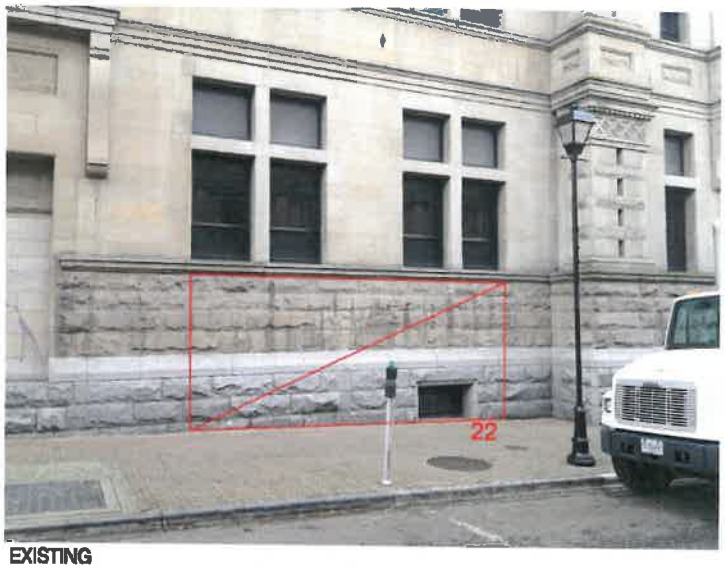
EXISTING OPENING NUMBER	22
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION/FUNCTION	VENT/SOLID STONE WALL
PROPOSED ALTERATION	INTRODUCE NEW OPENING FOR ENTRANCE TO PARKING, MIN. 6,5m WIDE NEW LINTEL AGILIA BEAM (SCC) RETAIN EXISTING SANDSTONE DRIP



EXISTING BASEMENT FLOOR PLAN



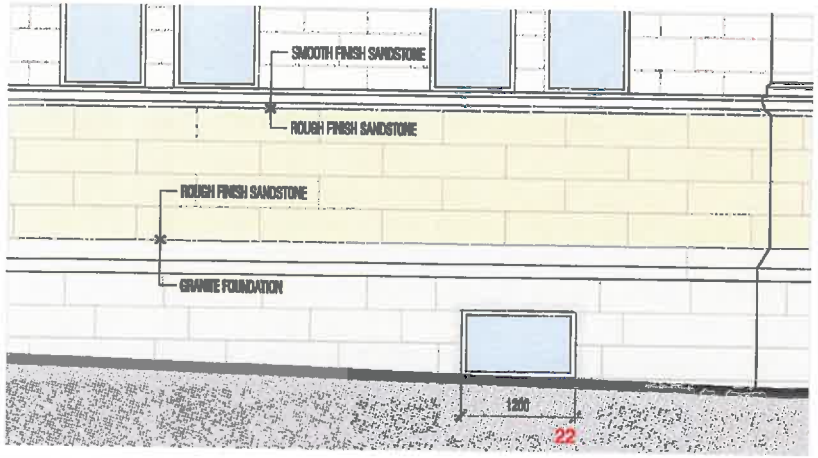
EXISTING NORTH ELEVATION (COURTNEY STREET)



EXISTING

PROPOSED

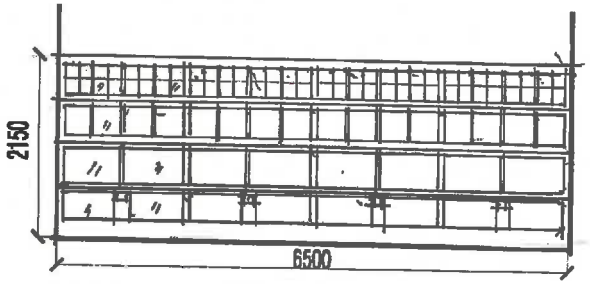
OPENING 22



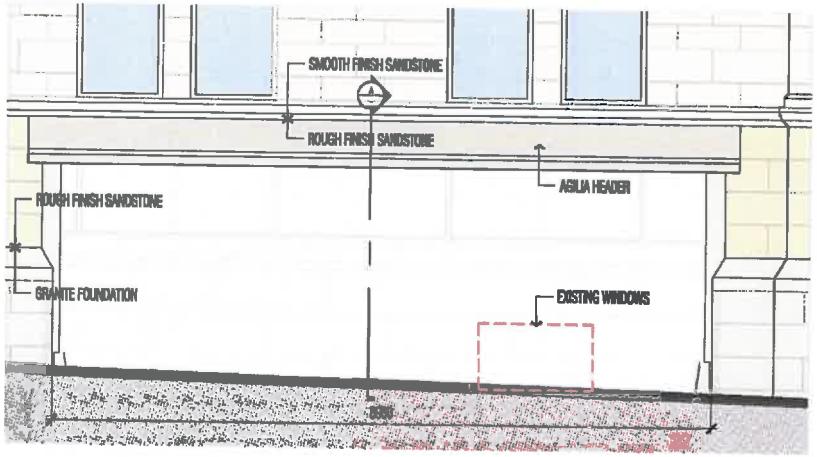
EXISTING NORTH ELEVATION - OPENING 22
SCALE 1:50

IDENTIFICATION TABLE

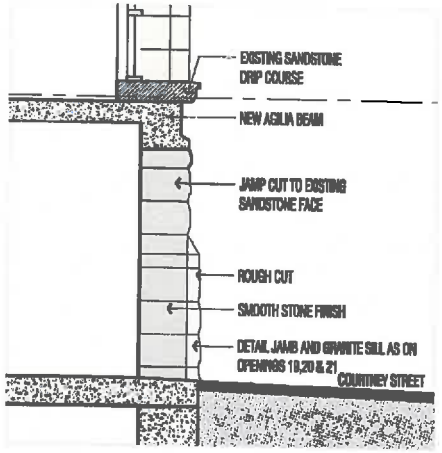
EXISTING OPENING NUMBER	22



CONCEPT SKETCH OF GLAZING PATTERN FOR GARAGE DOOR



PROPOSED NORTH ELEVATION - OPENING 22
SCALE 1:50



SECTION A
THROUGH ENLARGED OPENING NO.22
SCALE 1:50

816 GOVERNMENT STREET VICTORIA, B. C. VICTORIA CUSTOM HOUSE DEVELOPMENT INC

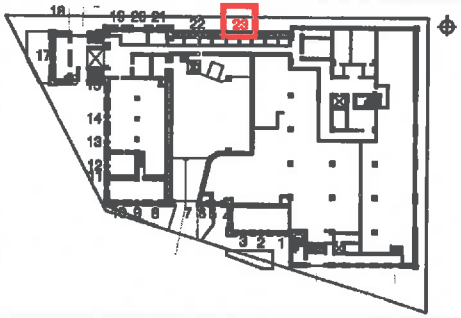
studioone architecture inc.

OPENING 22

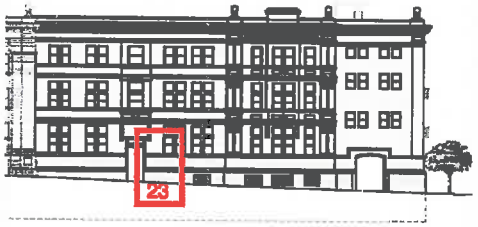
21

IDENTIFICATION TABLE

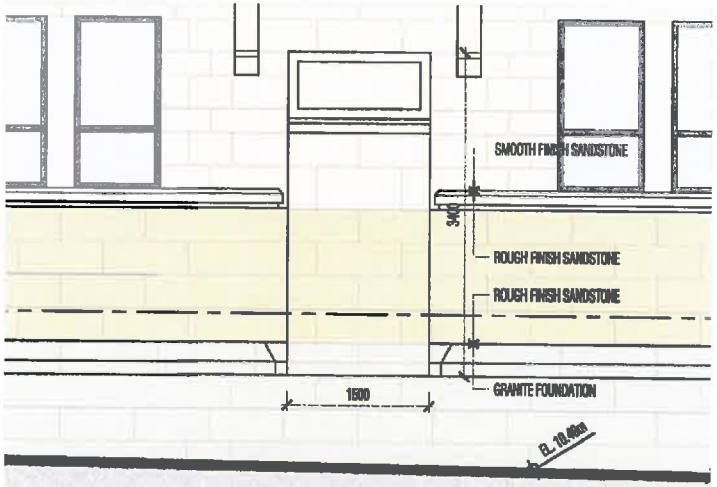
EXISTING OPENINGS NUMBER	23
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION/FUNCTION	VENT (CLOSED IN)
PROPOSED ALTERATION	REMOVES THE STONE LOWER EXISTING SILL PIECE,AND INSERT NOW IRON FRAME,ART CLASS WINDOW AS SHOWN. TO REPLACE EXISTING STONE INFILL. RE-OPEN & GLAZE ORIGINAL OPENING AS INDICATED



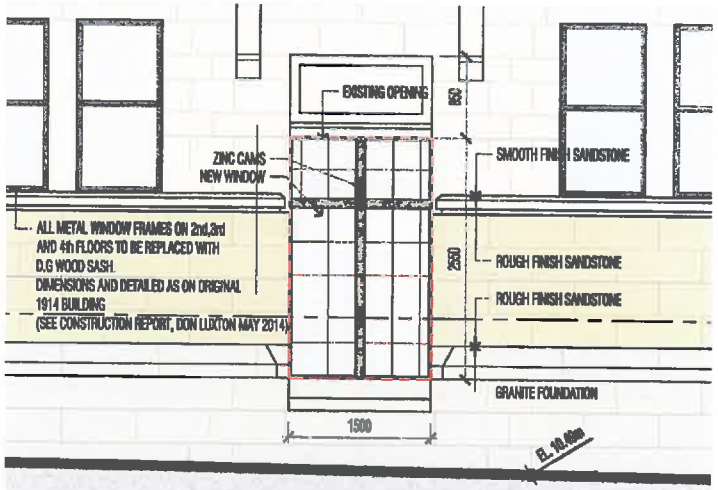
EXISTING BASEMENT FLOOR PLAN



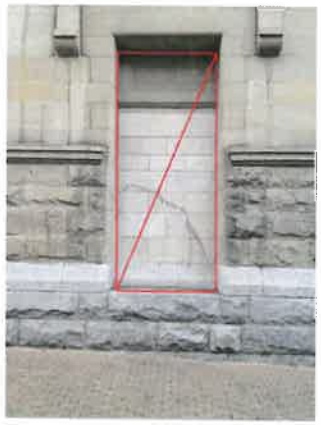
EXISTING NORTH ELEVATION (COURTNEY STREET)



EXISTING NORTH ELEVATION - GROUND FLOOR OPENINGS 23
SCALE 1:50



PROPOSED NORTH ELEVATION - GROUND FLOOR OPENING 23
SCALE 1:50



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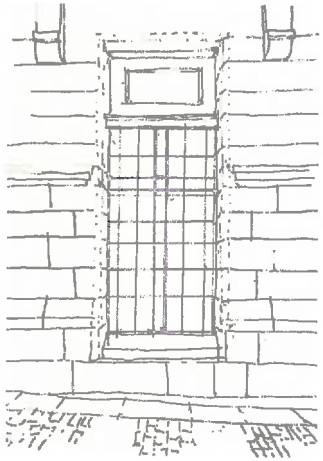
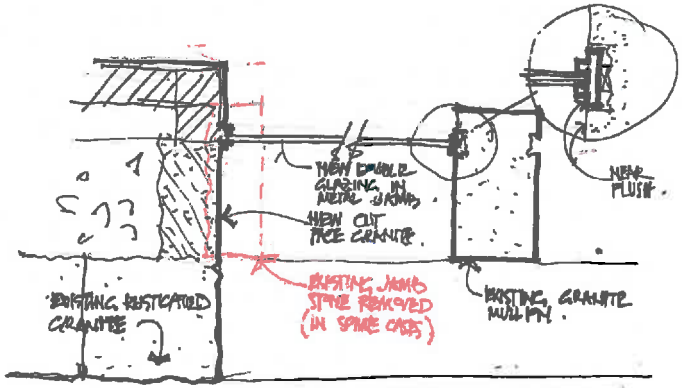
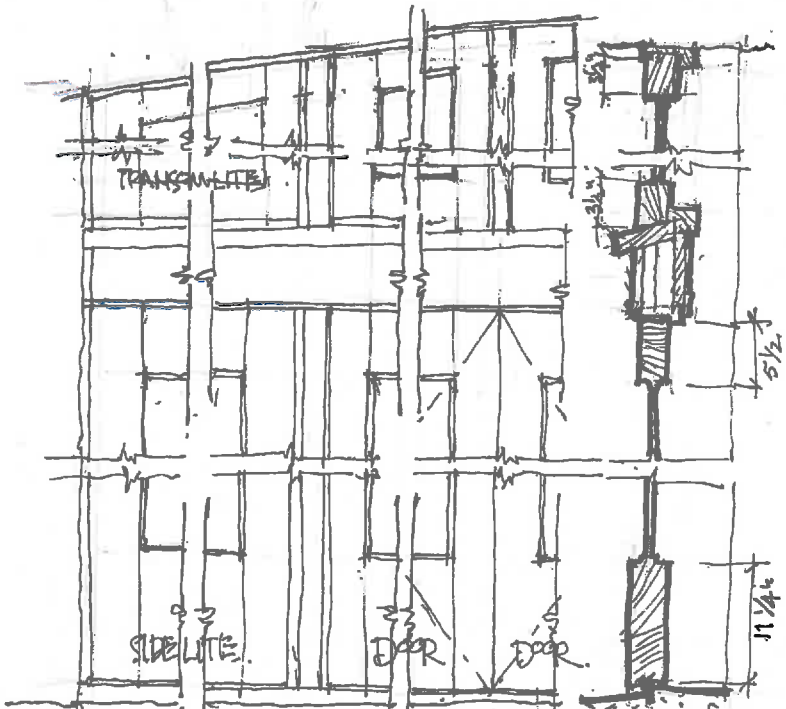


23

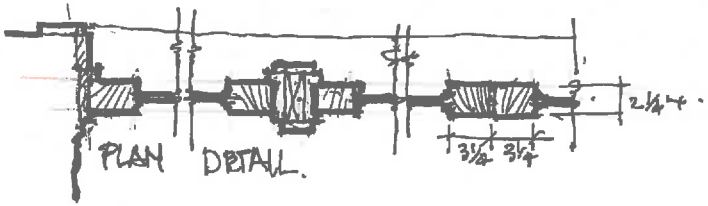
OPENING 23



(3) CONCEPT FOR NEW GLAZING IN MODIFIED GROUND FLOOR OPENINGS.



(6) CONCEPT SKETCH for TYPICAL GROUND FLOOR
(7) OPENINGS NEW MILLWORK - OPENINGS 4, 16, 18.



PLAN DETAIL.

SCHEDULE D

Concept for Seismic Upgrading

JOHN BRYSON & PARTNERS
STRUCTURAL ENGINEERS

Suite #700 - 609 West Hastings Street, Vancouver, B.C. V6B 4W4
Phone: (604) 685-9533

June 29, 2015

Studio One Architecture Inc.
Suite #240 – 388 West 8th Avenue
Vancouver, B.C. V5Y 3X2

Attention: Mr. Jim Wong *Delivered via Email:* jim@studioonearchitecture.ca

Dear Sir:

Re: Concept for Seismic Upgrading
816 Government Street, Victoria, B.C.
Our Job Number: 90074-01

As requested by you, this letter describes concepts for seismic upgrading of the existing heritage building, which is part of the old Customs Building at 816 Government Street.

The proposed project includes demolition of the existing newer part of the building to the East, and demolition of the existing floors and roof of the older heritage building to the West, while bracing and protecting the existing perimeter heritage masonry walls. A completely new reinforced concrete structure is to be constructed to the East and a completely new reinforced concrete structure is to be constructed within the outline of the existing heritage masonry walls, while protecting and preserving the existing heritage masonry walls. New underground parking will be constructed, including one level over most of the footprint of the old heritage building with two levels over smaller area of the old heritage building.

As the project is to be a completely new structure, it will be designed as one project (that is one structure) and the new structure will be designed for all seismic requirements of the current BC Building Code. Victoria, being a high seismic zone, significant reinforced concrete shearwalls will be incorporated into the design to provide seismic resistance. The new reinforced concrete shearwalls will not only be strong, but will be designed to be stiff, so as to limit movement of the structure during a major seismic event, hence minimizing damage to the existing heritage masonry. The fact that all foundations will be on rock, is a plus for the seismic design, as it is

well known that structures founded on rock, behave much better during a significant earthquake than structures founded on softer soils or piles.

The concept for seismic upgrading is illustrated in attached sketch SK-1, which shows a typical floor plan of the new project, both the new structure to the East and the new floor structure to the West, which is constructed within the outline of the existing heritage masonry walls. SK-1 shows the new reinforced concrete shearwalls, indicates the new concrete floors, and shows new perimeter reinforced concrete columns inside the existing masonry walls, in order to support the new concrete floor slabs. As the new reinforced concrete floor slabs will be independently supported by new perimeter reinforced concrete columns, the existing heritage masonry will not be "load-bearing", but will become a masonry "veneer".

The new reinforced concrete structure will be tied to the perimeter heritage masonry in order to provide lateral support to the heritage masonry. A new reinforced concrete structure, such as the one proposed, will perform much better in a major seismic event, compared to the existing structure being maintained and seismically upgraded. New reinforced concrete shearwalls and new concrete floor diaphragms will be strong and stiff and hence will provide the best possible way of preserving the existing heritage masonry in the event of a major earthquake.

Attached SK-2 shows a section of the existing heritage masonry wall and with the new concrete floor slabs and new concrete columns shown. This sketch illustrates the proposed method of anchoring the heritage masonry wall to the new concrete floor slabs, that is, new reinforcing bar dowels, which will be epoxy grouted deep into the thick heritage masonry walls, in order to engage all wythes of the multi-whythed masonry wall, and provide good positive anchorage for the heritage masonry to the new concrete floor slabs. These dowels will spaced at 18" on center, and will be carefully drilled into the masonry, so as not to damage any of the existing heritage masonry.

Even though the heritage masonry walls will be well anchored to the new floor slabs, as the new floor slabs match the original floor levels, the distance between floor slabs is high, and the existing heritage masonry must be able to span between the lateral support provided by floor slabs, in the event of a major earthquake. Both the Canadian NRC "Guidelines for seismic evaluation of existing buildings" and the U.S. Federal Emergency Management Agency (FEMA) "Guidelines for the seismic rehabilitation of buildings" have simple height to thickness criteria for existing unreinforced masonry walls, and this criteria will be used to determine whether additional lateral support is required to protect the heritage masonry walls if they cannot span between lateral supporting floors during a major earthquake. Should additional lateral support be required, between floors, it is proposed that stiff structural steel sections be added as vertical beams, between existing windows, and these vertical beams will be anchored to floor slabs, and will be also anchored to the heritage masonry wall bolts epoxy grouted deep into the masonry, so as to engage all wythes. Attached sketch SK-3 illustrated the concept for new structural steel vertical beams, between windows, anchored to existing heritage masonry walls.

Attached SK-4 illustrates the concept to provide lateral support to any high heritage masonry parapet walls which may exist. This sketch shows a new continuous reinforced concrete upstand

wall, which will provide continuous backing to the heritage masonry parapet above the new reinforced concrete roof slab. This new continuous concrete upstand wall will be anchored to the existing heritage masonry parapet, and will be designed to cantilever off the new reinforced concrete roof slab, in order to provide the required lateral support. The concept shown on SK-4 is intended to apply to high parapet walls only, that project more than 24" above the new reinforced concrete roof slab.

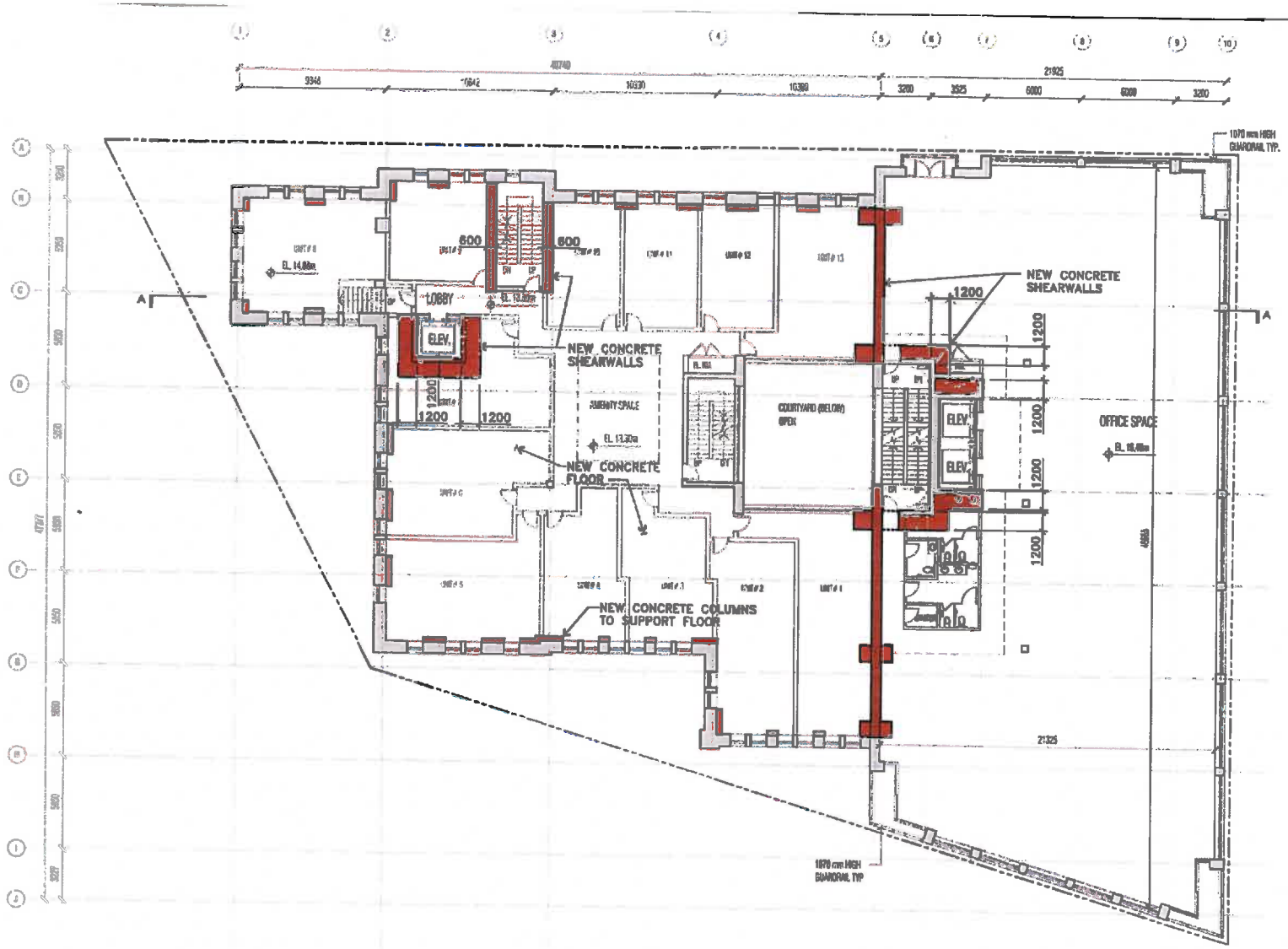
In summary, the seismic design for the new structure for 816 Government Street will be designed to provide a strong stiff lateral support to the existing heritage masonry walls, which will be well anchored to the new supporting structure. The new reinforced concrete structure will be the best way to protect and preserve the existing heritage masonry walls in the event of a major earthquake.

Yours truly,

John Bryson & Partners Structural Engineers

John Bryson, M.Sc., P.Eng., Struct.Eng.

PROVINCE OF BRITISH COLUMBIA
J. BRYSON
PROFESSIONAL ENGINEER
9909
DESIGNATED STRUCTURAL ENGINEER



816 GONERMENT ST. VICTORIA, B.C.
NEW CONCRETE SHEARWALLS

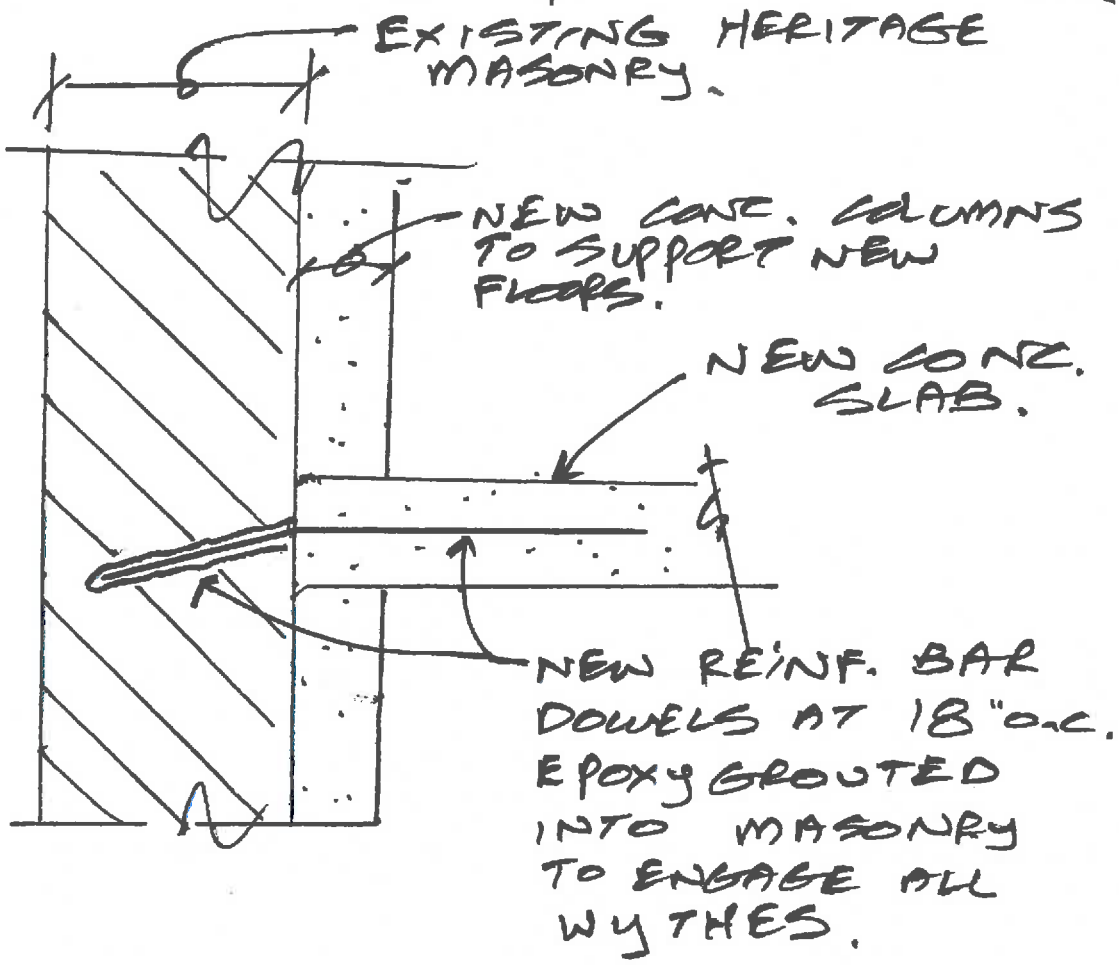
SK-1

JOHN BRYSON & PARTNERS
STRUCTURAL ENGINEERS

DESIGN NOTES

PROJECT: 816 GOVERNMENT JOB No. 90074

DESIGN: JB DATE: JUNE/15 PAGE SK2



SECTION OF WALL

SHOWING MASONRY ANCHORED TO NEW CONCRETE SLAB.

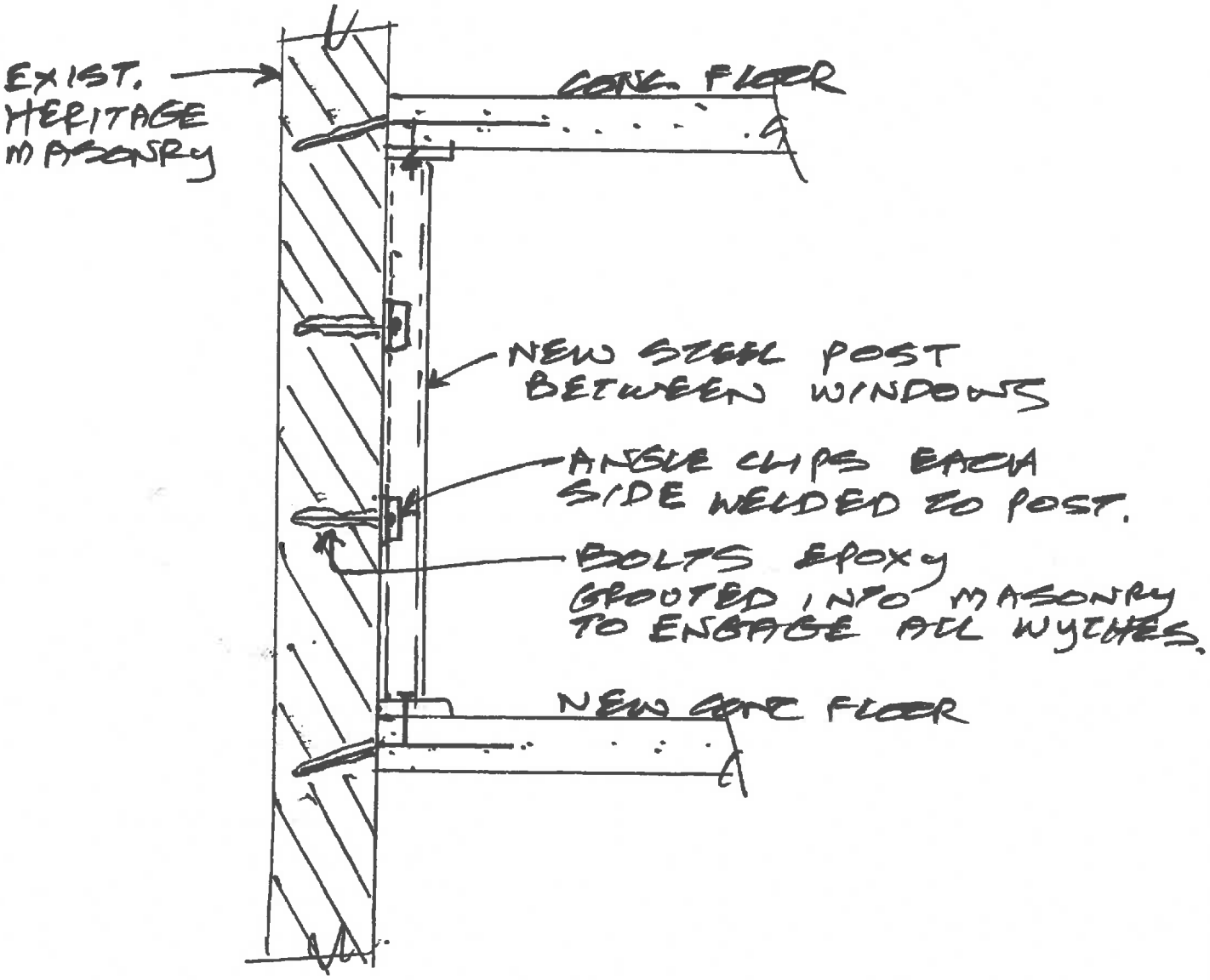
3/4" = 1'-0"

JOHN BRYSON & PARTNERS
STRUCTURAL ENGINEERS

DESIGN NOTES

PROJECT: 816 GOVERNMENT JOB No. 90074

DESIGN: JB DATE: JUNE/15 PAGE SK 3



SECTION OF WALL
SHOWING NEW STEEL POST TO BRACE SLENDER MASONRY WALLS.

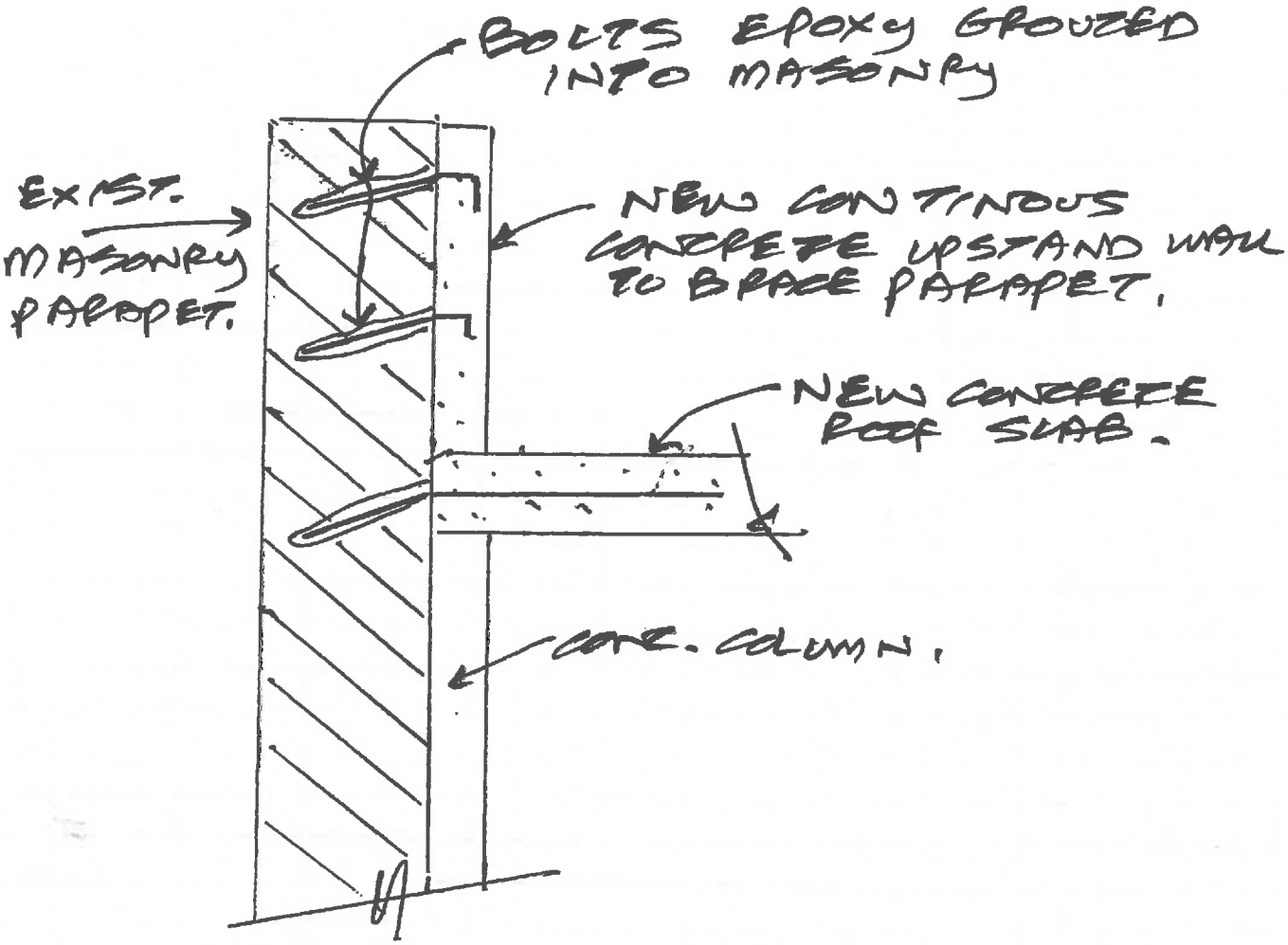
3/8" = 1'-0"

JOHN BRYSON & PARTNERS
STRUCTURAL ENGINEERS

DESIGN NOTES

PROJECT: 816 GOVERNMENT JOB No. 90074

DESIGN: JB DATE: JUNE/15 PAGE SK4



SECTION OF WALL SHOWING NEW CONCRETE UPSTAND WALL TO BRACE EXIST. MASONRY PARAPETS

SCHEDULE E

Temporary Protection

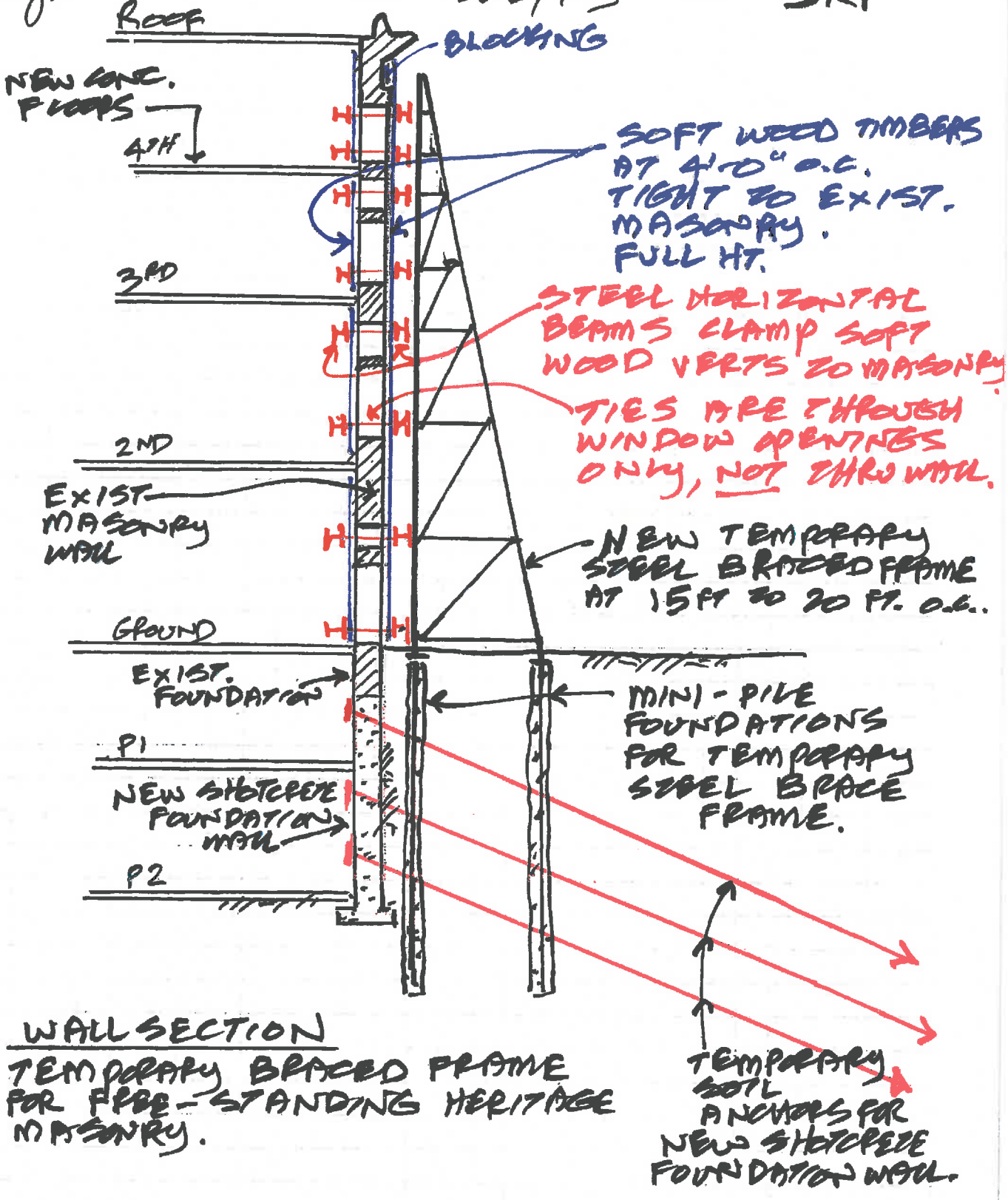
TEMPORARY PROTECTION PLAN -- 816 GOVERNMENT STREET			
ITEM	RISK	MITIGATION	COMMENTS
Foundations	Foundation settlement	Non proposed.	As the foundations for the existing heritage masonry walls are on rock, the possibility of damage to the existing heritage masonry, due to foundation settlement, as a result of construction activity is minimal.
Heritage masonry walls	Removal of existing floors and roof will leave the existing heritage walls with no lateral support.	Prior to any structural demolition, the existing heritage masonry walls require temporary lateral bracing.	Attached sketch SK-1 illustrates the concept for the new temporary lateral support to the freestanding masonry walls. The temporary lateral support comprises new temporary structural steel braced frames on the outside of the building, spaced approximately 15ft to 20ft on center, and anchored to rock with mini-pile foundations, designed to resist all loads required to effectively provide lateral support to the freestanding heritage masonry walls. Once the temporary steel bracing frames are constructed, temporary softwood lumber verticals, spaced at approximately 4ft on center, are to be "clamped" each side of the heritage masonry, with infill softwood blocking installed to adequately brace recessed areas, where required. The softwood vertical timbers are illustrated on SK-1. These timbers are "clamped" to the heritage masonry by horizontal steel beams (whalers) both inside and outside of the masonry wall, and these horizontal beams on the inside and outside are connected together by bolts which are tightened to enable the horizontal steel beams to clamp the vertical softwood timbers to the freestanding masonry wall. These horizontal steel beams, in turn, are connected to the structural steel braced frames.
Demolition of existing 1957 tower	Vibration caused by demolition of the existing reinforced concrete structure, and also physical impact due to construction vehicles accidentally striking the heritage masonry walls, or flying debris accidentally striking the heritage masonry walls.	Monitor the vibration risk, and protect against physical impact.	Monitor vibrations in the heritage masonry wall to limit vibration levels well below those that may damage the heritage masonry walls. The heritage masonry walls closest to the 1957 building are most likely affected by vibrations, so emphasis on monitoring vibrations in these walls will be made. Heritage features of the heritage masonry wall within 30ft of the existing 1957 building will be covered with protective coverings (possibly plywood) in order to protect these features from damage due to possibly flying debris. The edge of the existing heritage masonry wall will be clearly marked on site, and the demolition contractor and his equipment operators will be advised special care needed to avoid damage or accidents to the heritage masonry wall. During demolition of the existing 1957 building immediately adjacent to the heritage masonry wall, a damage control inspector will be on site, with the power to stop any demolition not in accordance with a previously agreed to demolition procedure designed to minimize the risk of damage to the existing heritage masonry wall. Drive aisles for heavy equipment will be kept well clear of the heritage masonry wall.
Demolition of existing floors and roof of the 1914 Customs House	The removal of existing roof and floors may result in damage to heritage features of the heritage masonry wall.	Demolition procedures will be specified so as to minimize the risk of damage to heritage features of existing heritage masonry walls. Note that as most heritage features are on the outside of the wall, removal of the roof and floors on the inside should pose a small risk of damage.	The existing floor and roof structures are wood, and as is typical for such old structures, have either no or very nominal ties and anchorage between the floors and the existing perimeter masonry walls. Wherever any such ties may exist, they are readily visible, and can be cut so that existing floors and the roof may be removed without damaging the heritage masonry wall.
Excavation for underground parking	Damage due to settlement of the foundations of the existing heritage masonry wall and due to construction vibrations.	Monitoring of existing heritage masonry wall foundations for settlement and vibration.	As the existing heritage masonry foundation is on rock, the risk of damage due to foundation settlement is minimal. Vibrations due to construction activity will be monitored in order to limit vibration in the heritage masonry walls to those well below that that may cause damage.

TEMPORARY PROTECTION PLAN – 816 GOVERNMENT STREET			
ITEM	RISK	MITIGATION	COMMENTS
Underpinning the heritage masonry foundations and walls	Damage to heritage masonry walls due to foundation movement.	Attached sketch SK-1 illustrates the concept by which excavation and underpinning under the heritage masonry walls will be done. The new underpinning foundation wall to be constructed in a series of narrow vertical panels, wherein one vertical narrow panel is excavated and constructed in the form of shotcrete reinforced concrete walls, which are stabilized by temporary soil anchors which resist any lateral soil pressures from soil outside the excavation. The excavation and construction of the narrow vertical underpinning new foundation walls is done in short vertical sections, starting from the top and working down. After one series of vertical underpinning vertical panels of new reinforced concrete foundation walls is constructed, then a next series of vertical panels is constructed in the same way, until eventually the entire excavation is complete and all existing perimeter heritage masonry walls are fully and securely supported by new reinforced concrete continuous foundation walls, temporarily laterally supported by soil anchors as illustrated on SK-1. Once this is done, construction of the new reinforced concrete structure inside the perimeter heritage masonry walls may begin.	The proposed process of underpinning existing heritage masonry foundations is a decades old standard approach, and is the best possible way to mitigate the risk of damage to the existing heritage masonry walls.
Construction of the new reinforced concrete structure inside the perimeter of the existing heritage masonry walls	Damage due to construction activity vibration and equipment impact.	Vibration monitoring in order to limit vibration levels well below those that may cause damage. Heritage elements at risk of impact damage due to impact with construction equipment or falling equipment will have protective coverings, such as plywood, and equipment operators, especially the crane operator, will be educated in the need to avoid the risk of damage to heritage features.	As construction proceeds, the new underpinning foundation walls will be tied to the new underground reinforced concrete parking garage slabs in order to provide permanent lateral support to these underpinning walls. At each floor level and the roof level, permanent lateral support will be provided to the existing heritage masonry walls by the installation of new epoxy grouted dowels at 18" on center, as described in a separate letter. Once the new reinforced is complete and reaches strength, then all existing temporary lateral support, illustrated on SK-1, may be completely removed, as the existing heritage masonry walls are now permanently and securely laterally supported and braced by a robust new reinforced concrete structure with strong stiff seismic resisting shearwalls.
New and enlarged openings at ground level	Damage due to lack of support during construction of new openings.	Provide all structural support for existing masonry at new openings on the inside of the existing masonry. Construction procedures for new structural supports (new beams and lintels supporting the heritage masonry over new openings) be specified, so as to provide continuous support to the heritage masonry and to minimize the risk of movement.	Some new steel lintels will be required, but they will be recessed as far as possible from the exterior face of the masonry, and will always be in the form of angles or plates, which are not readily observable from the exterior (covered by new windows or new doorframes).

JOHN BRYSON & PARTNERS
STRUCTURAL ENGINEERS

DESIGN NOTES

PROJECT: 816 GOVERNMENT ST
JOB No. 90074
DESIGN: JB
DATE: JUNE/15
PAGE SK1



WALL SECTION

TEMPORARY BRACED FRAME FOR FREE-STANDING HERITAGE MASONRY.