DUCK'S BUILDING

1314-1324 BROAD STREET, VICTORIA, BC

CONSERVATION PLAN

NOVEMBER 2019

DONALD LUXTON
AND ASSOCIATES INC

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Duck's Building [BCA C-05947]

1.0 INTRODUCTION

HISTORIC NAME:	Duck's Building
OTHER HISTORIC NAMES:	Duck's Building, Duck's Block, Canada Hotel
CIVIC ADDRESS:	1314-1324 Broad Street
ORIGINAL OWNER:	Simeon Duck
ARCHITECT:	William Tuff Whiteway
BUILDER:	F. Grant
DATE OF CONSTRUCTION:	1892

In the 1850s, Simeon Duck had purchased Lots 159a and 160a along the west side of Broad Street, from the corner of Johnson Street. Duck built a two-storey stone structure facing Johnson Street, with an alley beside called "Duck's Alley" in 1874 as a factory for his carriage business. This building was later expanded with a new building to the corner of Broad Street (the first Duck's Building) and the adjacent Duck's Building on Broad Street in 1892.

This large, Victorian-era structure is an excellent example of the large multi-purpose utilitarian commercial structures being built at the time to house a variety of businesses, with large glazed storefronts at ground level. The back of the Duck's Building is parallel to Duck's Alley, and is contiguous with the surviving 1874 stone wall of Duck's Carriage Factory. The front and rear facades of the Duck's Building, as well as the stone wall of the Carriage Factory, will be rehabilitated, and select portions of the existing Duck's Building structure will be re-purposed, where feasible. A heritage acknowledgement program will also be developed.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed redevelopment.

2.0 HISTORIC CONTEXT

2.1 VICTORIA IN THE 1890s

Despite economic uncertainty in the early 1890s, the decade was characterized by a profound optimism that Western expansion had no limits. Development throughout the City was made possible through the construction of a new electric streetcar system built by the National Electric Tramway & Lighting Co., which originally served the downtown core but later expanded to encourage the growth of surrounding neighbourhoods. In one year, between 1891 and 1892, the number of architects listed in the *Williams B.C. Directory* almost doubled, from 26 to 46, with almost half located in Victoria. Great deposits of minerals were found around Boundary and the Kootenays, and there was enormous interest in B.C. timber after it was displayed at the Chicago World Fair in 1893.

At the beginning of the 1890s, the economy was stable and experiencing steady growth until June 1892, when a smallpox epidemic broke out in Victoria and quarantine regulations shut down port activity. The epidemic had impacts on every aspect of life for residents and visitors. One hotel began serving a set menu to lower the chances of infection by decreasing the number of employees. To contain the disease, the Federal Department of Public Works constructed a quarantine station at William Head, located outside Victoria.

The colonial administration buildings, still known pejoratively as The Birdcages, were seen as a poor reflection of the global stature of BC. A design competition for a new landmark legislature was announced in June 1892, and there were 62 submissions. Nineteen individuals or teams from British Columbia entered, some with more than one scheme, while the other entries were from Eastern Canada and the United States. Five designs were chosen as finalists, including two Victoria architects, T.C. Sorby and recent immigrant Francis Mawson Rattenbury, who was 25 years old. Rattenbury's design was selected as winner in March 1893. This was a blow to more established architects, and ignited rivalries that dogged Rattenbury for his entire career. At the time, the scheme was widely criticized as extravagant, but the BC Legislature building is now considered one of the finest examples of Victorian-era architecture in western Canada.

When construction began on the new Legislature buildings, there were serious signs of economic recession. The value of gold was suffering a severe global decline, and western currencies, based on the gold standard, were in trouble. By the end of 1893, a banking crisis had taken hold in the United States. A surplus of silver on the global market had the effect of devaluing gold to the point where there was speculation that it may no longer support the circulation of money. Capital flow from the United States to Canada dried up, and investor confidence disappeared. The boom in British Columbia was suddenly bust. The real estate market then collapsed in Victoria, and property foreclosures were widespread.

In spite of the economic downturn in the United States and Canada, a new Post Office for Victoria was announced in 1894, designed by Thomas Fuller, who had become Dominion Chief Architect in 1881. Fuller's design was arguably the best Federal structure built in BC in the 19th century. A handful of other government projects were also undertaken in the early 1890s to take advantage of the low cost of labour and materials during the recession. One of the few bright spots in Victoria's economy at this time was the sealing industry, which remained a major local employer.

By the mid-1890s, British investment in British Columbia began to resurface as a catalyst for another round of economic growth. The Kootenay mining boom started in the mid-1890s, and British investors were a major source of financing for this renewed activity. British Columbia's economy was bolstered by a sharp rise in the international price of silver in 1895, rekindling interest in the rich mines of the Kootenays where a number of claims had been staked, but not exploited, in the 1880s. The steeply rising prices triggered frantic development, unleashing a wave of settlement throughout the area.

In 1896, large quantities of gold were discovered on Bonanza Creek in the Yukon, and two steamers arrived in Alaska the next summer with "tons of Klondike gold." The Klondike Gold Rush was fuelled by wildly exaggerated and misleading stories in newspapers around the world about the fantastic potential for wealth. The truth was much less glamorous, but this did not prevent an estimated 100,000 people from travelling to this remote part of the world to seek their fortune. Dawson City became an instant boom town, and was briefly the largest settlement west of Winnipeg and north of San Francisco. As there was no way to guarantee that provisions could be delivered, each prospector was required to bring their own supplies for one year. Import duties could be avoided if these supplies were bought in Canada, so the port cities of Victoria, Vancouver and New Westminster were suddenly swamped with men eager to buy anything that would get them on their way. Outfitters popped up in Victoria overnight and sold everything from boots to blankets. Businesses expanded to serve the gold seekers and there was an explosive rush to build new commercial facilities.

The Klondike boom ended as swiftly as it began. Most of the men who went north lost everything because all the best claims had been staked earlier. At the same time, destabilizing events on the world stage again caused turmoil in BC. In 1899, the South African War broke out, invoking a wave of patriotism that swept the British Empire. Many able-bodied men, without work at the end of the Klondike boom, volunteered to fight overseas. By the turn of the century, most sectors of BC economy were in free-fall. The province was close to bankruptcy and a lack of confidence was pervasive in the air. This was just a brief interlude that set the stage for the great and prolonged boom that occurred during the Edwardian era, prior to the outbreak of the First World War.

2.2 ORIGINAL OWNER: SIMEON DUCK

Simeon Duck (1834-1905) was a colonial businessman, politician, Mason and early pioneer of British Columbia. He was born in St. Catharines, Ontario, the son of William Duck and Mary Jackson, who were both born in England. By 1859, he arrived in British Columbia by way of Panama. Hoping to strike it rich in the Fraser River Gold rush, he spent an unprofitable summer prospecting before coming to Victoria and establishing a wagon and carriage factory in Victoria. In order to make lumber, he cut oak trees and whipsawed them, and manufactured what was considered the best-wheeled vehicle made in Victoria. "The style and finish of these wagons reflect much credit on the maker, and a practical test of their merit as had on Sunday when they gave entire satisfaction." His business was at first unsuccessful, but Duck's fortunes changed when the Cariboo wagon road was completed. Suddenly many people were desperately in need of transportation to the Cariboo goldfields, and Duck's business expanded into a general blacksmith, carriage and wagon shop. For several years starting in the mid-1860s Duck was in partnership with Stephen Sandover (1836-1918), a blacksmith; by 1871, Sandover had given up blacksmithing and was farming in North Saanich. Duck retired from

Simeon Duck. [BCA G-00746]

the carriage works in 1881 and further developed his properties at the corner of Broad and Johnson Streets, ultimately opening a second hand furniture business in the Duck's Building in the 1890s.

In 1865, Duck married Sarah Miller (1829-1920, née Haught), a native of Letart Townhip, Meigs, Ohio. On various documents, Duck and Sarah claimed their religion as "Liberal" or omitted to fill anything in. They had one son, William, trained as a lawyer and was later a partner of the firm Duck & Johnson, real estate and insurance agents. Clearly an ingenious man, in 1875 Simeon Duck took out a patent on a Mortising Machine; in 1877 he renewed the patent with improvements that made the machine simpler and lighter.

Simeon Duck was a Conservative, and took an active interest in the Confederation movement. He represented Victoria City in the Legislative Assembly of British Columbia from 1871 to 1875, but was defeated when he ran for reelection. "Get back into your coop!" "You're a lame Duck" were just a few of the remarks made in the legislature when he spoke for an unpopular cause. In 1882 he was again elected, as was a man named Drake (Montague W. Tyrwhitt Drake). Duck and Drake were the butt of many jokes, but they laughed along with everyone else. Duck's supporters were once acidly described as "quakers" but Duck seemed to have been unabashed by either jokes or criticism. He served as Minister of Finance from 1885-86, and championed the establishment of non-sectarian free public schools. He was defeated when he ran for reelection in 1886, elected again in an 1888 by-election, and defeated in 1890. Duck also acted for a while as City treasurer, then assessor and tax collector

Simeon Duck. [BCA F-08604]

Duck was a member of the Victoria volunteer fire department, and served in various positions including chief engineer. Duck became a Mason in Vancouver Lodge in 1864, received the sublime degree of Master Mason in October 1865, and served as Grand Master of B.C. in 1875-76. He was a member of both the Vancouver and Quadra lodges until he retired in 1881. He was also active with the Ancient Order of United Workmen. Duck became fascinated by spiritualism, and on at least one occasion held a séance in his home, although the medium, Dr. Peck, was dismissed in the Colonist as 'a humbug.'

> *DIED: DUCK – At the family residence, No 47 Herald street, on the 5th inst., Simeon Duck, aged 70 years, and a native of St. Catharines, Ont. The funeral will take place on Wednesday, at 2.30 p.m., from the above residence. Friends will please accept this intimation."*
> *Victoria Daily Colonist,* February 7, 1905, page 7.

> *Once again – and it has of late been outstretched with deplorable frequency – has the hand of death been placed in the ranks of the rapidly diminishing band of pioneers of the province, taking therefrom one of its best known and most highly esteemed members, Simeon Duck, one of the oldest residents of Victoria and prominent in the life of the earliest history of the city. Deceased has been failing for months and his death, therefore, was not altogether unexpected. The funeral has*

been arranged to take place tomorrow afternoon at 2.30 o'clock from the family residence, Herald street.
Victoria Daily Colonist, February 7, 1905, page 8.

The funeral of the late Simeon Duck took place yesterday afternoon from the family residence, Herald street. There was a large attendance and many beautiful floral emblems presented. The service was conducted by the officers of the A.O.U.W., both at the house and graveside. The following acted as pallbearers: Messrs. E.B. Marvin, D.W. Corbin, John Meston, O. Hastings, G. Cavin and G. Crookshank.
Victoria Daily Colonist, February 9, 1905, page 5.

2.3 ORIGINAL ARCHITECT: WILLIAM T. WHITEWAY

(Abridged from Whiteway entry, *Building The West,* by John Atkin.)

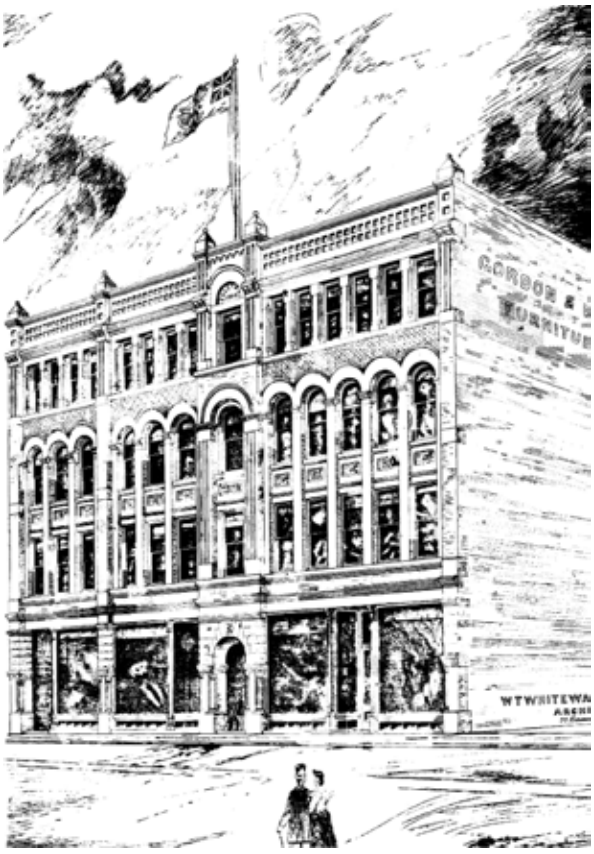
W.T. Whiteway was born April 30, 1856 in Musgrave, Newfoundland, but didn't remain there long before setting out for the west coast of Canada. Between 1882 and 1902 he practised architecture in Vancouver; Port Townsend, Washington; Victoria; Halifax; and St. John's, Newfoundland before settling once again in Vancouver. Whiteway's name is largely remembered in Vancouver as the architect of record for one of the city's most recognizable buildings, the World (Sun) Tower at Beatty and Pender Streets.

Victoria was Whiteway's first stop on the west coast in the early 1880s; then he moved to Vancouver in 1886 and completed the designs for the Ferguson Block, 1886, Vancouver's Fire Hall No. 1 on Water Street and additions to the first City Hall, 1886-87. At the same time, the San-Diego-Coronado building boom was occurring, and Whiteway relocated to San Diego in 1887. He is known to have designed at least two residences there, but his wife, Elizabeth, pregnant at the time of the move south, died there while giving birth. In 1888, Whiteway moved back up the coast to Port Townsend and established a partnership with Julius C. Schroeder, who had also been in San Diego during its short-lived boom. Together they designed a number of significant buildings in that city including First United Presbyterian Church. At least six of their buildings in Port Townsend have survived.

In 1892, Whiteway departed for the east coast once again. But before leaving he found time to design the Duck's Building on Broad Street in Victoria for Simeon Duck. Back east his first stop was St. John's where he submitted drawings for the proposed court house in that city. The design was accepted but it would be another eight years before construction would begin. In the meantime Whiteway moved across the water to Halifax and established a practice. One of his first projects was the Gordon & Keith Building on Barrington Street, 1896-97. This Romanesque structure was virtually identical to Whiteway's design for the Duck's Building on the other side of the country. In 1897 he went into partnership with William T. Horton. Along with commercial buildings they undertook the design of a number of residences, including the city's first Queen Anne design.

W.T. Whiteway. [Herbert A. Layfield, Whittier, California]

When construction began in 1900 on the long awaited court house in St. John's, Whiteway stopped in briefly to check on its progress before once again returning to Vancouver. Whiteway wasted no time in establishing an office. Building records show that he was prolific, and he soon received some very substantial commissions such as a new department store for Woodward's on Hastings Street, 1903; the Kelly Douglas warehouse on Water Street, 1905, considered the city's first "skyscraper;" the Woods Hotel at Hastings and Carrall Streets, 1906; and a new City Market on Main Street, 1906-08. In addition to this commercial work, Whiteway specialized in the design of schools. He provided the plans for at least six schools for the Vancouver School Board, a large new three-storey brick public school in Kamloops, 1906-07, and the impressive Duncan Elementary School in 1913. Whiteway's most impressive building was the World Building, designed in 1912 for newspaperman, businessman and Mayor, Louis D. Taylor. This impressive building — once the tallest in the British Empire — with its distinctive cupola and its famous nine terra cotta maidens holding up the cornice line, anchors the corner of Beatty and Pender Streets. During the late 1920s Whiteway was busy designing a number of brick-faced walk-up apartment blocks in the West End of Vancouver, including three on Haro Street built in 1927: the *St. Margaret* for J.J. Perrigo; *The Normandie* for Gordon Drysdale Ltd.; and *Viola Court* for George Canary. Like many other architects after the onset of the Depression, he was struck from the AIBC register for non-payment of fees. His last years were spent in quiet retirement at his Barclay Street residence. He died in Vancouver on October 9, 1940.



2.4 THE DUCK'S BUILDING

Simeon Duck had previously commissioned two buildings facing Johnson Street on the north end of his property at the corner of Johnson and Broad Streets. In 1892, he commenced the plans for a major new building to be built on the south half of his property, facing Broad Street.

> **New Buildings**. *Tenders will be opened on Saturday, next, for the creation of a three-storey business block on Broad street, to occupy lots 159-160 A. The style of architecture, as seen from the plans at the office of the architect, W.T. Whiteway, more closely resembles the Romanesque, than any other school, but there are many worthy innovations introduced, which tend to make the building perfect in every particular. One of the chief objects gained by these innovations, if they may be so termed, is that every room will be thoroughly lighted and ventilated. There is a frontage of 79 feet 6 inches, and a depth of 97 feet 3 inches, a trio of commodious stores being provided for on the basement. There is one main entrance to the upper*

stories, lighted from the roof. On the first floor are ten rooms or offices, chiefly occupying the front space, while, to the rear, is a spacious office destined as a printing office. The third storey is divided into eleven compartments, and over the printing office there will be a large hall or assembly room, occupying about half the depth of the block, and its whole length. The building, which is to be known as the Duck's Building, will be commenced forthwith, and, four months from date, it is expected that it will be ready for occupation.
Victoria Daily Colonist, February 24, 1892, page 5.

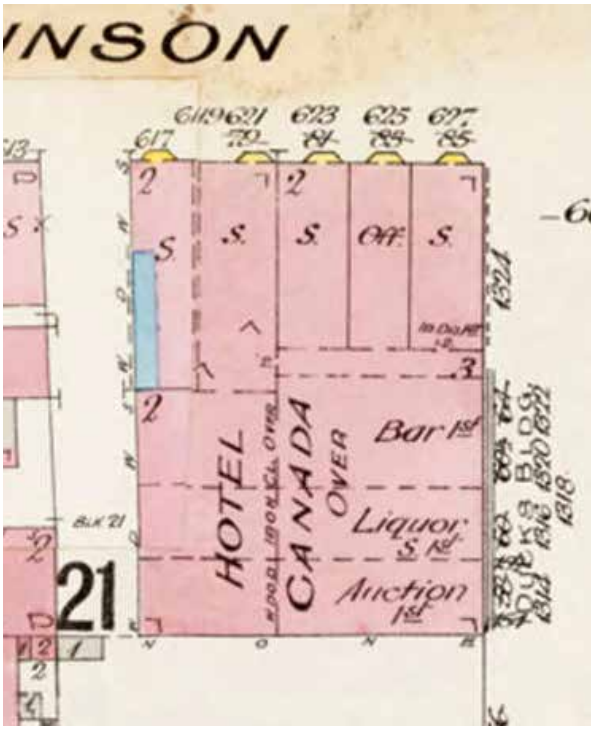
The upper floor hall was occupied by the Knights of Pythias as their new and imposing Temple:

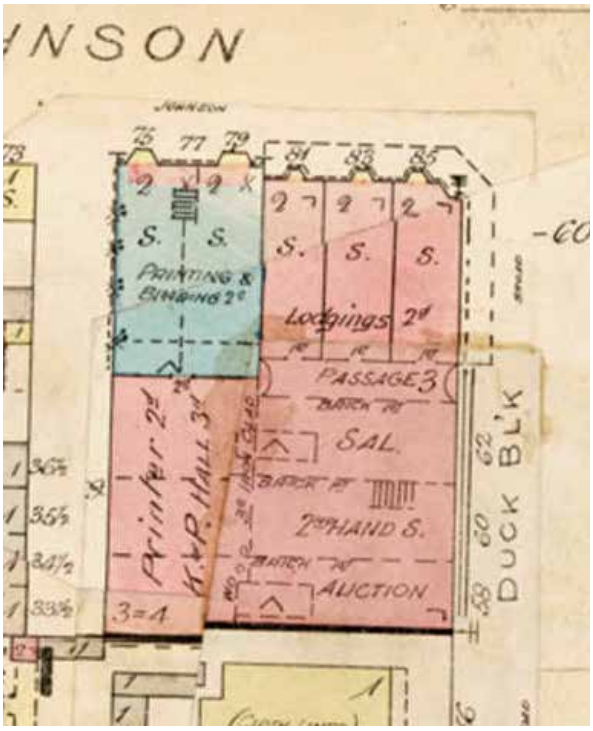
> *IN THE NEW TEMPLE: Sir Knights of Pythias Right Royally entertain Their Many Victoria Friends. Concert and Conversation Precede the Annual Dance Last Evening. The informal opening by the Knights of Pythias of their spacious new hall in Duck's Building, on Broad street, was attended with the success which merit alone attains. The furnishing was barely completed, yet this want had been so ably supplied by the managing committee, Messrs. W.T. Whiteway, C.L. Work and P.J. Nolan, that upon entering the hall the eye was greeted with nothing but beauty, and the artistically arranged mottoes and flags and the various emblems of knightly chivalry left nothing to be desired by the most fastidious observer… The seating,*

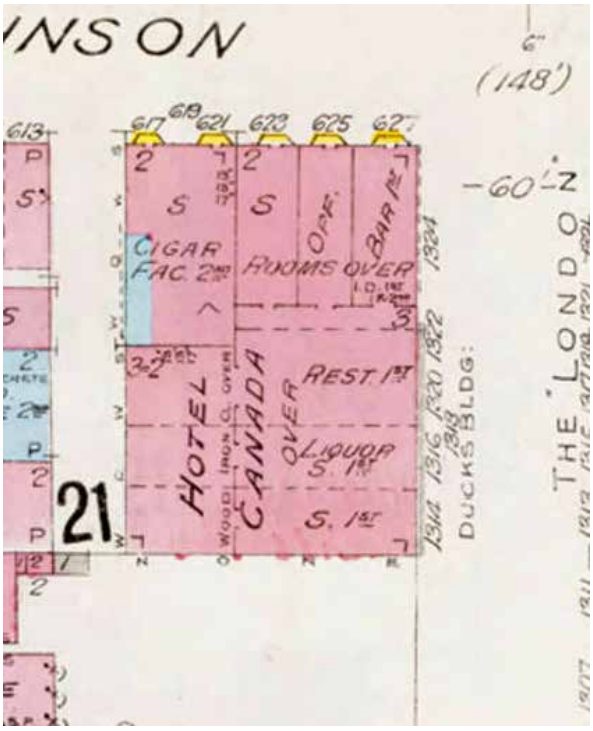
Members of the Knights of Pythias, Victoria. [BCA E-00513]

> *furnished by the Sehl-Hastie-Erskine company, is of rich red plush, set in oak, and two magnificent chandeliers of gas and electric light combined, supplemented by numerous Chinese lanterns, last night, gave to the whole a dazzling brightness, only to be equaled later on by the eyes of beauty.*
> *Victoria Daily Colonist,* September 1, 1892, page 5.

In addition, the upper floors housed a hotel, as well as a large brothel originally run by Vera Ashton, and later by Stella Carroll. By 1892 a liquor license was issued in 1892 to M.C. Brown at a "no name" hotel, later renewed as the license for the Canada Hotel in 1899, and later as the Canada Saloon, 1322 Broad Street. As Duck owned all these properties on the two lots, their uses changed over time, and they were sometimes joined in various configurations at the upper levels. After the Knights of Pythias vacated, the upper floor hall was used variously as a music hall and performance space.







Top, Right: Fire Insurance Map, 1891 [Revised 1895]. The Duck's Building, built in 1892 facing Broad Street, has now filled in the rest of the Duck properties. Fire Insurance Map, 1903.
Bottom, Left: Fire Insurance Map, 1903.
Bottom, Right: Fire Insurance Map, 1911 [Revised 1913].

Top: Maynard's Auction Room at 1318 Broad Street, Victoria, circa 1908. [BCA C-05946]
Bottom: Maynard And Sons, Auctioneers. Auction of livestock, harness, and buggies on Broad Street, Victoria, circa 1908. [BCA C-05947]

The Canada Hotel, which was sometimes addressed on Johnson Street and sometimes on Broad Street, offered a large saloon, and a café, as well as recreation options such as billiards and snooker and later a gymnasium. In 1917, when Prohibition became law, the bar at the Canada Hotel remained open, legally selling near beer with a low percentage of alcohol; it appears that stashes of whiskey were also available.

After the end of the First World War, a variety of commercial business occupied the ground level storefronts, and the upper floors appear to have been constantly reconfigured for a variety of tenants. The longest-term tenant was The Old British Fish & Chips, which occupied 1318 Broad Street from the 1920s until recently.

During the Second World War, a notable upstairs tenant was the Salvation Army Three Services Centre, which provided accommodation and support for off-duty military personnel.

After the end of the Second World War, the Duck's Building was occupied by a variety of tenants, notably a series of ground-level music stores, and music, dance and theatre teachers above. Over time, the changing business modernized the ground level storefronts into unrecognizable configurations, while the upper floors remained relatively intact.

Interior of a bar at the southwest corner of Broad and Johnson Streets, Victoria; Ed and Gordon Temple at the bar, 1914. [BCA F-02562]

Left: Relaxing in the library at the Salvation Army Three Services Canteen, 1318 Broad Street, 1942. [Daily Colonist. City of Victoria Archives M08727]
Right: Salvation Army Three Services Canteen, 1318 Broad Street, 1942. [Daily Colonist. City of Victoria Archives M08724]

The Duck Block, 1960. [City of Victoria Archives M-03288]

Duck's Building, 1318-1322 Broad Street, 1947. [Daily Colonist. City of Victoria Archives M08633]

2.5 THE BROAD STREET RED LIGHT DISTRICT

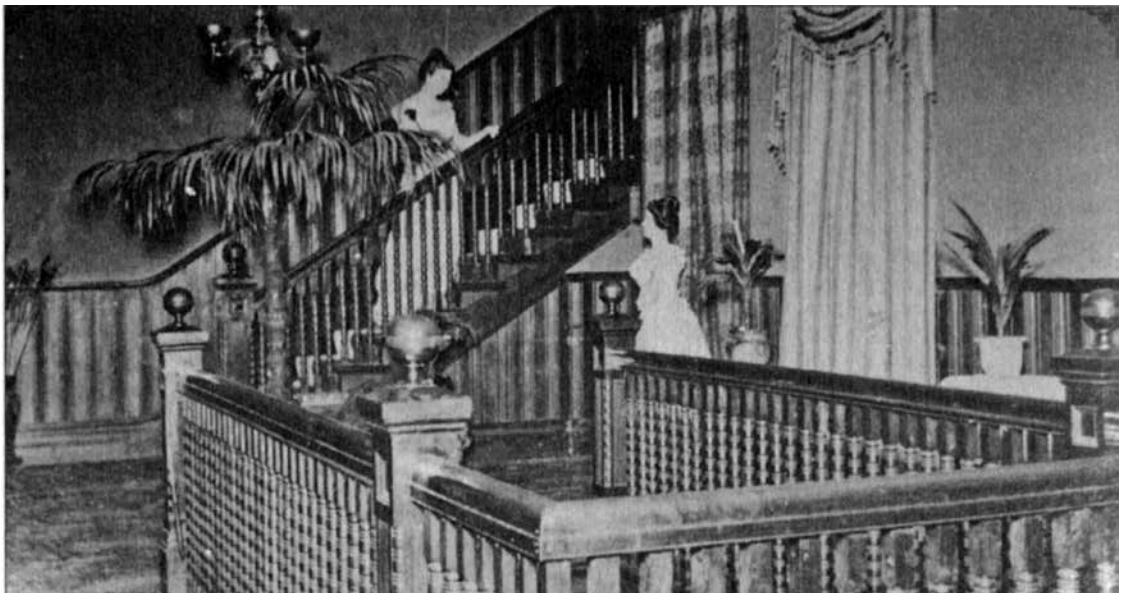
By 1886, Broad Street was an important commercial thoroughfare book-ended by a hotel at one end and a Methodist church at the other. The four-block-long stretch included the YMCA, the Victoria Stock Exchange and the editorial headquarters of the rival daily newspapers, the Times and Colonist. In addition, Broad Street was a centre of prostitution, with seven brothels along the street. The best brothels included piano players and Chinese cooks, with more profit to be made from the sale of food and drink as male customers lingered.

> *Ten years later, Broad Street was still the centre of the sex trade. According to a police report submitted to Victoria City Council in April 1886, at least seven brothels were operating on Broad Street; each of the brothels accommodated three or four prostitutes. The 1886 report locates sites of sexual commerce on adjacent streets. Brothels were identified on Broughton Street, Johnson Street, Yates Street, View Street, and Trounce Alley. The report also identified the owners of the properties where brothels were operating. Mrs. Margaret Doane, a widow, owned four brothels on Broad Street. Louis Vigelius, a wealthy barber, owned another of the Broad Street brothels. From 1876 to 1897, Vigelius sat on Victoria City Council as the elected representative for Yates Street Ward, the constituency that included Broad Street. Another Broad Street brothel was owned by Simeon Duck, a manufacturer and member of the provincial Legislative Assembly. In 1886, when the police report was compiled, Duck was Minister of Finance in the provincial government. The brothel he owned was located in a wooden structure of undetermined age, near the corner of Broad Street and Johnson Street. A few years later, in 1892, the structure was replaced with a handsome, three-storey brick building. The Duck's Building, as the new building was called, accommodated a succession of brothels over the years. Joseph W. Carey, a land surveyor and former mayor of Victoria, owned one of the brothels on Broughton Street. A. A. (Andrew Alfred) Aaronson, a pawnbroker and curio-dealer, and a leading member of Victoria's Jewish community, owned a brothel on Johnson Street. In his obituary notice, Aaronson was described as "a man of sterling worth and ability, [who] enjoyed the esteem and personal respect of all who knew him." The same might have been said of the other property owners. They were successful, well-respected citizens who were not stigmatized by their association with the sex trade.*
> *Patrick Dunae, Geographies of Sexual Commerce and the Production of Prostitutional Space: Victoria, British Columbia, 1860-1914. Journal of the Canadian Historical Association, 2008*
> Revue, page 124.

Business opportunities for women were much fewer than today, but one business had great possibilities. Brothels were traditionally run by women, and were in high demand. A wealthy madam who was known from San Francisco to Victoria in the early part of the 20th century, Stella Carroll was glamorous, worldly and determined to succeed. She became friends with Tessie Wall, probably the top madam in San Francisco. Tessie ran a very high quality establishment, just the sort of place Stella wanted for herself. She took Stella under her wing and mentored her in the trade. With a few years training, Stella was ready to take the plunge herself, and had to choose where to set up shop. San Francisco already had many houses, but there were other possibilities. Seattle, Vancouver or Victoria were all good markets. Fate intervened for Stella. In 1899 she went to visit her friend Vera Ashton, who ran a brothel in the Duck's Building in Victoria. Vera was about to sell her business to another woman named Marval Conn. But while Stella was there Ms. Conn had a terrible accident, and died. While upset at this death, Stella had the sense to realize that this was an opportunity. Taking Vera aside, she proposed to step in and conclude the purchase. Vera agreed, and Stella became the proprietor of a fine, two-story establishment in the Duck's Building on Broad Street.

Stella's new landlord was Simeon Duck. He was a well-connected local politician with a liberal attitude to prostitution. With his protection she made the house even finer. Her furnishings were always meticulous, and she did much of the housekeeping herself. Few could meet her standard. She ran the establishment like a boarding house, with the girls paying her rent. They kept the proceeds, while Stella made her money on the sale of liquor.

Things went well for the next few years. With Duck's protection she had minimal interference from the police, and could concentrate on running the business. But Duck died in 1905. And, unluckily for Stella, there was a rising tide for "moral reform" in the city. Politicians were being forced to control prostitution. In 1906 a reformer, Alfred Morley, was elected mayor. He and the police chief had a meeting with Stella, where they struck an unofficial deal. If Stella would move her business out of downtown and over to Herald Street, the de facto red light district, the police would not trouble her. This way the mayor could be seen as tackling the prostitution problem, without upsetting the demand for this service. So Stella made the move, and left Broad Street.



Stella Carroll's premises, second floor of the Duck's Building. [Linda Eversole, Stella: Unrepentant Madam]

3.0 STATEMENT OF SIGNIFICANCE

THE DUCK'S BUILDING
1324 BROAD STREET, VICTORIA, BC

Description of the Historic Place
The Duck's Building is a three-storey Victorian-era masonry commercial building, distinguished by its patterned brickwork, stone trim, round-arched window openings and decorative cornice. It is located mid-block on the east side of Broad Street, between Johnson and View Streets, in Victoria's Old Town District.

Heritage Value of the Historic Place
The Duck's Building is a significant for its representation of the continuing growth of the city's gateway economy during the late Victorian era, its association with local entrepreneur and politician Simeon Duck, as a superior example of the Romanesque Revival style, and as a surviving example of the work of prominent architect William Tuff Whiteway.

The Duck's Building represents a time when downtown Victoria was expanding due to its booming economy. The announcement of the land grant to the Esquimalt and Nanaimo Railway in 1883, and its completion in 1888, sparked a construction boom in Victoria of stores, hotels and commercial properties. This elaborate structure indicates the extent to which the economy was prospering, and although it was completed right at the time of local recession, it demonstrated the flexible ways in which commercial properties could be used; it originally accommodated a variety of uses, including stores, offices, hotel and bar services, and a brothel.

The Duck's Building was constructed in 1892 for Simeon Duck, a successful early local entrepreneur, MLA, and former Minister of Finance for British Columbia. Duck owned two city lots at the corner of Johnson and Broad Streets; the development of Duck's Carriage Factory in 1874, the 1884 First Duck's Building to the east and the adjacent 1892 Duck's Building to the south, represent patterns of real estate speculation and development common in Victoria in the late nineteenth century, which ebbed and flowed with the economy. This building is representative of the multi-functionality of Victoria's commercial district in the late nineteenth century. Bold decoration and architectural styling make the Duck's Building a dominant presence within Broad Street's narrow streetscape.

The Duck's Building is a significant surviving example of the work of prominent B.C. architect, W.T. Whiteway (1856-1940), and is a superior example of the Romanesque Revival style. Whiteway travelled widely in the pursuit of commissions, and notably in 1896-97 designed an almost identical building on the other side of the country, the Gordon & Keith Building in Halifax, which still exists. The Duck's Building is characteristic of the Romanesque style adapted to commercial usage. Stylistic embellishments on the front façade include round-headed windows, rock-faced sandstone detailing, and patterned and corbelled brickwork with a central pediment above the main entry.

Character-Defining Elements
The heritage character-defining elements of the Duck's Building include its:

- location on Broad Street, in Victoria's Old Town District;
- continuous commercial and retail use;
- commercial form, scale and massing, as expressed in its three-storey cubic massing, symmetrical rectangular plan and flat roof, set flush to the front and side property lines; irregular bay spacing with two entries to the upper floors; and raised rear portion that accommodated an assembly hall;
- design elements of the Romanesque Revival style, such as rock-faced masonry piers at street level; rock-faced stone lintels; round-arched windows on the top floor; decorations above the main entry with patterned fret work and a triangular pediment; corbelled cornice detailing, decorative name and date-plates with 'DUCK'S BUILDING' and "A.D. 1892;" and patterned brickwork on the rear facade;
- masonry construction, including: structural front, side and rear brick walls; timber internal frame; parged window sills; and cast-iron storefront columns;
- symmetrical fenestration including: rectangular storefront openings; and round-arched and rectangular double-hung 1-over-1 wooden sash windows with upper-sash horns on the front and rear facades; and
- the contiguous relationship of its rear wall with the 1874 stone wall of the Duck's Carriage Factory to the north.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Duck's Building is a significant historical resource in the City of Victoria. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Duck's Building 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 Duck's Building should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following ***General Standards*** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

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

Additional Standards relating to Rehabilitation

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

Additional Standards relating to Restoration

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

4.2 CONSERVATION REFERENCES

The proposed work entails the Restoration and Rehabilitation of the exterior of the Duck's Building. The following conservation resources should be referred to:

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

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

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

Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta
http://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm

Preservation Brief 9: The Repair of Historic Wooden Windows.
http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

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

Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass).
http://www.nps.gov/tps/how-to-preserve/briefs/12-structural-glass.htm

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows.
http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

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

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron.
http://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm

Preservation Brief 32: Making Historic Properties Accessible.
http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

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

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm

Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone.
http://www.nps.gov/tps/how-to-preserve/briefs/42-cast-stone.htm

Preservation Brief 44: The Use of Awnings on Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve and restore character-defining elements of the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for continued commercial and mixed use programs. The front and rear facades of the Duck's Building, as well as the stone wall of the Carriage Factory, will be conserved, and select portions of the existing Duck's Building structure will be re-purposed, where feasible. A heritage acknowledgement program will also be developed.

Proposed Redevelopment Scheme
The development scheme for this property has been prepared de Hoog & Kierulf Architects, and includes aspects of rehabilitation, restoration, and preservation.

The major proposed interventions of the overall project are to:

- Rehabilitate the front and rear elevations of the Duck's Building and restore character-defining elements on historic front facade;
- re-purpose select portions of the Duck's Building structure, where feasible;
- retain and rehabilitate the rear adjacent stone wall of the Carriage Factory; and
- construct a new addition on either side and reconstruct the inner structure of the historic Duck's building and not exceed current building height by approximately 2 feet.

Due to the proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a registered heritage building on the City of Victoria Register of Heritage Properties, the Duck's Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. 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 as well as any required seismic upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The retained façades should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façades.

5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Duck's Building was carried out during a site visit in June 2017. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation, Restoration, and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Duck's Building based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The historic Duck's Building is situated in its original location at the southwest corner of Broad Street and Johnson Street in Victoria, BC, and is built to the property lines with minimal to no setbacks. The site will be rehabilitated to accommodate the proposed redevelopment. The front and rear elevations will be retained, as well as select portions of the Duck's Building structure, as feasible, and the adjacent building to the north will be demolished, with the exception of the rear original Carriage Factory stone wall, which will be retained and rehabilitated.

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

Conservation Strategy: Rehabilitation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage on Broad Street and laneway.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- New adjacent construction should be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in **Standard 11**.

5.2 FORM, SCALE & MASSING

Standing three-storeys tall, the Duck's Building is rectangular in plan and its front elevation faces east toward Broad Street. The building features a commercial form, scale and massing, as expressed in its three-storey cubic massing, symmetrical rectangular plan and flat roof, set flush to the front and side property lines, irregular bay spacing with two entries to the upper floors, and raised rear portion that accommodated an assembly hall. The front elevation, as viewed from Broad Street, as well as the rear elevation, will be retained, and a new proposed redevelopment will be constructed within, and slightly above, either side of the building. Select portions of the structure will be re-purposed, as feasible. New construction should be set back and differentiated from the historic facade.

Conservation Strategy: Rehabilitation

- Preserve the overall form, scale and massing of the building as viewed from Broad Street.
- The historic front and rear façades should be retained.
- All new construction should be setback and differentiated from the historic facade, and should not alter or remove any existing character-defining elements. Front elevation of proposed addition should be set back behind the existing parapet and should not puncture through the historic facade.

5.3 FOUNDATIONS

The existing foundation will be rehabilitated as part of the redevelopment scheme, including necessary seismic reinforcements as required. Careful attention should be executed to ensure the exterior masonry walls above grade, particularly the historic front façade, are not damaged during rehabilitation work.

Conservation Strategy: Rehabilitation

- Existing foundations should be preserved, if possible.
- If new foundations are proposed, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR MASONRY WALLS

The Duck's Building was built in structural brick construction with brick detailing on the front and rear facades. The masonry of the main Broad Street facade features unique detailing that is significant to the building and are characteristic of the Romanesque Revival style, including character-defining elements such as rock-faced masonry piers at street level, rock-faced stone lintels, round-arched windows on the top floor, decorations above the main entry with patterned fret work and a triangular pediment, corbelled cornice detailing, decorative name and date-plates with 'DUCK'S BUILDING' and "A.D. 1892" and patterned brickwork on the rear facade. As part of the redevelopment scheme, the front and rear elevations will be retained and rehabilitated. Character-defining details on front facade will be preserved and restored and rear wall will be structurally supported and exposed. Paint will be removed from exterior brick and stone masonry surfaces, and sandstone will be refinished in approved mineral paint.

Conservation Strategy: Restoration and Rehabilitation

- Undertake complete condition survey of condition of all masonry surfaces. Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Preserve the character-defining exterior masonry whenever possible. Retain sound exterior masonry or deteriorated exterior masonry that can be repaired, including rusticated masonry piers and stone lintels and replace in-kind material that is too deteriorated for safe use.
- The rear elevation will be exposed on both sides and appropriate measures should be undertaken to ensure the brick wall is properly protected with cap flashing, repointing of both interior and exterior surfaces, structurally stabilized and ongoing maintenance.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes in the brick should be filled or replaced to match existing.
- Remove paint on exterior brick and stone masonry using approved nonabrasive heritage restoration methods. Undertake test samples for paint removal in an inconspicuous area using only approved restoration products. If testing reveals original material other than brick or stone, re-painting may be required. Sandstone surfaces should be refinished with approved mineral paint.
- Overall cleaning of the brick on the exterior front and rear elevations should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.

- Repoint the brickwork by raking out loose mortar material to a uniform depth. Take care that the arises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.

5.5 ARCHITECTURAL METALWORK

The Duck's Building features original cast-iron columns at the front storefront level, which are character-defining elements of the historic structure. These columns will be retained and re-integrated into the proposed new storefront system.

Conservation Strategy: Preservation

- Evaluate the overall condition of cast iron to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, and remove paint using the gentlest method possible. Be mindful not to damage adjacent features during paint removal. Be aware of the risk of existing lead paint, which is a hazardous material.
- Paint should be removed from cast iron using hand scraping, chipping, or wire brushing techniques, if possible.
- Anchors should not be painted. If required, finish exposed cast iron elements with a protective clear coat.

5.6 FENESTRATION

> *Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.*
> *– Standards and Guidelines for the Conservation of Historic Places in Canada.*

5.6.1 WINDOWS

The Duck's Building features character-defining wood-sash windows, including rectangular assemblies on the second storey and arched assemblies on the upper storey. Original window openings on the front facade will be retained and new historically-appropriate wood-sash assemblies with thermal glazing units finished in Pitt-Tech Plus acrylic paint will be installed within existing frames, which addresses energy performance and acoustical requirements. Upper rear windows will be removed from original window openings, which will remain open. Surviving windows on the rear elevation will be used as reference for new window assemblies.

Conservation Strategy: Rehabilitation

- Complete condition assessment of all original material that will be retained and repair as require.
- Retain window frames on second and third storey of front elevation. New wood-sash assemblies should be installed within original retained second and third storey window frames and should reference the surviving original windows. Thermal glazing units will be installed and window sash will be finished in Pitt-Tech Plus acrylic paint.

- Exterior window openings on rear elevation should be retained in original configuration following removal of existing window assemblies and exposed surfaces should be appropriately protected from the elements.
- Prime and paint windows as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.6.2 STOREFRONTS

The original storefronts have been replaced and further investigation is required to determine if any original material remains. Archival photos suggest original storefronts featured a continuous row of transoms with hopper openings and large sheets of glazing flanking central entries. New storefronts are proposed as part of the redevelopment scheme, and will be contemporary in nature but sympathetic to the historic configuration and appearance of the building. Original cast-iron columns will be retained.

Conservation Strategy: Rehabilitation

- Reinstate a rehabilitated wooden storefront system. Reference the historic design as noted in archival images. The design of the rehabilitated storefronts should resemble original historic precedents.
- Preserve original cast iron columns and repair, as required.
- Integrate commercial signs and new lighting systems as required. Reference section 5.8 Signage.
- Provide new accessible entryways for the ground floor, as required.

5.7 ROOF

The historic structure features a flat, gently-sloped roof with waterproofing membrane. The roof is configured in two levels, and will be rehabilitated to accommodate the proposed new development.
The historic Duck's Building features a prominent upper storey parapet. The projecting cornice comprises decorative brick detailing and is integral to the heritage character of the building. As part of the rehabilitation scheme, character-defining detailing on the parapet will be preserved and restored, and roof structure will be rehabilitated to accommodate the proposed redevelopment.

Conservation Recommendation: Rehabilitation

- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained.
- Preserve and restore the historic cornice and masonry detailing, including corbelling, pediment, and other unique detailing. Repair as required and remove paint from originally unpainted surfaces.

5.8 SIGNAGE

The historic Duck's Building features an original masonry sign on the front elevation featuring decorative name and date-plates with 'DUCK'S BUILDING' and "A.D. 1892".

Signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighbourhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history. Existing original signage lettering will be painted as per recommended historic colour scheme.

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states 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".

Conservation Strategy: Restoration/New

- New signs should be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building. Signs were historically illuminated with front lighting.
- 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 brick or stone.
- Preserve and restore original signage, and re-paint historic original lettering as per recommended historic colour scheme.

5.9 EXTERIOR COLOUR SCHEDULE

Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further on-site analysis is required for final colour confirmation once access is available.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

Conservation Strategy: Rehabilitation

- Inspect painted surfaces and test paint-removal methods prior to full removal of all applied paint. Scope of paint removal to be confirmed following further assessment of testing methods.
- Repaint any parged surfaces that may be uncovered during paint-removal and testing. Sandstone surfaces should be finished in approved mineral paint.
- Restore painted elements with appropriate historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE: DUCK'S BUILDING

Element	Colour*	Code	Sample	Finish
Window Sash & Storefront	Gloss Black or Comox Green	VC-19		High Gloss
Signage/lettering backdrop	Pendrell Red or Hastings Red	VC-30		Low Lustre
Parging & Sandstone	Haddington Grey	VC-15		Flat

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6.0 MAINTENANCE PLAN

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

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

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

6.1 MAINTENANCE GUIDELINES

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

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

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

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

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & 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 concrete and stucco wall surfaces and wood elements such as storefront frames. All of 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 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 & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements– characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive 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, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

6.6 INFORMATION FILE

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

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

6.6.1 LOG BOOK

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

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

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

EXTERIOR INSPECTION

Site Inspection:
- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation
- ☐ Does pointing need repair?
- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working, if any?
- ☐ Do foundation openings (doors and windows), if any, show: rust; rot; insect attack; paint failure; soil build-up;

Masonry
- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing

pointing and re-pointing?
- ☐ Are weep holes present and open?
- ☐ 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 steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?
- ☐ Are all newly exposed surfaces in sound condition and are flashings and protective measures still in place?

Wood Elements
- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials
- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows
- ☐ Is the glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied, has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors
- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts
- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof
- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

6.7.2 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.

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

Annually (Spring)
- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up 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.
- Repaint windows every five to fifteen years.

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

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

Major Maintenance Work (as required)
- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

CITY OF VICTORIA BUILDING PLANS:
- No original plans on file at Victoria City Hall.

CITY OF VICTORIA BUILDING PERMIT:
- Not located.

CITY OF VICTORIA PLUMBING PERMIT:
- #666 (T-18): 22.1.1898 for Simeon Duck; Stores, Lodging House; Printing Office; two buildings.
- #7688: June 10, 1914; for Simeon Duck; Office.

ASSESSMENT INFORMATION
Original Legal Description: E Pt 159A, Block 2
- 1872/73: 159a; 66' x 119'; Broad & Johnson; Duck & Sandover; Land $2,625 Imp: $375
- 1874: Simeon Duck; Land $2,500 Imp: $500
- 1875: S. Duck; Land $2,500 Imp: $2,500
- 1876-1878: Same
- 1879: Land $2,500 Imp: $2,500 ("+ $3,000" pencilled in)
- 1880: Land $2,500 Imp: $5,500
- 1881-1884: Same
- 1885: Land $8,500 Imp: $5,500
- 1886/87-1888: Same
- 1889: Land: $10,800 Imp: $8,000 (combined with 160a)
- 1890: Same
- 1892: Land: $11,500 Imp: $5,000
- 1894: Land: $10,780 Imp: $2,500
- 1897: Land: $9,240 Imp: $7,000 (likely inflation)
- 1900 and 1905: Same

PUBLISHED REFERENCES:
- *Victoria Daily Colonist*, February 21, 1892, page 1: *NOTICE TO BUILDERS*. Bids will be received by the undersigned up till noon of Saturday, 27th inst. For the erection of a three-story brick building for Simeon Duck, Esq. The owner reserves the right o reject any or all bids. Plans can be seen at my office on and after Monday 22nd inst. W.T. Whiteway, Architect, Room 23 Five Sisters' Building, Victoria.
- *Victoria Daily Colonist*, February 24, 1892, page 5: *New Buildings*. Tenders will be opened on Saturday, next, for the creation of a three-storey business block on Broad street, to occupy lots 159-160 A. The style of architecture, as seen from the plans at the office of the architect, W.T. Whiteway, more closely resembles the Romanesque, than any other school, but there are many worthy innovations introduced, which tend to make the building perfect in every particular. One of the chief objects gained by these innovations, if they may be so termed, is that every room will be thoroughly lighted and ventilated. There is a frontage of 79 feet 6 inches, and a depth of 97 feet 3 inches, a trio of commodious stores being provided for on the basement. There is one main entrance to the upper stories, lighted from the roof. On the first floor are ten rooms or offices, chiefly occupying the front space, while, to the rear, is a spacious office destined as a printing office. The third storey is divided into eleven compartments, and over the printing office there will be a large hall or assembly room, occupying about half the depth of the block, and its whole length. The building, which is to be known as the Duck Block, will be commenced forthwith, and, four months from date, it is expected that it will be ready for occupation.

- *Victoria Daily Colonist*, March 4, 1892, page 5: The Duck Block: The contract for the Duck Block, a description of which has already been published in the Colonist, has been awarded to F. Grant, and the work will be proceeded with at once. The building will be ready for occupation within four months.
- *Victoria Daily Colonist*, April 27, 1892, page 6: *The Duck Block*: The stone masons on the Duck Block quit work yesterday afternoon shortly after three o'clock, and the bricklayers did not put in an appearance at all. The carpenters were the only man at work yesterday. There is some trouble on the building.
- *Victoria Daily Colonist*, June 14, 1892, page 7: Important Judgement: Contractor's Grievances Ventilated: Haggerty vs. Grant & Duck.
- *Victoria Daily Colonist*, September 1, 1892, page 5: *IN THE NEW TEMPLE: Sir Knights of Pythias Right Royally entertain Their Many Victoria Friends. Concert and Conversation Precede the Annual Dance Last Evening*. The informal opening by the Knights of Pythias of their spacious new hall in Duck's Building, on Broad street, was attended with the success which merit alone attains. The furnishing was barely completed, yet this want had been so ably supplied by the managing committee, Messrs. W.T. Whiteway, C.L. Work and P.J. Nolan, that upon entering the hall the eye was greeted with nothing but beauty, and the artistically arranged mottoes and flags and the various emblems of knightly chivalry left nothing to be desired by the most fastidious observer… The seating, furnished by the Sehl-Hastie-Erskine company, is of rich red plush, set in oak, and two magnificent chandeliers of gas and electric light combined, supplemented by numerous Chinese lanterns, last night, gave to the whole a dazzling brightness, only to be equaled later on by the eyes of beauty.
- *Victoria Daily Colonist*, January 1, 1893, page 16: Central Ward: Simeon Duck – Broad St., 3 storey brick building, $18,000.

VITAL EVENTS:
- Person: Simeon Duck; Event Type: Death; Registration Number: 1905-09-018548; Event Date: 1905-02-05; Event Place: Victoria; Age at Death: 70.

REFERENCES FOR WILLIAM T. WHITEWAY:
- Architectural Institute of British Columbia; Brandes, San Diego Architects, p.159 & 199; and contemporary newspaper and journal references. Biographical information provided through correspondence with Whiteway's grandson, Herbert A. Layfield, Whittier, California. Other information from the Public Archives of Nova Scotia; Maud Rosinski, Architects of Nova Scotia: A Biographical Dictionary 1605-1950, pp.179-180; Mills, Architectural Trends in Victoria; and Vancouver Voters 1886.

PUBLISHED REFERENCES:

- Dunae, Patrick. *Geographies of Sexual Commerce and the Production of Prostitutional Space: Victoria, British Columbia, 1860-1914. Journal of the Canadian Historical Associatio*n, 2008 Revue.
- Eversole, Linda. *Stella: Unrepentant Madam*. Victoria: TouchWood Editions, 2005.
- Luxton, Donald, ed. *Building The West: The Early Architects of British Columbia*. Vancouver: Talonbooks, 2nd. Ed., 2007.
- Mofford, Glen A. *Aqua Vitae: A History of the Saloons and Hotel Bars of Victoria, 1851-1917*. TouchWood Editions, 2016.

DIRECTORIES:
- 1860 *First Victoria Directory*:
  Duck not listed.
- 1863 *British Columbia Guide & Directory,* page 60:
  Duck, S. & Co., carriage-makers & blacksmiths, Fisguard.
- 1868 *First Victoria Directory, 2nd Issue*, page 29:
  Duck & Sandover, carriage builders, Government street, W. side
  Duck, Simeon (See Duck & Sandover)

- 1869 *First Victoria Directory, 3rd Issue*, page 25:
  Duck & Sandover, carriage builders, Government street, W. side
  Duck, Simeon (see Duck & Sandover) resid. Herald street
- 1871 *First Victoria Directory, 4th Issue*, page 11:
  Duck & Sandover, carriage builders, Government street, W. side
  Duck, Simeon (see Duck & Sandover)
  Duck, E., Herald street
- 1874 *First Victoria Directory, 5th Issue*, page 10:
  Duck, Simeon carriage and wagon builder, M.P.P., Gov't. St.
- 1875 *Cubery's Visitor Guide to Victoria*, page 6;
  Simeon Duck, carriage and wagon factory, Johnson street
- 1877-78 *Guide to the Province of B.C.*, page 296:
  Duck Simeon, carriage manufacturer, &c., Johnson street. Res. Herald street.
- 1882-1883 *British Columbia Directory*, page 37:
  Duck Simeon, M.P.P., retired from business, res Herald st bet Government and Douglas
- 1884-1885 *British Columbia Directory*, page 34:
  Duck Simeon, M.P.P., retired from business, res. Herald st. bet. Government and Douglas
- 1887 *British Columbia Directory*, page 31:
  Duck Hon. Simeon, retired, res. Herald st. near Douglas st.
- 1888 *British Columbia Directory*, page 98:
  Duck Simeon, M.P.P., city treasurer, 47 Herald
  Duck, William, law student (S P Mills) 47 Herald
- 1889 *Henderson's British Columbia Gazetteer & Directory*, page 452:
  Duck Simeon, M.P.P., city assessor and collector, res 47 Herald
- 1892 *Williams Illustrated Official BC Directory*, page 213:
  Broad Street: 54 Stable
  Broad Street: 58-62 [blank]
- 1894 *Williams Official BC Directory*, page 389:
  Broad Street: 54 Van Volkenburgh's stables
  Broad Street: 58: Furnival, Wm
  Broad Street: 58: Brooks, Wm
  Broad Street: 62 Duck blk
  Broad Street: 62 Knights of Pythias
  Broad Street: 62 Ewart, A C
  Broad Street: 62 Brown, M C billiard parlour
  Broad Street: 62 Central Presbyterian church
- 1895 *Williams Official BC Directory*, page 280:
  Broad Street: 54: Stables
  Broad Street: 56: Baker, Miss B
  Broad Street: 58: Vacant
  Broad Street: 60: Vacant
  Broad Street: 62: Knights of Pythias
  Broad Street: 64: Carter House Saloon
- 1897 *Henderson's BC Gazetteer & Directory*, page 747:
  Duck Block, cor Johnson and Broad
  Duck, Simeon, second-hand furniture, 58 Broad, h 47 Herald

- 1898 *Henderson's BC Gazetteer & Directory*, page 651:
  Broad Street: 56: Baker, Bertha.
  Broad Street: 58: Duck & Co., S., furniture.
  Broad Street: 60: Painter, Nathan, 2nd-hand goods.
  Broad Street: 62: Ashton, Vera, lodging house.
  Broad Street: 62: Trilby Music Hall
- 1898 *British Columbia Directory*, page 674:
  Duck Block, cor Johnson and Broad.
  Duck, Simeon, second-hand furniture, 58 Broad, h 47 Herald.
- 1899 *Williams Official BC Directory*, page 491:
  Broad Street: 56: Miss Bertha Baker.
  Broad Street: 58: Duck & Co.
  Broad Street: 60: Pointer, N.
  Broad Street: 62: Ashton, Miss Vera.
  Broad Street: 62 ½: Trilby Music Hall.
- 1899-1900 *Henderson's BC Gazetteer & Directory*, page 787:
  Broad Street: 56: Ward, Gladdas.
  Broad Street: 58: Duck & Co., S., furniture.
  Broad Street: 60: Pointer, Nathan, second-hand goods.
  Broad Street: 62: Ashton, Vera.
  Broad Street: 62: Trilby Music Hall.
- 1900-1901 *Henderson's BC Gazetteer & Directory*, page 964:
  Broad Street: 56: Ward, Gladdas.
  Broad Street: 60: Pointer, Nathan, second-hand goods.
  Broad Street: 62: Ashton, Vera.
  Broad Street: 62: Lyceum Music Hall.
- 1901 *Henderson's BC Gazetteer & Directory,* page 824:
  Broad Street: 56: Maynard, Sadie.
  Broad Street: 60: Pointer, Nathan, second-hand goods.
  Broad Street: 62: Lyceum Music Hall.
- 1902 *Henderson's BC Gazetteer & Directory*, page 805:
  Broad Street: 56: Baker, Bertha.
  Broad Street: 58: Jones, Wm., auctioneer.
  Broad Street: 60 ½: Carroll, Stella.
  Broad Street: 62: Lyceum Music Hall.
- 1903 *Henderson's BC Gazetteer & Directory*, page 863:
  Broad Street: 56: Baker, Bertha.
  Broad Street: 58: Jones, William, auctioneer.
  Broad Street: 60: Aaronson, A.A., 2nd hand.
  Broad Street: 60 ½: Carroll, Stella.
  Broad Street: 62: Lyceum Music Hall.
- 1904 *Henderson's BC Gazetteer & Directory*, page 926:
  Broad Street: 56: Baker, Bertha.
  Broad Street: 58: Jones, William, auctioneer.
  Broad Street: 60: Aaronson, A.A., 2nd hand.
  Broad Street: 60 ½: Carroll, Stella.
  Broad Street: 62: Lyceum Music Hall.

- 1905 *City of Victoria & Suburban Directory*, page 36:
  Broad Street: 56: Baker, Bertha.
  Broad Street: 58: Maynard & Son, auctioneer.
  Broad Street: 60: Aaronson, A.A., 2nd hand.
  Broad Street: 60 ½: Carroll, Stella.
  Broad Street: 62: Lyric Music Hall.
- 1908 *City of Victoria & Suburban Directory*, page 90:
  Broad Street: 1314: Maynard & Son auctioneers
  Broad Street: 1320: Hotel Canada Edwin J Smith
  Broad Street: 1322 Marshall Robert painter
- 1909 *Directory of Vancouver Island*, page 256:
  Broad Street: 1314: Maynard & Son auctioneers
  Broad Street: 1316: Ross, Dixi H. & Co., wines and liquors.
  Broad Street: 1320: Canada Hotel.
- 1912 *Henderson's Greater Victoria Directory*:
  Blocks, Halls & Public Buildings: Duck Block, 619 Johnson, cor. Broad.
- 1912 *Henderson's Greater Victoria Directory*, page 88:
  Broad Street: 1314: Holmes, Albert clothing
  Broad Street: 1316: Ross, Dixie H. & Co.
  Broad Street: 1320: Hotel Canada
- 1914 *Directory of Victoria Tregillus-Thompson*, page 104:
  Broad Street: 1314: Arthur Holmes mens furns
  Broad Street: 1316: Dixi H. Ross & Co liquor
  Broad Street: 1318: Hotel Canada
  Broad Street: 1320: Canada Cafe
- 1915 *Henderson's Greater Victoria Directory*, page 127:
  Broad Street: 1314: Holmes Arthur clothing
  Broad Street: 1316: Ross Dixie H. & Co. liquor dept
  Broad Street: 1318: Hotel Canada
  Broad Street: 1320: Canada Grill
- 1918 *Henderson's Greater Victoria Directory*, page 62:
  Broad Street: 1314: Holmes Arthur clothing
  Broad Street: 1316: Vacant
  Broad Street: 1318: Hotel Canada
  Broad Street: 1320: Vacant
- 1925 *Wrigley-Henderson's Amalgamated British Columbia Directory*, page 1251:
  Broad Street: 1314: Holmes A
  Broad Street: 1316: Old Brit Fish & Chips
  Broad Street: 1318: Trades Hall
  Broad Street: 1318: Trades & Labor Council
  Broad Street: 1318: Trades Club
  Broad Street: 1318: Hollins Motor Serv
  Broad Street: 1320: Wilson A & W (est)

- 1930 *Wrigley British Columbia Directory*, page 1910:
  Broad Street: 1314: Johnston & Co
  Broad Street: 1314: Pioneer Sand & Gravel
  Broad Street: 1316: Old Brit Fish & Chips
  Broad Street: 1318: Hollins Motorgraph Serv
  Broad Street: 1318: Duck Block
  Broad Street: 1318: Fed Seafarers Union
  Broad Street: 1318: Pentecostal Assembly
  Broad Street: 1320: Pitt A
  Broad Street: 1320: Stoddart P
  Broad Street: 1320: Wilson A & W
  Broad Street: 1320: Fairfield Trans
- 1935 *British Columbia & Yukon Directory*, page 1931:
  Broad Street: 1314: Johnston & Co iss agts
  Broad Street: 1314: Vic Homes & Gardens Ltd real est
  Broad Street: 1316: Old Brit Fish & Chips
  Broad Street: 1318: Robinson J P
  Broad Street: 1318: Hughes Rev J A
  Broad Street: 1318: Duck's Building
  Broad Street: 1318: Pentecostal Assembly
  Broad Street: 1320: Pitt A shoe rpr
  Broad Street: 1320: Wilson A & W plmbrs
  Broad Street: 1320: Fairfield Transf
  Broad Street: 1320: Vacant
- 1940 *British Columbia & Yukon Directory*, page 1908:
  Broad Street: 1314: Johnston & Co ins
  Broad Street: 1314: Vic Homes & Gardens Ltd real est
  Broad Street: 1316: Old Brit Fish & Chips
  Broad Street: 1318: Duck Building
  Broad Street: 1320: Wilson A & W plmbrs
  Broad Street: 1320: Fairfield Transf
- 1945 *British Columbia & Yukon Directory*, page 2078:
  Broad Street: 1314: Johnston & Co ins
  Broad Street: 1314: Vic Homes & Gardens Ltd real est
  Broad Street: 1316: Old Brit Fish & Chips
  Broad Street: 1318: Duck's Building
  Broad Street: 1318: Salv Army Serv Centre
  Broad Street: 1320: Broad St Shoe Reprs
  Broad Street: 1320: Hallam T C sht mtl wks
  Broad Street: 1320: Cox W H trans

- 1950-51 *Victoria City & Vancouver Island Directory*, pages 37-38:
  Broad Street: 1314: Johnston & Co real est & ins
  Broad Street: 1316: Old British Fish & Chips
  Broad Street: 1318: Duck's Building
    School of Thea Arts
    Wille Miss V dancing tchr
    Wood R mus tchr
    Margison Mrs D mus tchr
    Palmer C mus tchr
    Children's Thea
    Doods Mrs P mus tchr
    Vic Thea Foundation
    Vic Player's Guild
    Gilbert & Sullivan Soc
    Vic Symphony Soc
    Gruber H symphony orchestra dir
    Shale S mus tchr
    Sch of Thea Arts Costume Studio
    Jones E elec contr
  Broad Street: 1320: Camera Shop
- 1954 *Victoria City & Vancouver Island Directory,* page 278:
  Broad Street: 1314: Parker Johnston Ltd roofers and bldrs supps
  Broad Street: 1314: Vic Homes & Gardens Ltd real est
  Broad Street: 1316: Old British Fish & Chips
  Broad Street: 1318: Duck's Building
    1st fl Golden Slipper Ballroom
    1st fl Aragon Furriers
    2nd fl Barany J
    A Dodds Mrs P mus tchr
    B Broad St Invest
    C Vic Symphony Soc
    E Wille Miss V dancing tchr
    F Wood Mrs M G mus tchr
  Broad Street: 1320: Ward F G Music supps & tchrs