

VICTORIA RICE AND FLOURING MILLS

1824 STORE STREET, VICTORIA, BC



CONSERVATION PLAN
JANUARY 2022

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HISTORIC PLACE

HISTORIC NAMES:

- Victoria Rice and Flouring Mills
- Victoria Roller Flour and Rice Mills

OTHER NAMES:

- Capital Iron & Metals Ltd.
- Capital Iron

CIVIC ADDRESS:

- 1824 Store Street, Victoria, BC

ORIGINAL OWNER:

- Mount Royal Milling and Manufacturing Co.

CURRENT OWNER:

- Reliance Properties Inc.

DATE OF CONSTRUCTION:

- 1891

HERITAGE STATUS:

- Heritage-Registered

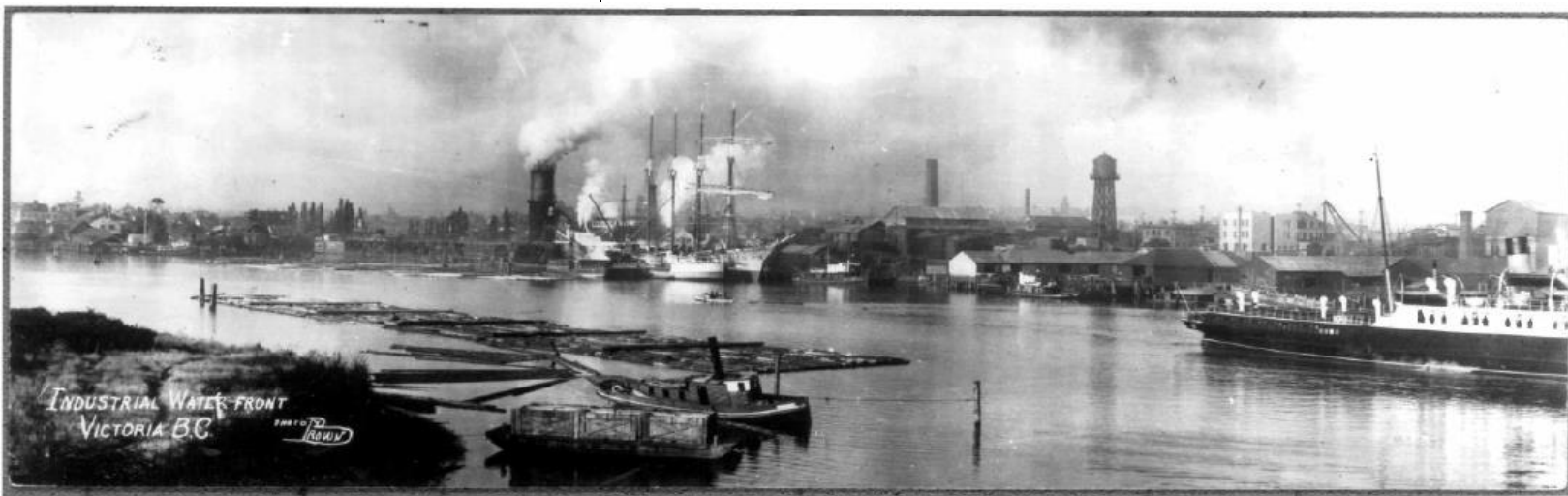
1. Introduction

The Victoria Rice and Flouring Mills building, currently known as Capital Iron, is situated at 1824 Store Street in the Downtown Neighbourhood of Victoria, BC. The building is valued for its representation of industrial buildings constructed north of Johnson Street along the waterfront, during the construction boom that was ignited by the completion of the Esquimalt and Nanaimo railway in 1888. The building was designed by local architect Leonard Buttress Trimen for the Mount Royal Milling and Manufacturing Co. who leased the adjacent Dickson, Campbell & Co. building at 1900 Store Street for its Victoria Roller Flour and Rice Mill. This structure at 1824 Store Street was built as a new building for the Victoria Roller Flour and Rice Mills in 1891. It is a two-storey decorated brick commercial/industrial structure and was used as a warehouse and office.

The location of the building is part of one of only three pre-contact archaeological sites in Victoria's Inner Harbour associated with the traditional territory of the Songhees and Esquimalt First Nations, whose original settlement was once situated on the upper eastern shore of the Inner Harbour as a high-positioned defensive site. In 1976, the Museum of British Columbia found the remains of an ancient village in the form of shell midden in the vicinity of Store and Chatham Streets, as well as on the direct north side of 1900 Store Street and, from this point, extending 40 metres further north.

The building is significant for its connection with Victoria's gateway economy and its association with the resource-era boom of the 1880s. The building represents a growing resource base of local industry and new commercial enterprises along the industrial waterfront spawned by the 1888 construction of the Esquimalt and Nanaimo railway, the migration of people from all over Europe, and the Mount Royal Milling and Manufacturing Co.'s acquisition of the clipper ship *Thermopylae*, enabling an increase in operations and storage.

*Industrial Waterfront, Victoria, BC., Provincial Archives of
British Columbia A-8304.*



The Victoria Rice and Flouring Mills building is also significant for its association with Victoria's cultural exchange through its blend of architectural expressions that include the Romanesque Revival, Gothic Revival, and the Classical Revival style under the design of local architect, L.B. Trimen. The building is listed on the Victoria Register of Heritage Properties as "heritage-registered" and does not hold formal designation.

Currently, the building is owned by Reliance Properties Inc. who recently acquired 6.7 acres of downtown Victoria, including the site of the Capital Iron building, from the Greene family who are the original founders of Capital Iron and who assembled ownership of over two city blocks over a period of thirty years. The land runs from the foreshore of Victoria's Upper Harbour east to Government Street, including both Capital Iron buildings at 1824 and 1900 Store Street.

Overall, the Capital Iron site contains three significant heritage buildings all located along Store Street: the 1862 Dickson, Campbell & Co. building at 1900 Store Street, the 1891 Victoria Rice and Flouring Mills building at 1824 Store Street, and the 1892 Spratt Building at 1910 Store Street.

The aim of this Conservation Plan is to ensure the sensitive preservation, rehabilitation and restoration of 1824 Store Street within the mixed-use and highly diverse development. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* was the guiding document in the preparation of this plan.

Victoria Rice and Flouring Mills, operated by Halls, Ross & Co. representing the Mount Royal Rice Milling & Manufacturing Co. ca.1891, view of 1824 and 1900 Store Street, Provincial Archives of British Columbia, G-02970.



HISTORIC PLACE

HISTORIC NAME:

- Victoria Rice and Flouring Mills
- Victoria Roller Flour and Rice Mills

OTHER NAME:

- Capital Iron & Metals Ltd.
- Capital Iron

CIVIC ADDRESS:

- 1824 Store Street, Victoria, BC

ORIGINAL OWNER:

- Mount Royal Milling and Manufacturing Co.

CURRENT OWNER:

- Reliance Properties Inc.

DATE OF CONSTRUCTION:

- 1891



Neighbourhood Map 18 from City of Victoria's Official Community Plan, page 141.

2. Understanding the Historic Place

2.1 Historical Overview

The Victoria Rice and Flouring Mills building at 1824 Store Street is located within Victoria's Downtown Neighbourhood. The building represents a blend of architectural styles that include the Romanesque Revival, Gothic Revival, and Classical Revival influences. The building is a visible record of an early industrial building constructed during a construction boom in Victoria after 1888. The building signifies the expansion of a diverse resource base of local industry. It is an example of the type of commercial enterprises spawned by the growing capacity to import and export goods, such as the exportation of rice to Hong Kong, China, and many other Chinese and Japanese ports.

2.1.1 History of the Downtown Neighbourhood

The Downtown Neighbourhood is bounded by Chatham Street to the north, Douglas Street to the east, and the Inner Harbour to the west, and Humboldt Street between Douglas Street and Government Street along the south edge, at which point the boundary moves further south to include the northern edge of the Inner Harbour Causeway and the Ship Point Marina.

Statement of Significance – Old Commercial District

(Extracted from City of Victoria's Old Town Design Guidelines)

The Old Town District of Victoria is significant as the historic nucleus of Canada's first Pacific port city. As a major commercial centre, area of settlement and active port prior to the First World War, the streetscapes of the Old Town District possess valuable association with the early commercial and social growth of Victoria, British Columbia, and western Canada. The location of the Old Town District – around the original site of Fort Victoria – is an important indication of the intentions of the City's first planners to take advantage of the natural geography and to make the best use of the Inner Harbour waterway. The influence of the British Empire over colonial Victoria is evident in the conventional layout of this historic district and in its various building types. The juxtaposition of law and order (as seen in such buildings as the court house, City Hall, and bank structures) with commercial structures such as warehouses and mercantile buildings – laid out within a grid of streets, alleyways and courtyards – is significant as it reflects the British influence on western Canada and the expectation to maintain protocol throughout the Empire. The significant architectural styles in the Old Town District embody Victoria's transformation from a gold rush boom town to a permanent port and centre of trade. The confident styles of the commercial architecture in the late nineteenth century (1870 –1900) are valuable as they represent the

replacement of the business-minded Hudson's Bay Company by the American entrepreneurs of Victoria's merchant community in this period of rapid growth. This shift to centralized business endeavors in Victoria, which began in the mid-1880s when Vancouver became the terminus of the Canadian Pacific Railway and climaxed in the early twentieth century, is particularly evident in such structures as the warehouses that line Wharf Street, and the retail and wholesale buildings on Government Street. Architectural themes in the Old Town District are valuable indications of the trends occurring in Canada before the First World War. The presence of Victorian, Italianate, Edwardian, and Commercial Style structures portrays Victoria as a modern contemporary city (as opposed to a frontier town). Vernacular design elements, such as the adaptation of metropolitan styles to accommodate local building materials and craftsmanship, combined with more traditional elements, form a significant architectural hybrid representative of Victoria as a Canadian outpost of the British Empire.

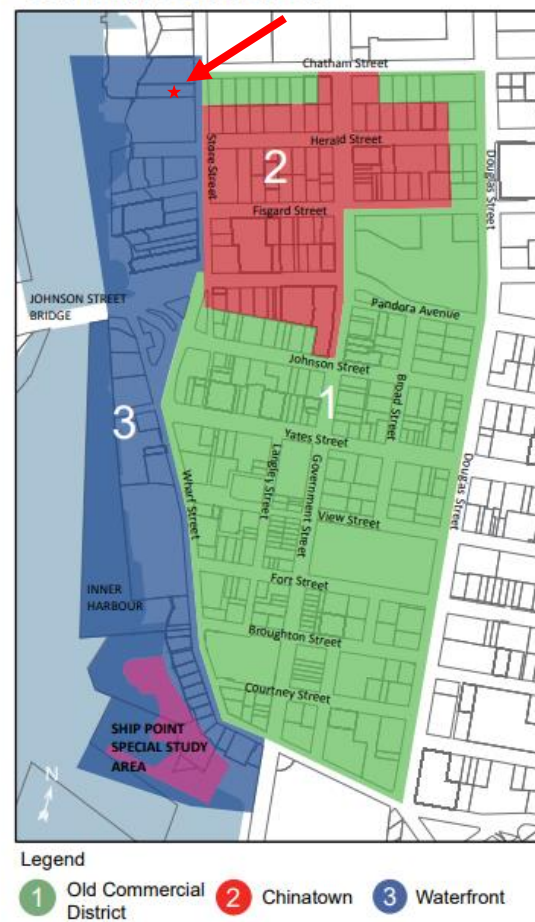
Character-Defining Elements – Old Commercial District

(Extracted from City of Victoria's Old Town Design Guidelines)

The following building elements are provided as a general representation of the range of architectural features and expressions that are evident throughout Old Town and especially within the Old Commercial District in both heritage and non-heritage buildings. These character-defining elements provide the basis for the related design guidelines outlined in this document:

- Classically inspired three part building facades with a clearly defined base, middle and top.
- Vertical facade expressed by use of structural bays, vertical elements and proportions, and punched openings, including upper storey double-hung windows;
- Use of high quality materials such as wood, metal, brick, natural stone and glass;
- Well crafted facade ornamentation and detailing;
- Highly transparent and articulated ground floors incorporating recessed (raked) commercial entryways with large front display windows with multi-panelled bulkheads (window base) and continuous transom windows;
- A continuous street wall with chamfered/splayed building corners at street intersections;
- Varied range of low to mid-scale building heights generally ranging from three to five storeys;
- Varied and attractive roof lines along each street that are accented by architectural features such as parapets and cornice lines;
- The prominent use of brick masonry construction, such as the use of arched entryways into brick buildings;
- Prefabricated structural and decorative components of exterior facades of commercial buildings such as wood brackets and tin cornices;
- The presence of pedestrian paths, mews, alleys and courtyards within and through blocks; and
- Architecturally distinctive buildings at street heads.

Old Town Sub Areas



Old Town Sub Areas, Source: City of Victoria Old Town Design Guidelines.



St. Andrews Presbyterian Church, Victoria, BC., Late Victorian ecclesiastical architecture. Designed by Leonard Buttress Trimen in 1890. Notice the polychrome brickwork that was also used in the Victoria Rice and Flouring Mills building at 1824 Store Street.



The 1888 northwest wing of Victoria City Hall was designed by L.B. Trimen and replicated the existing style except for slightly altered window heads, ornate eaves brackets, and baroque-influenced dormers.

2.1.2 Architect Leonard Buttress Trimen

Leonard Buttress Trimen was born in 1846 at London, England and emigrated to British Columbia in the early 1880s, arriving in Victoria by June 1887. During his brief architectural career in Victoria, L.B. Trimen designed the two-storey Victoria Rice and Flouring Mills building at 1824 Store Street in 1889-91, as well as the two-storey front addition above the original 1862 building at 1900 Store Street that was acquired by the Mount Royal Milling and Manufacturing Co. in 1885, and expanded operations in 1889-91.



Trimen also obtained several other significant commissions, including the 1888 northwest wing of Victoria City Hall where he replicated the existing style of the building but incorporated his own signature in such elements as slightly altered window heads, altered and ornate eaves bracket design, and baroque-influenced dormers. Trimen also designed the Scottish Baronial style St. Andrew's Presbyterian Church in 1890. The polychrome brickwork design he used in St. Andrew's was also incorporated in the Victoria Rice and Flouring Mills building.

During his brief practice in Victoria, L.B. Trimen designed many commercial and residential buildings for the elite and well-established. His commercial designs included the Colonial Metropole Hotel on Johnson Street in 1890. He was known to have introduced the Gothic Vernacular Revival style that was further developed by Samuel Maclure, Francis Rattenbury and Percy James.



L.B. Trimen designed the Colonial Metropole Hotel situated at 547-555 Johnson Street, Victoria, BC in 1890. Photo source: Nick Boyle Photography.



Title: Songhees Indian canoes near Victoria, Royal BC Museum, BC Archives collection, H-05399.



RBCM found remains of an ancient village in the form of shell midden in 1976. Capital Iron building at 1900 Store Street in the background. Photo sourced from the RBCM Staff Profiler, The Capital Iron Site, DcRu-116. Victoria Harbour, January 25, 2018.

2.2.2 Statement of Heritage Value

The Victoria Rice and Flouring Mills building is a two-storey Romanesque Revival style decorated brick commercial building with a medium-gabled roof situated on the west side of Store Street in the Downtown Neighbourhood of Victoria, BC. The street-side façade is articulated by a central arched recessed entry flanked by two arched windows, three bays of upper-storey windows, and brick pilasters terminated by a triangular cornice.

Theme 1.1: Coastal Settlement – First Nations’ Presence

The location of the historic place is associated with the traditional territory of the Songhees and Esquimalt First Nations (part of the Coast Salish people) whose original settlement was situated on the upper eastern shore of the Inner Harbour as a high-positioned defensive site. The Coast Salish people settled on the shores of the Upper Harbour and the Gorge where they lived in large cedar houses in extended self-governing family groups who claimed specific areas for living, hunting, fishing, and plant collection. With the construction of the Hudson’s Bay Company fort in 1843, the Songhees and Esquimalt groups set up temporary abodes around the fort. In 1844, Chief Factor James Douglas asked the Lekwungen (Coast Salish now called Songhees) to relocate to the west shore of the Inner Harbour. Between 1850 and 1852, the “Douglas Treaties” were signed by Douglas and the First Nations that relinquished land to the newcomers, resulting in the establishment of the Songhees Reserve over the eastern half of what is now Victoria West.

The Lekwungen participated in economic development in Victoria, contributed to the Hudson’s Bay Company’s workforce into the 1860s, and continued their presence on the Songhees Reserve for sixty years. Beginning in 1858, the reserve played an essential role in Victoria’s development as a supply town for the Fraser River gold rush and enabled several industries to lease parcels along the eastern shoreline of the reserve.

In 1976, the Museum of British Columbia found the remains of an ancient village, in the form of a shell midden, located in the vicinity of the Store and Chatham Streets intersection near Victoria’s Upper Harbour, on the direct north side of 1900 Store street where it extended further north for 40 metres. The site was located on a rocky bluff on the east side of the harbour between the Johnson Street and Point Ellice bridges. The midden extended north from what is now Capital Iron for 24 metres and was visible under Store Street for 40 metres north. The Capital Iron site itself is one of three pre-contact archaeological sites in Victoria’s Inner Harbour. The Capital Iron site was first occupied around 260 A.D. to 424 A.D. The Museum article dated January 25, 2018, suggests that the site was chosen for both economic reasons and for its defensive position high above the beach and that the midden is mostly or all gone from the west side of Store Street on the property around the Capital Iron buildings.

Theme 2.2: Gateway Economy – Resource Base

The historic place has heritage value for its association with the resource-era boom of the 1880s. Stemming from a lost rivalry between Vancouver Island and the mainland for the Pacific Railway coast terminus, numerous concessions from John A. Macdonald's Conservatives were given to Robert Dunsmuir in 1883, including \$750,000 to build a railway between Esquimalt and Nanaimo. Construction was complete by 1888 and ignited a construction boom in Victoria. Immigration increased, bringing people from all over Europe seeking new beginnings. Increased capital brought swift development which attracted architects seeking to establish their talent and competence in building design and architectural styles to express colonial wealth and aspirations.

The Victoria Rice and Flouring Mills building was constructed in 1891 for a cost of \$17,000 for the Montreal-based Mount Royal Milling and Manufacturing Co. and is adjacent to the Victoria Roller Flour and Rice Mills at 1900 Store Street, also owned and operated by Mount Royal Milling. Financial difficulty forced the mill to cease operations in 1923.



Miners waiting for licenses in Victoria, BC Archives A-04498.



Esquimalt & Nanaimo Railway (E&N) train on railway bridge during Johnson Street Bridge construction, 1921-1923, CVA M00315.



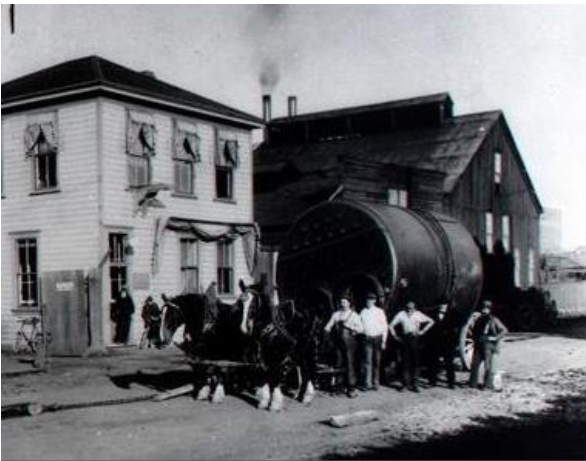
The Thermopylae was built in 1868 by Walter Hood & Co. of Aberdeen. She measured 212 ft x 36 ft x 20.9 ft and had a 991 gross register tonnage. Sourced from the Lloyd's Register Foundation Heritage & Education Centre, London, England.

Theme 2.3: Gateway Economy – Working Waterfront

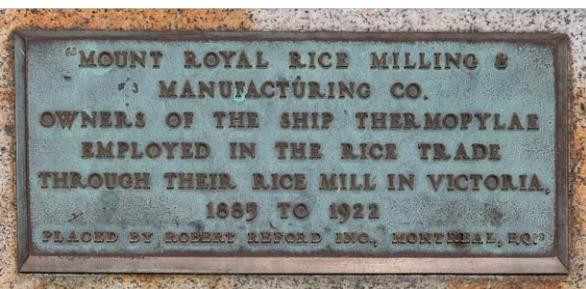
The historic place has heritage value for its association with commercial enterprises and resource-based industries of the Upper Harbour waterfront. Victoria's industrial waterfront functioned as a port of entry and transshipment for fur traders, gold miners, immigrants, imports and exports. A water-powered sawmill was established in the 1860s and was soon followed by

such industries as Albion Iron, the Victoria Roller Flour and Rice Mills, and the Victoria Gas Company. Resource-based industries along downtown's industrial waterfront, as well as in the adjacent neighbourhood of Burnside, were particularly important to the economy of Victoria and to British Columbia.

In 1885, the Mount Royal Milling and Manufacturing Co. Limited of Montreal acquired 1900 Store Street and operated as the Victoria Roller Flour and Rice Mills. In 1890, the Mount Royal Milling and Manufacturing Co. purchased the clipper ship *Thermopylae*, for £5,000. The clipper ship was famous for once being the world's fastest sailing ship, and carried rice from Thailand, Vietnam, and China to Victoria for processing and packaging at the mill. The *Thermopylae* was based in Victoria c.1890 to



Albion Iron Works, Victoria, BC., 1862, photo source boilermaker.ca.



One of the Causeway Plaques on the corner of Government Street and Belleville Street in the Victoria Inner Harbour, Victoria, BC.



*Morris Greene – Founder of Capital Iron & Metals Inc.
Source: Photograph displayed in Capital Iron.*

c.1897, and then sold to the Portuguese navy as a training ship. It was during this time that the Mount Royal Milling and Manufacturing Co. undertook a two-storey addition to its mill at 1900 Store Street and constructed the Victoria Rice and Flouring Mills building at 1824 Store Street, both designed by L.B. Trimen. Financial difficulty forced the mill to cease operations in 1923.

In 1934, Morris L. Greene rented the 1900 and 1824 Store Street buildings before purchasing both from Mount Royal Milling and Manufacturing Co. at the start of WWII. As the son of a Polish immigrant family in New York, Greene entered the scrap metal businesses first in Vancouver with Atlas Iron & Metals. He later opened his company in Victoria called Capital Iron & Metals Ltd. with Izzy Stein and Harry B. Wagner. He



Capital Iron & Metals Ltd. 1938, Image from Canadian Science and Technology Museum online archives., and Model Railroad Hobbyist Magazine. Morris Green moved into these buildings in 1934. Note sign on the south side of 1824 Store Street.



Bird's eye view of Capital Iron and Metals Ltd., ca.1947, Source unknown.

operated a rag factory at 1824 Store Street and scrap metal salvaging at 1900 Store Street.

After the death of Morris Greene, the ship dismantling / scrap metal operations ceased in 1972. Morris Greene's son, Ronald Greene, sold the company to his son-in-law in 1997. The company continues to provide successful retail operations as a hardware store under the current ownership and management of the Black family.

Theme 5.1: Cultural Exchange – Architectural Expression

The Victoria Rice and Flouring Mills building has heritage value for its representation of the vernacular Victorian period during which the Romanesque Revival and Gothic Revival styles were both popular. Local architect L.B. Trimen designed the building and was known for his interpretation of the Gothic Revival style and half-timbered detailing, as seen in his two-storey addition to 1900 Store Street. He arrived in Victoria from England in the early 1880s and designed many residences for Victoria's elite. His practice in Victoria was brief, but his influence focused on the introduction of the Gothic Vernacular Revival styles later adopted by Maclure, Rattenbury, and Percy James.

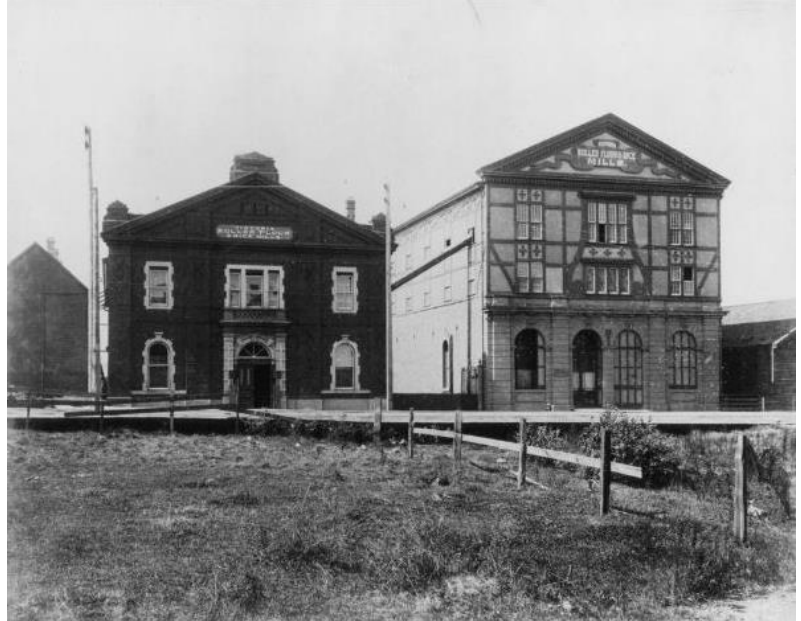
This building expresses a blend of the Romanesque Revival, Gothic Revival and Classical Revival styles. During the 19th century, architects experimented with decorative expressions of architecture throughout America. The revival of various styles was inspired from around the world and often blended to create unique expressions of their own.

Victoria Roller Flour and Rice Mills, c.1889-1891, Robert Redford Fonds, Museum of Anthropology, UBC, Item a032713_2. 1824 Store Street Victoria Rice and Flour Mills built in 1891 adjacent 1900 Store Street built in 1862. Address was 1824-32 Store Street.

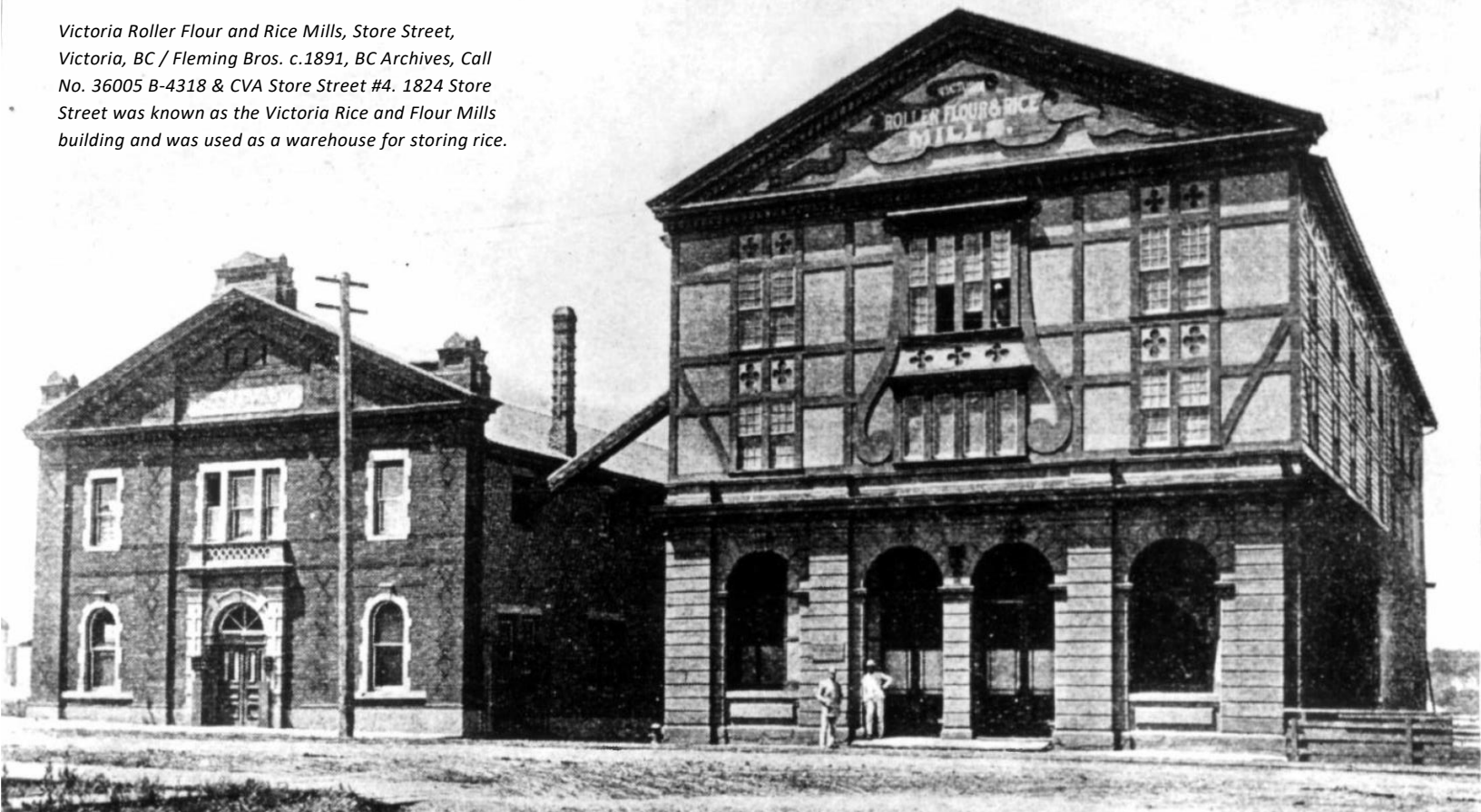


Romanesque Revival motifs include the semi-circle arches around the central recessed entry and main floor windows, decorative brick patterns, stone lintels and trim. Gothic Revival references also include patterned brick, as well as crenellated surrounds, battlements in the upper parapet, and a hint of a medieval backdrop for inspiration. Classical Revival references include façade symmetry and the triangular pediment with bands of dentils. The building was constructed in 1890-1891 at a cost of \$17,000. L.B. Trimen died in 1891 and is buried in the Ross Bay Cemetery.

Victoria Roller Flour and Rice Mills, Store Street, c.1891, BC Archives, Call No. 41523 B-7491 & G-02970. 1824 Store Street Victoria Rice and Flour Mills built in 1891 adjacent 1900 Store Street built in 1862. Address was 1824-32 Store Street. Note installation of rice chute connecting the two buildings.



Victoria Roller Flour and Rice Mills, Store Street, Victoria, BC / Fleming Bros. c.1891, BC Archives, Call No. 36005 B-4318 & CVA Store Street #4. 1824 Store Street was known as the Victoria Rice and Flour Mills building and was used as a warehouse for storing rice.



In the 1950s, stucco was applied to the original street-facing brick façade similar to the adjacent main street facing level of 1900 Store Street to the north, and new windows installed, as an effort to renew the structure in light of the Modern Movement in Victoria from 1945 to 1975. The alteration changed the appearance of the original façade by framing over the arched entry and windows and leaving simple squared rectangular fenestration openings lacking in character and detail, and a large Capital Supply Co. Surplus Centre sign above the entrance. The classical pediment and dentil banding was also removed and the brick parged for an austere aesthetic.



Capital Iron & Metals Ltd. 1824-32 Store Street, 1960, VCA 98202-19-13155 & M01275.



Capital Iron & Metals Ltd. 1824 Store Street, 1960, VCA M05302

*Capital Iron & Metals Ltd. 1824-32 Store Street
(now 1900 Store Street), May 1961, VCA 99204-05.*



In 1980, through the guidance of local architect Claude Maurice, and under the direction of Ronald Greene, president of Capital Iron and son of Morris Greene, the building was restored to its 1891 appearance. The restoration was recognized with a Hallmark Society Award of Merit in 1981 and a Letter of Commendation from the City of Victoria.

The east and west bridge connecting the 1824 and 1900 Store Street buildings occurred in 1986 as evidenced in plans submitted to the City of Victoria.



Victoria Rice and Flouring Mills building (now Capital Iron), 1824 Store Street, July 2021, Photo credit: Geoff Purdon.



Victoria Roller Flour and Rice Mills building (now Capital Iron), 1900 Store Street, July 2021, Photo credit: Geoff Purdon.

2.3 Statement of Significance

Description

The Victoria Rice and Flouring Mills building is a two-storey, decorated brick commercial building with a medium-gabled roof situated on the west side of Store Street in the Downtown Neighbourhood of Victoria, BC. The street-side façade is articulated by a central arched recessed entry flanked by two arched windows, three bays of upper-storey windows, and brick pilasters terminated by a triangular cornice.

Heritage Value

The location of the Victoria Rice and Flouring Mills is located within the Capital Iron site, which is associated with the traditional territory of the Songhees and Esquimalt First Nations whose original settlement was situated on the upper eastern shore of the Inner Harbour as a high-positioned defensive site. The site was first occupied around 260 A.D. to 424 A.D. Between 1850 and 1852, the “Douglas Treaties” were signed by Chief Factor James Douglas of the Hudson’s Bay Company and the First Nations that relinquished land to the newcomers, resulting in the establishment of the Songhees Reserve over the eastern half of what is now Victoria West. Beginning in 1858, the reserve played an essential role in Victoria’s development as a supply town for the Fraser River gold rush and enabled several industries to lease parcels along the eastern shoreline of the reserve.

The heritage value of the Victoria Rice and Flouring Mills, currently known as Valhalla Pure, resides in its association with Victoria’s gateway economy and the development of local industry and the industrial waterfront; and its association with cultural exchange in its blended expression of Romanesque Revival, Gothic Revival, and Classical Revival architectural influences.

The building is also valued for its association with the resource-era boom of the 1880s and for its association with commercial enterprises and resource-based industries of the Upper Harbour waterfront. Completion of the railway between Esquimalt and Nanaimo in 1888 ignited a construction boom in Victoria. Immigration increased, bringing people from all over Europe seeking new beginnings. Increased capital brought swift development which attracted architects seeking to establish their talent and competence in building design and architectural styles to express colonial wealth and aspirations. In 1890, the Mount Royal Milling and Manufacturing Co. (MRMM) purchased the clipper ship *Thermopylae* (famous for once being the world’s fastest sailing ship) for £5,000 to carry rice from Thailand, Vietnam, and China to Victoria for processing and packaging at the mill. At the same time in 1889-91, MRMM undertook a two-storey addition to its mill at 1900 Store Street designed by local architect L.B. Trimen and constructed the Victoria Rice and Flouring Mills building at 1824 Store Street at a cost of \$17,000. It is presumed that L.B. Trimen was responsible for the design of 1824 Store Street as well.



1824-1832 Store Street, c.1891, BC Archives G-02970



1824 Store Street, June 2021, Northstar General Contracting.

In 1934, Morris L. Greene rented this building and the adjacent 1900 Store Street building before purchasing both from MRMM at the start of WWII. As the son of a Polish immigrant family in New York, Greene entered the scrap metal business first in Vancouver and later opened his company in Victoria called Capital Iron & Metals Ltd. He operated a rag factory at 1824 Store Street and scrap metal salvaging at 1900 Store Street. After Morris Greene's death, the ship dismantling / scrap metal operations ceased in 1972. Morris Greene's son, Ronald Greene, sold the company to his son-in-law in 1997, and it continues as a successful hardware store under the current ownership and management of the Black family.

The Victoria Rice and Flouring Mills building has heritage value for its expressive blend of vernacular architectural styles popular during the Victorian period. The building was designed by local architect Leonard Buttress Trimen, who was also known for his Gothic Revival style trademark and half-timbered detailing. L.B. Trimen arrived in Victoria from England in the early 1880s and designed many residences for Victoria's elite. His practice was brief in Victoria, but his influence focused on the introduction of the Gothic Vernacular Revival styles later adopted by Maclure, Rattenbury, and Percy James.

This building exhibits a blend of Romanesque Revival, Gothic Revival, and Classical Revival styles. During the 19th century, architects experimented with decorative expressions of architecture throughout America. The revival of various styles was inspired from around the world and often blended to create unique expressions of their own. Romanesque Revival references include the semi-circle arches around the central recessed entry and main floor windows, decorative pilasters, polychrome brick patterns, stone lintels and trim. Gothic Revival motifs include the patterned brick, crenellated surrounds, battlements in the upper parapet, and a hint of a medieval backdrop known to inspire. Classical Revival motifs include façade symmetry and the triangular pediment with a dentilled cornice.

The building underwent alterations in the late 1950s, resulting in the removal or covering of original façade detailing. The brick façade was later restored to its original 1891 appearance in 1980 through the guidance of local architect Claude Maurice under the direction of Ronald Greene, president of Capital Iron and son of Morris Greene. The restoration was recognized with a Hallmark Society Award of Merit in 1981, a Letter of Commendation from the City of Victoria, and a Regional Award of Honour from the Heritage Canada Foundation (National Trust) in 1982.

Character-Defining Elements

The primary character-defining elements that distinguish the heritage character of the Victoria Rice and Flouring Mills building include, but are not limited to, the following:

- Location on the west side of Store Street at the intersection of Store and Chatham Streets set on property with no setback.
- Industrial form, scale and massing in its two-storey height, rectangular footprint, low-sloped gable roof.
- Architectural elements relevant to its 1891 blend of Romanesque Revival, Gothic Revival, and Classical Revival design by L.B. Trimen, including: rubble stone foundation with a front façade concrete footing; stretcher bond baker brick façade; brick pilasters decorated with a polychrome header brick triangular pattern; polychrome brick stringcourses and rectangular forms in the upper brick pediment, including battlements the upper pediment gable and metal ventilation grates; central recessed entrance with a decorated concrete arch surround and keystone, and flanked by decorated cast-in-place concrete pilasters that terminate at the concrete sill of the central bay of second-storey tripartite windows; semi-circular arched windows with crenelated casing, keystone, and a continuous concrete sill flanking the central entrance; second-storey tripartite fenestration pattern over the entrance and flanked each side by a single fenestration; metal dentil moulding beneath the second-storey window lintels; upper triangular pedimented gable with dentilled cornices; and northeast side fenestrations, lintels, sills and crenellated surrounds.
- Commonalities between 1824 Store Street and 1900 Store Street designed by Leonard Trimen as a complimentary pair as seen in the triangular pediments, façade composition, ground floor arched windows, and Gothic Revival motifs.
- Interior elements, including the main floor exposed wood posts and beams, and metal connector plates; second floor post and beam construction with exposed collar ties.

3. Conservation Approach

3.1 Primary Treatment

The Victoria Rice and Flouring Mills building, known as Valhalla Pure, is a heritage-registered building listed on the City of Victoria's Register of Heritage Properties. Located in the Downtown Neighbourhood, it is considered a significant historic place in the City of Victoria.

The Parks Canada pan-Canadian *Standards and Guidelines for the Conservation of Historic Places in Canada* (2011) establishes a consistent set of conservation principles and guidelines for sound determination when undertaking research about, planning for, and intervening on historic places. The Standards and Guidelines will thus serve as the guiding document in the assessment of intervention on the Capital Iron Building.

The primary intent of building conservation is to ensure all actions or processes are aimed at protecting the character-defining elements of an historic place to retain the building's heritage value and integrity and extend its physical life. The Standards and Guidelines clearly state that "this may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes", as follows:

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value. Consider preservation as the **primary treatment** when:

- (a) Materials, features and spaces of the historic place are essentially intact and convey the historic significance without extensive repair or replacement;
- (b) Depiction during a particular period in its history is not appropriate; and,
- (c) Continuation or a new use does not require extensive alterations or additions.

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use while protecting its heritage value. Consider rehabilitation as the **primary treatment** when:

- (a) Repair or replacement of deteriorated features is necessary;
- (b) Alterations or additions to the historic place are planned for a new or continued use; and,
- (c) Depiction during a particular period in its history is not appropriate.

Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a

particular period in its history, while protecting its heritage value. Consider restoration as the **primary treatment** when:

- (a) An historic place's significance during a particular period in its history significantly outweighs the potential loss of existing non-character-defining materials, features and spaces from other periods.
- (b) Substantial physical and documentary or oral evidence exists to accurately carry out the work; and,
- (c) Contemporary additions or alterations are not planned.

Interventions to the Valhalla Pure building will consist of a combination of the above actions; however, the primary treatment will fall under Preservation, and will be described in more detail in Section 5 of the Conservation Recommendations.

3.2 Conservation Standards and Guidelines

The *Standards for the Conservation of Historic Places in Canada* promote responsible conservation practices for the protection of Canada's historic places and provide a framework from which responsible decision-making determines which character-defining elements of a historic place should be preserved and which ones can be sensitively altered while protecting heritage value. The Standards contain nine general standards relating to *Preservation*, which is the primary goal of all conservation projects, and which must be applied regardless of treatment. Three additional standards relate to *Rehabilitation* treatments and two additional standards relate to *Restoration* treatments.

General Standards for Preservation, Rehabilitation and Restoration

1	Conserve the heritage value of an <i>historic place</i> . Do not remove, replace or substantially alter its intact or repairable <i>character-defining elements</i> . Do not move a part of an historic place if its current location is a character-defining element.
2	Conserve changes to an <i>historic place</i> that, over time, have become <i>character-defining elements</i> in their own right.
3	Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .
4	Recognize each <i>historic place</i> 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.

Additional Standards Relating to Restoration

13	Repair rather than replace <i>character-defining elements</i> 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.

5	Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .
6	Protect and, if necessary, stabilize an <i>historic place</i> until any subsequent <i>intervention</i> is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7	Evaluate the existing condition of <i>character-defining elements</i> to determine the appropriate <i>intervention</i> needed. Use the gentlest means possible for any intervention. Respect <i>heritage value</i> when undertaking an intervention.
8	Maintain <i>character-defining elements</i> on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving <i>prototypes</i> .
9	Make any <i>intervention</i> needed to preserve <i>character-defining elements</i> physically and visually compatible with the <i>historic place</i> and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10	Repair rather than replace <i>character-defining elements</i> . 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 <i>historic place</i> .
11	Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or 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 an <i>historic place</i> will not be impaired if the new work is removed in the future.

3.3 Environmental Sustainability

Most communities across Canada embrace the four-pillar model of sustainability representing environmental responsibility, economic health, social equity and cultural vitality, which are all considerations that are in balance with community well-being. Heritage conservation is an integral part of community sustainability in which the first guideline of sustainability is – use what already exists. Heritage conservation promotes the reuse of existing resources through the rehabilitation of building materials. It also encourages the reuse and re-development of an existing building for a similar or entirely different use.



Similar to the 2nd edition of the pan-Canadian collaboration of *Standards and Guidelines for the Conservation of Historic Places in Canada* published by Parks Canada, the Federal Provincial Territorial Historic Places Collaboration (FPTCHPC) published the pan-Canadian *Building Resilience: Practical Guidelines for Sustainable Rehabilitation of Buildings in Canada*, which provides a set of best practices that can be applied to existing and traditionally constructed buildings and formally designated heritage buildings.

3.4 Health, Safety and Security

Certain health, safety and security considerations (public health, occupational health, life safety, fire safety, electrical, seismic, structural and building codes, and increased security requirements) are often encountered in historic places. Consider the impact compliance with certain codes will have on the heritage value and character-defining elements of the historic place. Coordination with the appropriate code officials may be necessary to achieve underlying objectives through alternative approaches and reasonable variance to achieve compliance. Approaches based on minimal intervention and compatibility should always be the primary goal.

Careful investigation and analysis of some historic materials (insulation, lead paint, etc.) to determine whether abatement and containment of hazardous substances may be necessary and will require all workers handling hazardous materials to be adequately trained with proper protective gear. If such materials do exist in the building, a preventive maintenance plan should be developed and include warnings and precautions.

Potential Gains from Building Conservation

The following is sourced from *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* published in 2016:

ENVIRONMENTAL

- Conserving embodied energy and benefitting from existing construction.
- Reusing and recycling existing sites, buildings and materials with high service lives and repairability.
- Using appropriate technologies or time-tested regionally/climate adapted materials and models.
- Reducing urban sprawl while protecting forests, wildlife, farms, and other natural environments.
- Reducing the waste and landfill use associated with demolition.

SOCIO-CULTURAL

- Conserving diverse cultural memories.
- Conserving and building community and identity.
- Conserving community spaces and amenities.
- Providing more affordable housing.
- Providing smaller-scale commercial space for local starting initiatives.
- Providing educational opportunities.

Economic

- Reducing development costs by using already developed sites.
- Increasing property value through redevelopment.
- Promoting the use of a lifecycle costs model that embodies a long-term view.
- Developing skilled jobs that lead to durable and equitable employment.
- Supporting regional economies, including local materials suppliers.

3.5 Accessibility

It is important to ensure heritage buildings are accessible by all age groups and abilities to enhance the use and appreciation for historic places while ensuring work undertaken has minimal impact on the buildings' heritage value and character-defining elements. The *Standards and Guidelines for the Conservation of Historic Places in Canada* states, "The objective is to provide the highest level of access with the lowest level of impact."

3.6 Alternate Compliance

The Victoria Rice and Flouring Mills building is listed as heritage-registered on the City of Victoria's Register of Heritage Properties. Buildings that have been identified by the provincial or local government as heritage buildings may benefit from alternate compliance methods developed in 2018 as part of the *British Columbia Building Code* (BCBC).

The *British Columbia Building Code* (BCBC) is a provincial regulation (except for some federal lands and the City of Vancouver) that provides minimum provisions regarding the safety, health, accessibility, fire and structural protection of buildings, energy and water efficiency for new construction, building alterations, repairs and demolitions. The Building Code was primarily written for new construction and requires a performance level that is much higher than what exists in heritage buildings. To apply such provisions to heritage buildings may compromise historic integrity, character, heritage value and character-defining elements. In 2018, the BCBC developed the *Table of Alternate Compliance Methods for Heritage Buildings* which details a set of equivalencies to address alternate methods of compliance with the performance level intended by the Code. For instance, the use of sprinklers is supported to be one of the primary methods in meeting the required performance level for fire control and evacuation and protects the heritage building from potential devastating impacts by fire.

For heritage buildings, the *Table of Alternate Compliance Methods for Heritage Buildings* in Table 1.1.1.1. (5) may be substituted for requirements contained elsewhere in the Code and represents some methods of how restoration and rehabilitation of heritage buildings can be achieved without compromising the objectives of the Code. However, each heritage building must be considered on an individual basis due to the unique circumstances that may exist or arise. Application of the Alternate Compliance Methods is not mandatory, and the building owner may choose acceptable or alternate solutions, alternate compliance methods or a combination thereof as noted in the BCBC under A-1.1.1.1. (5) Heritage Buildings, and in Appendix D on page 78 of this document.

4. Planning Policy Framework

4.1 National Framework

4.1.1 Canadian Register of Historic Places

The Canadian Register of Historic Places (CRHP) is a joint project of Canada's provincial, territorial, and federal governments to create a single source of information about all historic places recognized for their heritage value throughout Canada. The Register is a searchable online public tool to learn, locate, and research thousands of historic places across the country.

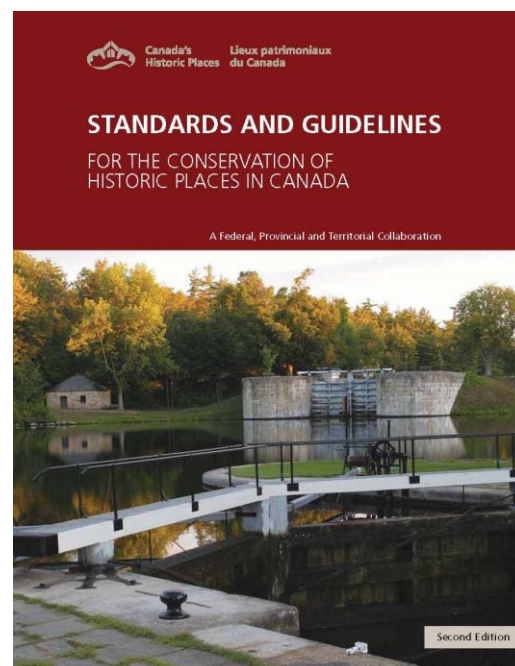
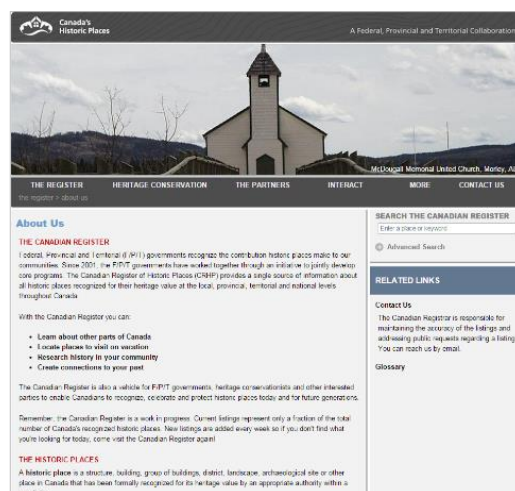
4.1.2 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* is the first-ever pan-Canadian benchmark for heritage conservation practice in this country. It offers results-oriented guidance for sound decision-making when planning for, intervening on, and using historic places. This document establishes a consistent, pan-Canadian set of conservation principles and guidelines for preservation, rehabilitation, and restoration that is useful to anyone conserving historic places. The document is a tool that forms the basis for review and assessment of a conservation project before the project begins, and again upon completion.

4.2 Provincial Framework

4.2.1 British Columbia Building Code

The *British Columbia Building Code* sets out technical provisions for the design and construction of new buildings, but it also applies to alterations, change of use and demolition of existing buildings. Building Code upgrading is an important element of heritage building rehabilitation as it ensures the life safety and long-term protection of the heritage resource. Dealing with aspects of Code is on a case-by-case basis with heritage buildings. The requirements of the Code are not specific to individual buildings; therefore, each heritage building requires consideration on a case-by-case basis to achieve the most economically viable option to achieving building upgrades. Although the BCBC does offer Code equivalencies, such as the use of sprinklers in a heritage building to meet the fire separation and existing requirements, obtaining a report from a Building Code Engineer may be the best option to correctly interpret and identify acceptable levels of Code performance.





4.2.2 Energy Efficiency Act

The provincial *Energy Efficiency Act* (EEA) sets energy performance standards to improve the energy efficiency of manufactured fenestration products for all new and existing buildings. However, the Act was amended in 2009, and revised in 2015, to exempt heritage-designated buildings. For the purpose of this Conservation Plan, under the Act a “designated heritage building” is a heritage site protected through heritage designation or included in a community heritage register by a local government under the *Local Government Act*. Therefore, the Energy Efficiency Regulations for windows, glazing, doors, and skylights do not apply.

However, an increase in energy efficiency by other means is recommended, such as upgrading insulation material, and mechanical systems. The goal is to comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.

4.3 Municipal Framework

4.3.1 Official Community Plan

Victoria’s *Official Community Plan* (OCP) is a 30-year plan that provides direction for growth and change in the community and was adopted by Council in 2012. Heritage-related policies are provided in Section 8: Placemaking – Urban Design and Heritage with the goal to protect and celebrate Victoria’s cultural and natural heritage for present and future generations.

The OCP’s broad heritage-related **Objectives** include:

- 8 (c) *That new buildings and features contribute to the sense of place in development permit areas and heritage conservation areas through sensitive and innovative responses to existing form and character.*
- 8 (i) *That heritage values are considered in land management at every scale from sites to local areas.*
- 8 (j) *That heritage property is conserved as resources with value for present and future generations.*
- 8 (k) *That streetscape improvements include art in public places and reflect the culture and heritage of Victoria.*
- 8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

The OCP’s heritage-related policies for **City Form** include:

- 8.1 *Continue to balance new development and heritage conservation throughout the Urban Place Designations in this plan.*
- 8.5 *Continue to consider the heritage value and special character of areas districts, streetscapes, cultural landscapes and individual properties in local area plans and related studies.*

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework.*

The OCP's heritage-related policies for **Areas and Districts** include:

8.28 *Maintain and enhance the heritage character of the Urban Core through incentives that support:*

8.28.1 *Conversion of upper storeys of heritage-designated properties from non-residential uses to residential; and,*

8.28.2 *Rehabilitation of non-residential heritage-designated properties, such as offices and hotels.*

The OCP's heritage-related policies for **Buildings and Sites** include:

8.49 *Continue to support new additions that conserve and enhance heritage property, as consistent with the National Standards and Guidelines for the Conservation of Historic Places in Canada.*

8.50 *Encourage new development to avoid the demolition of heritage property, or one or more of its facades.*

8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local plans.*

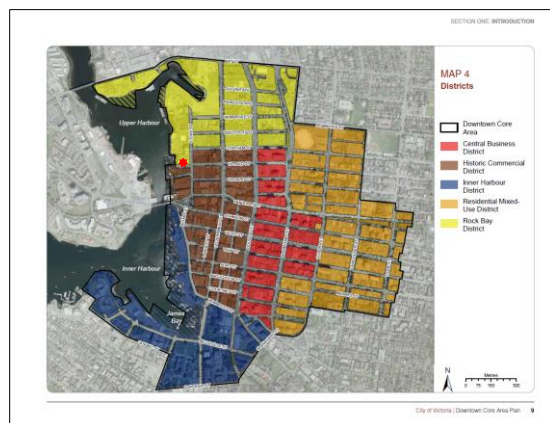
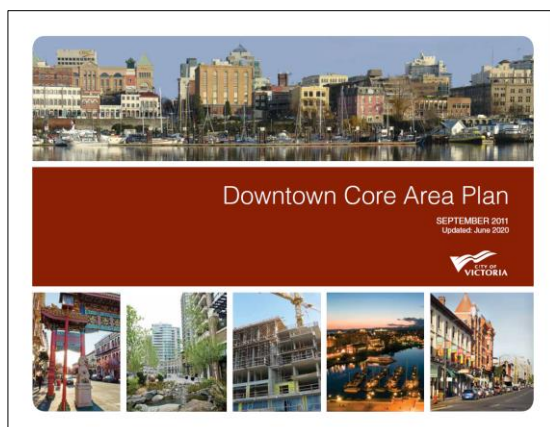
8.52 *Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and zoning variances.*

8.53 *Require a heritage conservation plan, as appropriate, and heritage impact assessment, where relevant, for heritage alteration permits, heritage revitalization agreements, and rezonings to heritage properties.*

8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

8.55 *Continue to produce and update, as required, statements of significance for all property on the heritage register.*

The location of 1824 Store Street sits at the edge of the Burnside Neighbourhood and is in the **Rock Bay District**. Therefore, the following Burnside strategic directions in the OCP are relevant and include:



21.2.3 *Develop Rock Bay district as an area of intensive employment including in the incubation and growth of advanced technology and green industry supported by green infrastructure, high performance building systems, district energy, industrial heritage retention and rapid transit service.*

The OCP's **Downtown Strategic Directions** related to the 1824 Store Street area include:

21.3.3 *Home to the Capital Region's primary heritage district that defines the region's international image.*

4.3.2 Downtown Core Area Plan

The *Downtown Core Area Plan* (DCAP) guides development in the downtown area and lays out a vision to encourage and foster the development of an attractive, vibrant, pedestrian-friendly and economically resilient downtown area that also celebrates its heritage. The DCAP encourages owners of heritage buildings to rehabilitate and upgrade their properties by way of financial incentives for seismic upgrades and tax incentives. The heritage goals of the DCAP are to celebrate Victoria's architectural and cultural heritage, and to encourage the conversion of upper storeys of Downtown heritage buildings to residential use with the financial incentives available through the City's Heritage Tax Incentive Program.

The Victoria Rice and Flouring Mills building at 1824 Store Street is in the Downtown Core Area Rock Bay District (RBD), which contains both marine and non-marine related industrial and industrial-support activities along the waterfront, as well as other industrial and commercial uses throughout the area.

Relevant heritage-related DCAP policies and actions for the **Rock Bay District** include:

- 3.66 *Support the rehabilitation and re-use of the RBD's remaining heritage properties to celebrate the District's industrial heritage*
- 3.67 *Consider extending the Heritage Tax Incentive Program (T.I.P.) throughout the RBD and extend its term up to 15 years to support the adaptive re-use of industrial heritage properties.*

Relevant heritage-related DCAP policies and actions for **Rock Bay** include:

- 6.140 *Integration of heritage industrial buildings as a component of enhancing the public realm and defining the local character.*

The DCAP's **Heritage Objectives** related to 1824 Store Street include:

- 1. *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*
- 2. *Development and heritage conservation are balanced through sensitive new infill and property additions that respond to the heritage value and character of Downtown Core Area Districts.*

The DCAP's **Areas and Districts - Policies and Actions** related to 1824 Store Street include:

- 7.2 *Continue to balance the demand for new development and heritage conservation in the Downtown Core Area.*
- 7.3 *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*
- 7.8 *Continue to support the rehabilitation of heritage-designated property that is non-residential such as office and hotel, in strategic locations within the Downtown Core Area that serve to support the policies of this Plan.*
- 7.11 *Identify, protect and conserve industrial heritage property in the Rock Bay District.*

The DCAP's **Buildings and Sites - Policies and Actions** related to 1824 Store Street include:

- 7.18 *Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.*
- 7.19 *Give consideration to tools available under legislation to conserve heritage property in the Downtown Core Area, including, but not limited to heritage designation bylaws, heritage register listings, temporary protection, heritage alteration permits, heritage revitalization agreements, design guidelines and protection of views of heritage landmarks from public vantage points as identified in this Plan.*
- 7.21 *Require a Heritage Conservation Plan, as appropriate, and heritage impact assessment, if relevant, where heritage alteration permits, heritage revitalization agreements or rezonings that involve a protected heritage property in the Downtown Core Area.*
- 7.26 *Encourage owners of property with heritage value or character in the Downtown Core Area, particularly landmarks or those in the Historic Commercial District and Inner Harbour District, to upgrade the seismic conditions of buildings and structures.*
- 7.28 *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

The DCAP's **Heritage Incentives - Policies and Actions** related to 1824 Store Street include:

- 7.29 *Continue and enhance incentives for heritage conservation such as, tax incentives, parking variances and other zoning variances, where broadly consistent with the policies for each District of the Downtown Core Area that are provided in this Plan.*

- 7.30 *Maintain and develop financial incentives for building rehabilitation, particularly seismic upgrading, for eligible heritage-designated commercial, institutional, industrial and residential property in the Downtown Core Area.*
- 7.31 *Consider expanding the northern boundary of the eligibility area for heritage tax incentives to include the Rock Bay District, where the building rehabilitation does not involve the conversion of an existing use to a residential use.*
- 7.32 *Implement the Downtown Heritage Resource Seismic Upgrade Fund for conservation of eligible designated-heritage property as a public benefit under conditions that are broadly described in this Plan.*

The DCAP's **Community Engagement - Policies and Actions** related to 1824 Store Street include:

- 7.36 *Partner with the Songhees and Esquimalt First Nations to acknowledge and integrate the culture, values and heritage of First Peoples in the Downtown Core Area, particularly in the Historic Commercial District and Inner Harbour District.*

4.3.3 Old Town Design Guidelines

The *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings (2019)* is a document meant to provide design principles and guidelines for contextually sensitive new buildings and additions, as well as rooftop additions, on heritage buildings in Old Town. The conservation approach for the Victoria Rice and Flouring Mills building at 1824 Store Street does not include a new addition to the building. However, the Old Town Design Guidelines would apply to any new development within the boundary of Old Town.

4.3.4 Local Government Act

Under the Province of British Columbia, the *Local Government Act* is the primary legislation for regional districts and improvement districts, setting out the framework for structure and operations, as well as the main powers and responsibilities. It also details planning and land use powers for both municipalities and regional districts. Within this Act, Part 15 – Heritage Conservation contains seven divisions specific to a municipality's authority regarding local heritage property.

In addition, pursuant to Section 919.1 (1) (d) and (f) and 970.1 (1) of the *Local Government Act*, and the *Official Community Plan*, the area that is shaded in the OCP's Map 59 (next page) is designated as **Development Permit Area DPA 9 (HC): Inner Harbour**.



Map 59: DPA 9 (HC): Inner Harbour



4.3.5 Heritage Conservation Areas

Heritage Conservation Areas are distinct districts with special heritage value and character. The Victoria Rice and Flouring Mills heritage building is in **Development Permit Area DPA 9 (HC): Inner Harbour** which, for the purposes of heritage conservation, requires a Heritage Alteration Permit for land, buildings or other structures, or portions thereof, which are listed on the City of Victoria Heritage Register, subject to a Heritage Designation Bylaw, or subject to a Covenant for heritage conservation.

As detailed in the OCP on page 237, the heritage-related objectives of this designation include:

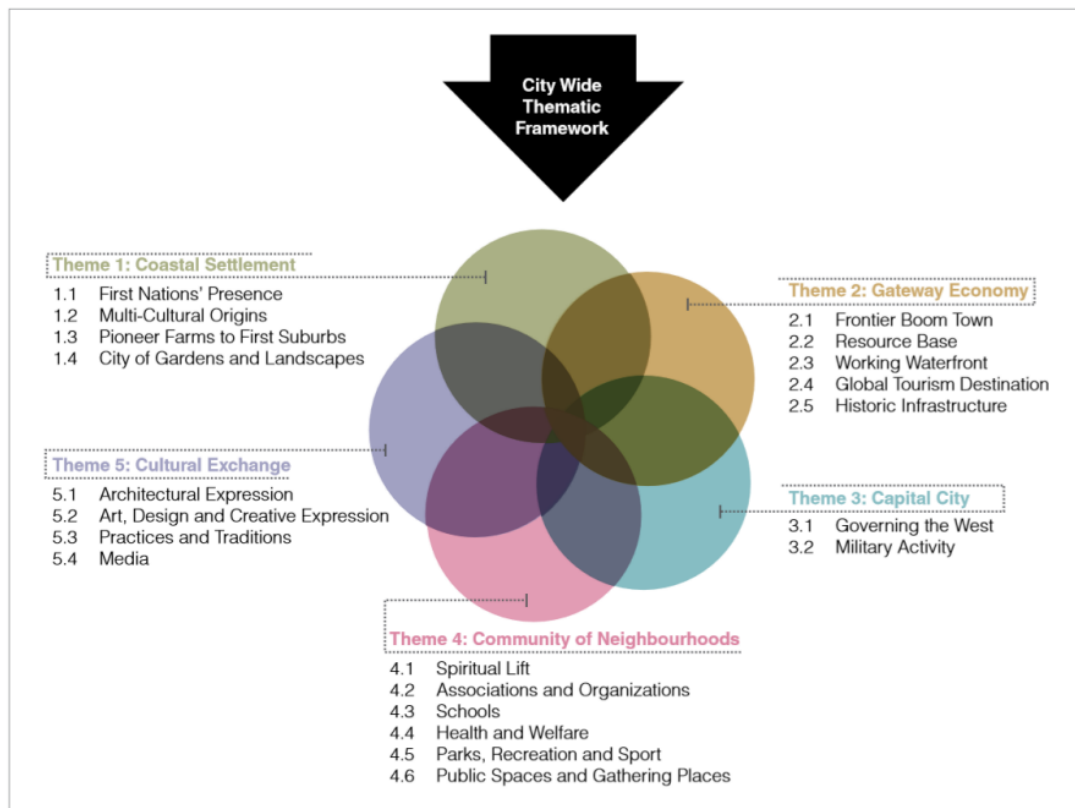
4. (b) *To conserve the heritage value, special character and the significant historic buildings, features and characteristics in the Inner Harbour area.*

4.3.6 Victoria Heritage Thematic Framework

Victoria's OCP policies for City Form require the determination of the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework.

Victoria's Heritage Thematic Framework supports a value-based assessment of its heritage beyond just the architectural value of the resource. *Heritage Value* is defined as "the aesthetic, historic, scientific, cultural, social, or spiritual importance for past, present or future generations." Victoria's city-wide Thematic Framework is a set of historic themes that define a range of significant historic activities and places in the development of Victoria up to present day, including the physical development of the city, non-physical ideas, movements and events.

The Victoria Heritage Thematic Framework:



5. Conservation Recommendations

A condition assessment of 1824 Store Street was undertaken in June and July of 2021 by Geoff Purdon of NorthStar General Contracting Ltd. The assessment reviewed the exterior and interior of the building. Conditions were observed and photographed and at no time were materials or elements removed or damaged.

The following recommendations are based on condition assessment results, research on the various phases of building alterations, and consideration for the 1980 restoration that returned the historic building to its original 1891 appearance. Materials and their condition are described for the historic building only and a conservation approach is recommended for the historic building based on the Park's Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

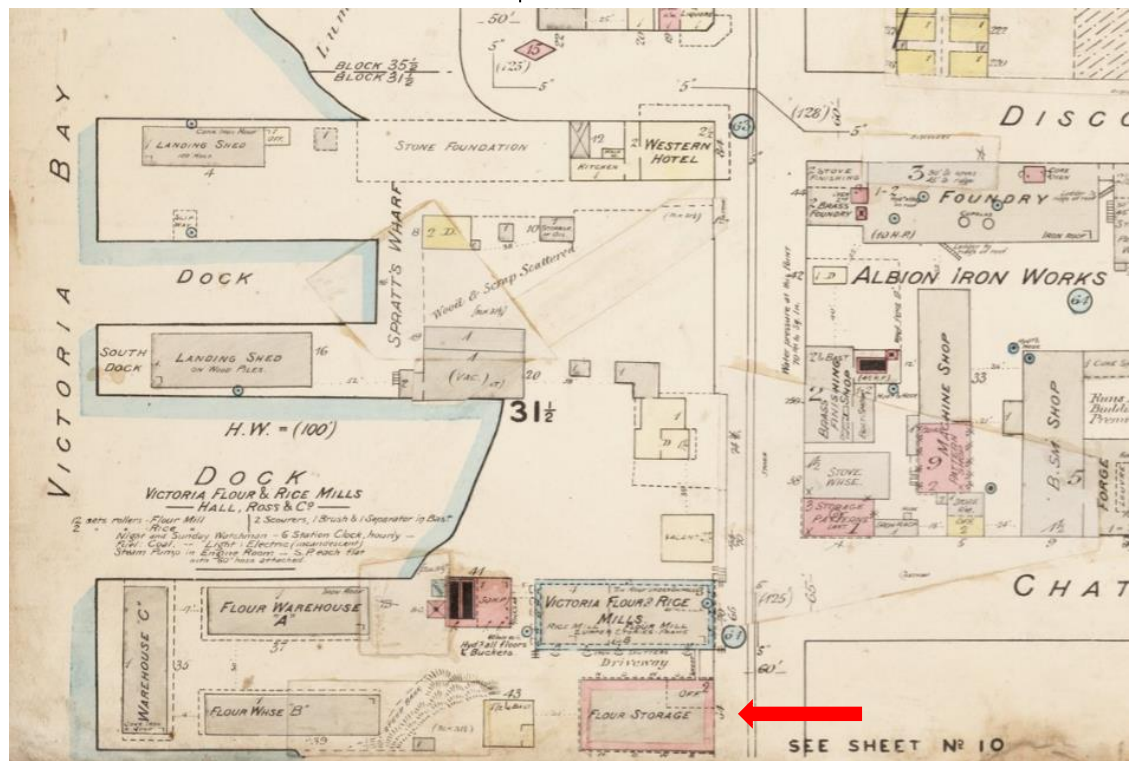
5.1 Exterior Form

Exterior form refers to the building's orientation, form, scale, massing, composition, proportions, colour and texture. The exterior form is also related to its surroundings and spatial relationships with adjacent buildings.

The Victoria Rice and Flouring Mills building, known as Capital Iron, is a rectangular two-storey 1891 brick industrial/commercial structure located at 1824 Store Street, and is situated in its original location on the west side of Store Street fronting the intersection of Chatham Street.

The building sits on a large lot with its primary façade built to the property line on the east side and the west rear façade facing the wharf. The building's industrial/commercial form, scale and massing,

1891 Fire Insurance Map, University of Victoria Libraries

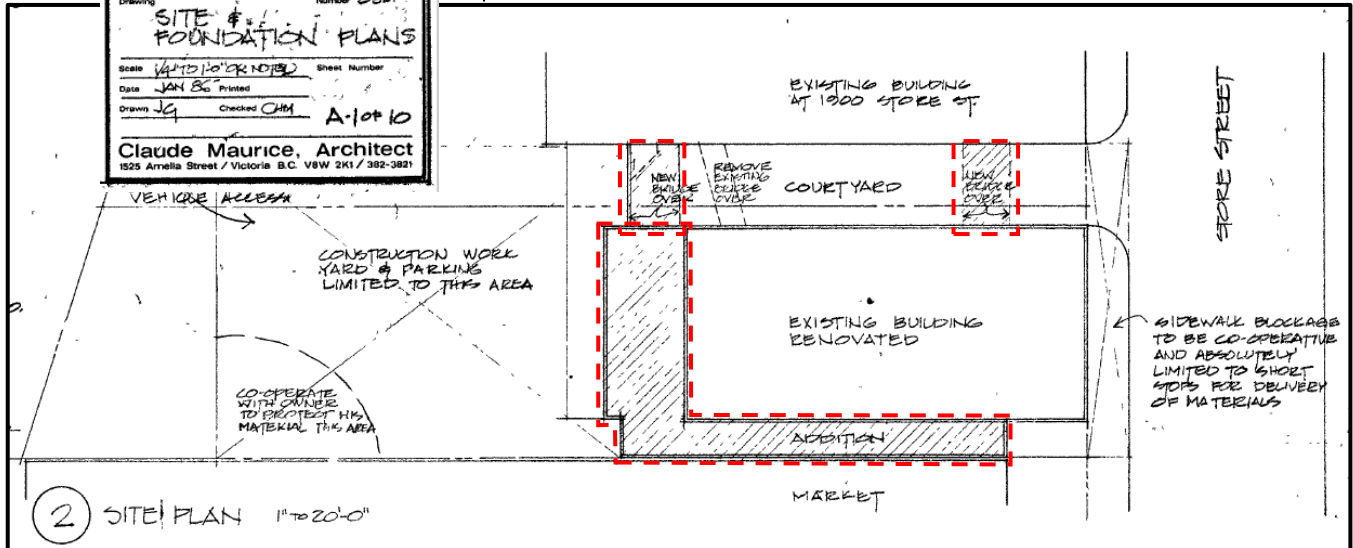


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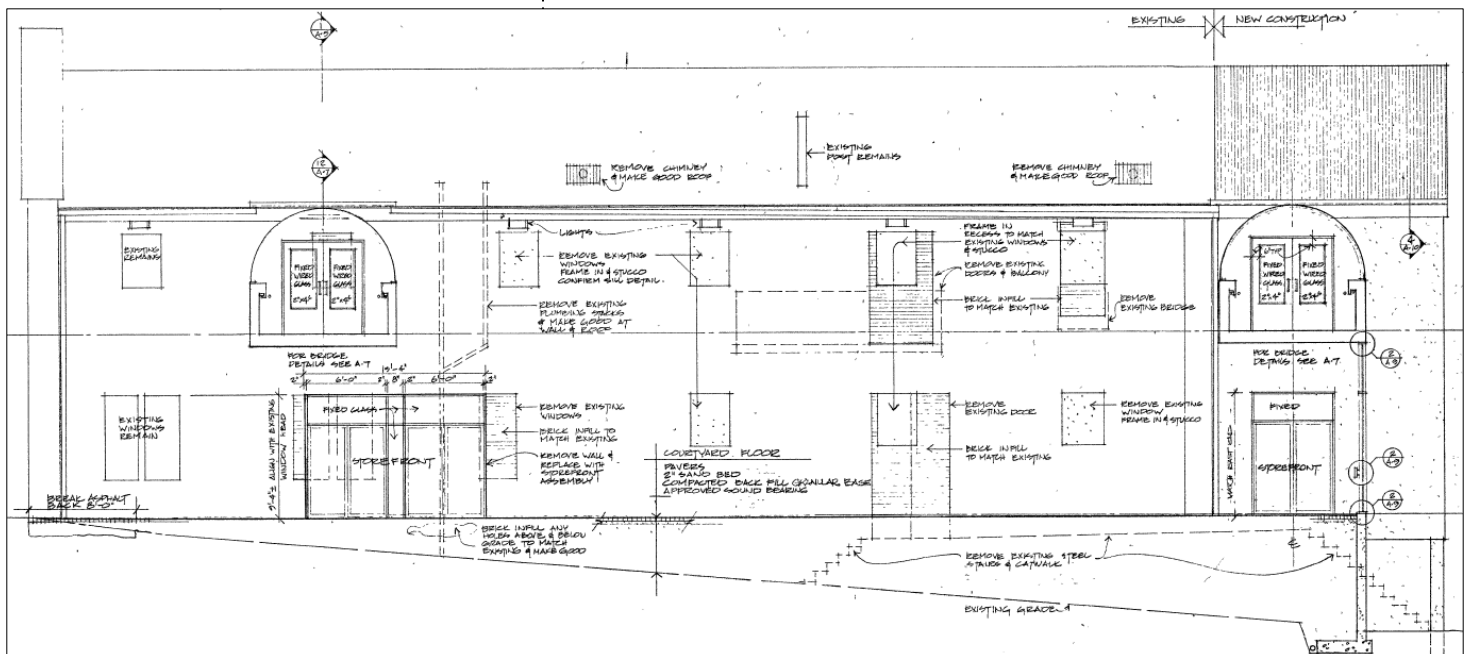
Project	Alterations & Additions	0019
South Building	CAPITAL IRON	
Drawing	SITE & FOUNDATION PLANS	0021
Scale	1/4" = 1'-0" (NOTED)	Sheet Number
Date	JAN 86	Printed
Drawn	JG	Checked
	CHM	A-1010

Claude Maurice, Architect
1525 Armilla Street / Victoria B.C. V8W 2K1 / 382-3821

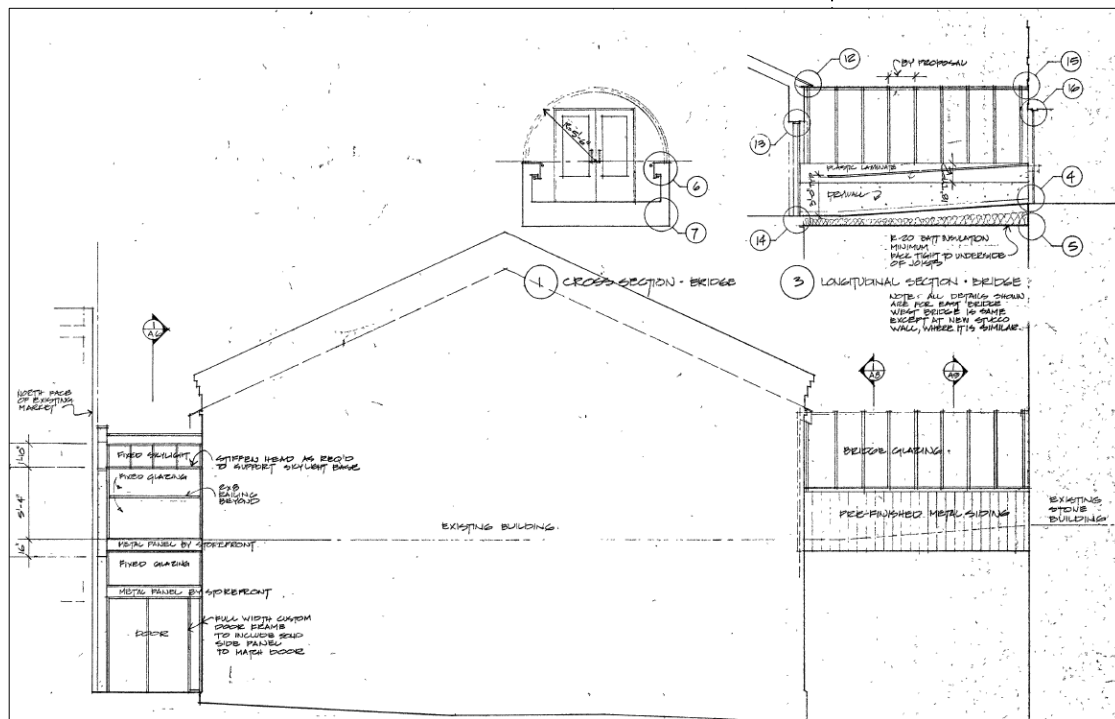
footprint, and medium-sloped gabled roof are character-defining elements that should be preserved. The building's form, scale and massing are largely intact; however, various additions that occurred in 1986 altered the original footprint of the building.



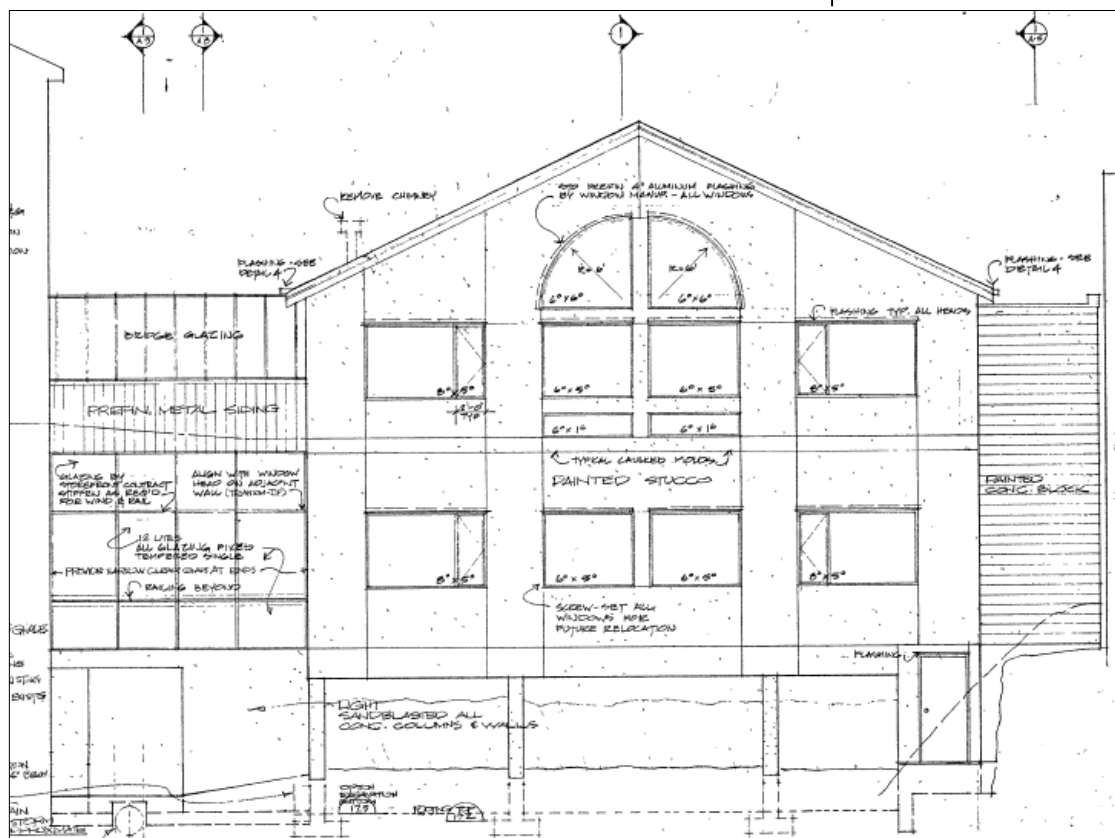
Building footprint showing additions. Drawing part of Site & Foundation plans by Claude Maurice, Architect, in January 1986. Source: City of Victoria.



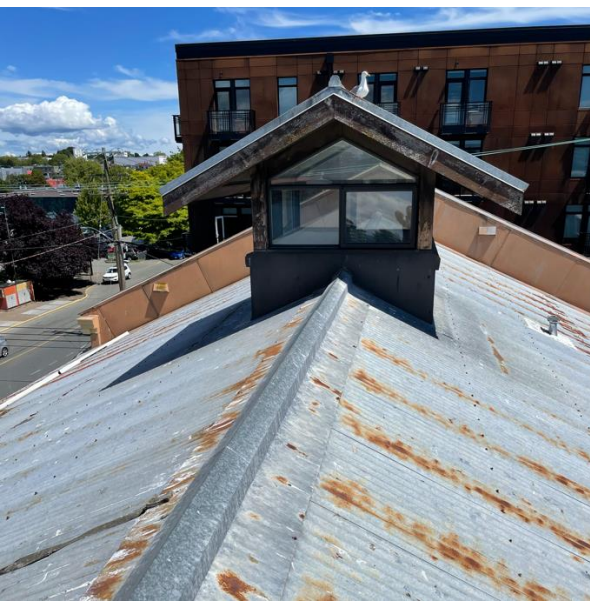
North side elevation showing two pedestrian bridges, windows either filled in or removed, two doors removed and filled in, and the west extension. Note that only one of the pedestrian bridges impact the original structure. Drawing is part of North Elevation plans by Claude Maurice, Architect, in January 1986. Source: City of Victoria.



East Elevation. Drawing part of East Elevation & Bridge plans by Claude Maurice, Architect, in January 1986. Source: City of Victoria.



West Elevation. Drawing part of West Elevation & Section Thru Extension plans by Claude Maurice, Architect, in January 1986. Source: City of Victoria.



On the east side of Store Street and north of Chatham Street is a large parking lot and south of Chatham Street is a new five-storey mixed-use residential development.

The block west of Store Street is proposed to have marine industrial uses along the waterfront with a possible marina building at the south end. The existing heritage buildings, without the 1976 Capital Iron extension, will be retained without any extensions toward the waterfront. Two new taller buildings are envisioned north of Capital Iron. The uses on this block are anticipated to be a mixture of light industrial, commercial, office and residential.

The block bounded by Store, Chatham, Discovery and Government Streets will be divided by a lane running north south. A public square is envisioned at the corner of Store and Chatham Streets, flanked by an Arts and Culture building and a mixed-use Artist/Live/Work building. The remainder of this block will be a mixture of light industrial, commercial, office and residential in a range of building heights. The first phase of development is anticipated to be the land bounded by Store, Chatham, Discovery and the proposed lane.

Exterior Form Conservation Approach: *Preservation and Rehabilitation*

1	Retain and preserve the original location of the building and ensure all rehabilitation of the site is contained within the property lines.
2	Retain the form, scale and massing of the original building and retain and preserve the historic frontage along Store Street.
3	Reinstate exterior form on the south and north side by revealing filled-in fenestration openings and recreating windows to re-establish character-defining elements.
4	If adding new features to address sustainability requirements, work with sustainability and conservation specialists to ensure compliance with energy efficiency objectives have minimal impact on the character-defining elements and overall heritage value of the building.

5.2 Roof

Roofs identified as a character-defining element include visible elements, such as chimneys, gables, eaves, parapets, and fascia. The roof is an important architectural feature that contributes to the building's form and aesthetics.

The existing roof is a medium-gabled corrugated sheet metal roof with typical attic vents, ridge cap, and gas vents. The fascia board and trim

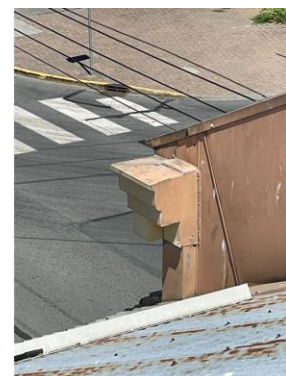
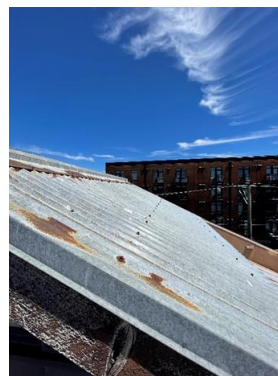


above the metal flashing of the non-original cupola appears to be original and the condition is unmaintained and deteriorating. Gutter and downspouts are present. Parapet flashing is intact, has been previously painted, and is currently in need of paint/maintenance. The south flat-roofed addition has rooftop air handler units and vents. Drain vents appear to be clear of debris other than seagull feathers. Seagull nests should be removed and water pooling on roof addressed.

The wood-framed decorative pedimented gable has a wood-framed metal-clad cornice with metal-clad capping tied into the sheet metal roof. The cornice is attached to a built-up fascia board and parapet backing and has vents on the north and south ends. Wood dentils along the cornice appear to be metal-clad and painted an off-yellow cream colour primed and painted with multiple coats over the years. The paint shows evidence of peeling in some areas and needs cleaning and repainting in the next two years.

Roof Conservation Approach:
Preservation and Rehabilitation

1	Retain the original roof assembly and repair by using a minimal intervention approach. Such repairs might include limited replacement in-kind, or replacement with an appropriate substitute material, of the roof covering, flashing, gutters and downspouts, attachments and penetrations.
2	Preserve the wood-framed decorative pedimented gable, cornice and dentils on the front façade, and the decorated upper gable of the west façade. If repairs are necessary, they should follow a minimal intervention approach and include replacement in-kind based on documentary or physical evidence.
3	Comply with energy efficiency objectives in upgrades to the roof assembly in a manner that respects the character-defining elements and heritage value of the historic building.

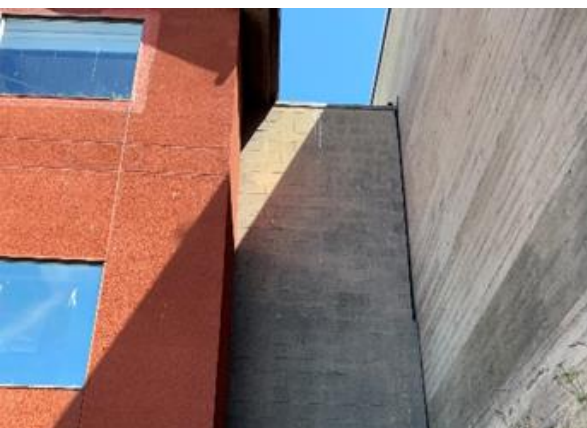
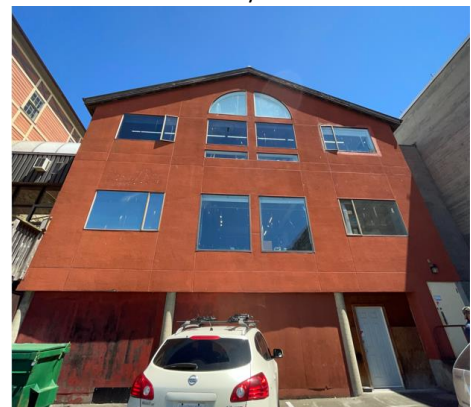




5.3 Exterior Walls

The Victoria Rice and Flouring Mills building has a rubble stone foundation and a stretcher bond baker brick and stucco exterior. The front east façade was restored to its original appearance in 1980 and features four pilasters that divide the façade into three sections that are each punctuated with fenestration openings on the main and second level. The main entrance carries a semicircular decorated concrete arch that is bordered by vertical decorated concrete pilasters and flanked by semi-circular arched window openings that are decorated with a crenelated concrete surround and a continuous concrete sill. Over the entrance, the upper storey carries a tripartite grouping of windows within the central bay and is flanked by a rectangular window opening, all having a similar crenelated surround. The upper brick pediment is intersected by the continuation of the vertical brick pilasters and contains crenelated vents. Polychrome brickwork in the form of horizontal banding, and square and triangular forms on the pilasters is a character-defining feature of the east façade, which sits on a masonry footing. All masonry appears to be in fair condition and the mortar joints appear to be a newer structural masonry cement carried out in recent years. There is no evidence of a lime-based mortar.

A 1986 addition of a stairwell on the south side obscures most of the south wall. The exposed original portion of the south brick wall is clad in stucco, with two window openings filled in and clad in stucco as well. A 1986 west extension of the building entirely clad in stucco obscures the original west elevation completely. Two pedestrian bridges connecting with 1900 Store Street, and built in 1986, puncture the east and west ends of



the north elevation's second floor; however, only the east-end pedestrian bridge impacts the original structure as the west-end bridge connects with the 1986 west extension. During the same time, several original window and door openings on the north elevation were filled in and clad in stucco. A covered courtyard currently exists within the ground-level space between 1824 Store Street and 1900 Store Street, and the original exposed brick wall appears to be painted with an elastomeric paint and in good condition.

Exterior Walls Conservation Approach:
Preservation, Rehabilitation and Restoration

1	Complete a comprehensive survey of all stonework surfaces to further document noticeable deterioration, areas requiring immediate protection and repair, and areas that may require monitoring.
2	Preserve all surviving original brickwork that is sound or deteriorated but can be repaired, especially the polychrome brickwork patterns on the east façade. Restore elements that may be too deteriorated with in-kind brickwork.
3	Retain all stonework and protect by cleaning and repairing any damaged areas and checking for moisture penetration and infestation. Take corrective action as soon as possible. Clean exterior masonry using the gentlest means possible, such as: water-based methods of soaking; low-pressure water washing; water washing supplemented with non-ionic detergent; and low-pressure hot water washing. A light scrubbing with a natural bristle or a synthetic bristle brush can facilitate cleaning textured surfaces or carved masonry. Always follow with a final water rinse to wash off the loosened soiling material from the surface. If chemical cleaning is required, only use approved chemical restoration cleaners that do not contain acids. Abrasive cleaning methods such as abrasive blasting and the use of grinders and sanding disks is never acceptable and is not permitted for use on heritage buildings.
4	Repoint stonework and brickwork where necessary to protect from rainwater entering the core of the wall or to the inside face of the building through the joints between the stone or brick. The width, profiles and texture of the joints affect its visual character. The new mortar must match the historic mortar in colour, texture and tooling, and should be softer and more permeable than the masonry units and no harder or more impermeable than the historic mortar. In rubble stone walls, the joints would often be filled flush with mortar spreading onto the surface of the stone to give the wall a smoother more even appearance. Using permeable mortar joints allows the moisture to escape back to the outside.

	Hard cement mortar will increase the chance frost damage or damage due to crystallization of soluble salts rising to the surface.
5	Repair of stonework should be limited to extensively deteriorated areas or missing parts of an exterior wall and should be limited to replacement in-kind or with a compatible substitute material. Ensure the repair matches as close as possible to the physical and visual properties of the existing material.
6	All specifications for cleaning, repair and repointing of stonework should be reviewed by a Heritage Consultant prior to commencement of the work.
7	All repairs to the exterior walls, including decorative elements, should follow a minimal intervention approach, such as limited replacement in-kind or replacement of an irreparable or missing element using a suitable substitute material. Repairs may also involve the dismantling of a brick wall if a further condition assessment determines that more extensive repair or replacement is required.
8	All holes, gaps or unnecessary openings in stonework should be filled or replaced to match existing in-kind.
9	Identify whether the unsympathetic elastomeric paint should be removed to expose the original brick by undertaking paint removal test areas in an inconspicuous wall area using approved restoration products and taking necessary precautions in handling paint that likely contains lead. If the paint can be successfully removed without any damage to the masonry surface, prepare a paint removal specification. If the paint cannot be successfully removed, repaint the surface.
10	The heritage consultant should always be consulted regarding paint colours to be applied to existing painted surfaces of the historic building.

5.4 Windows, Doors and Fenestration Openings

Windows, doors and fenestrations tend to be the ‘openings’ to the soul of heritage buildings. They have a multitude of functions that bring in light, allow for views, enable the entry of fresh air, and allow for access to the building. Their integration into the building is a design element that has an impact on the building’s overall appearance and heritage value. Vulnerable to wear and tear, they must be maintained in a way that minimizes any negative impact on their heritage value.

The fenestrations in the 1891 east façade originally contained two slightly recessed central double-swing multi-panel doors and a multi-lite shaped transom. A semi-circular arched window opening containing what appears

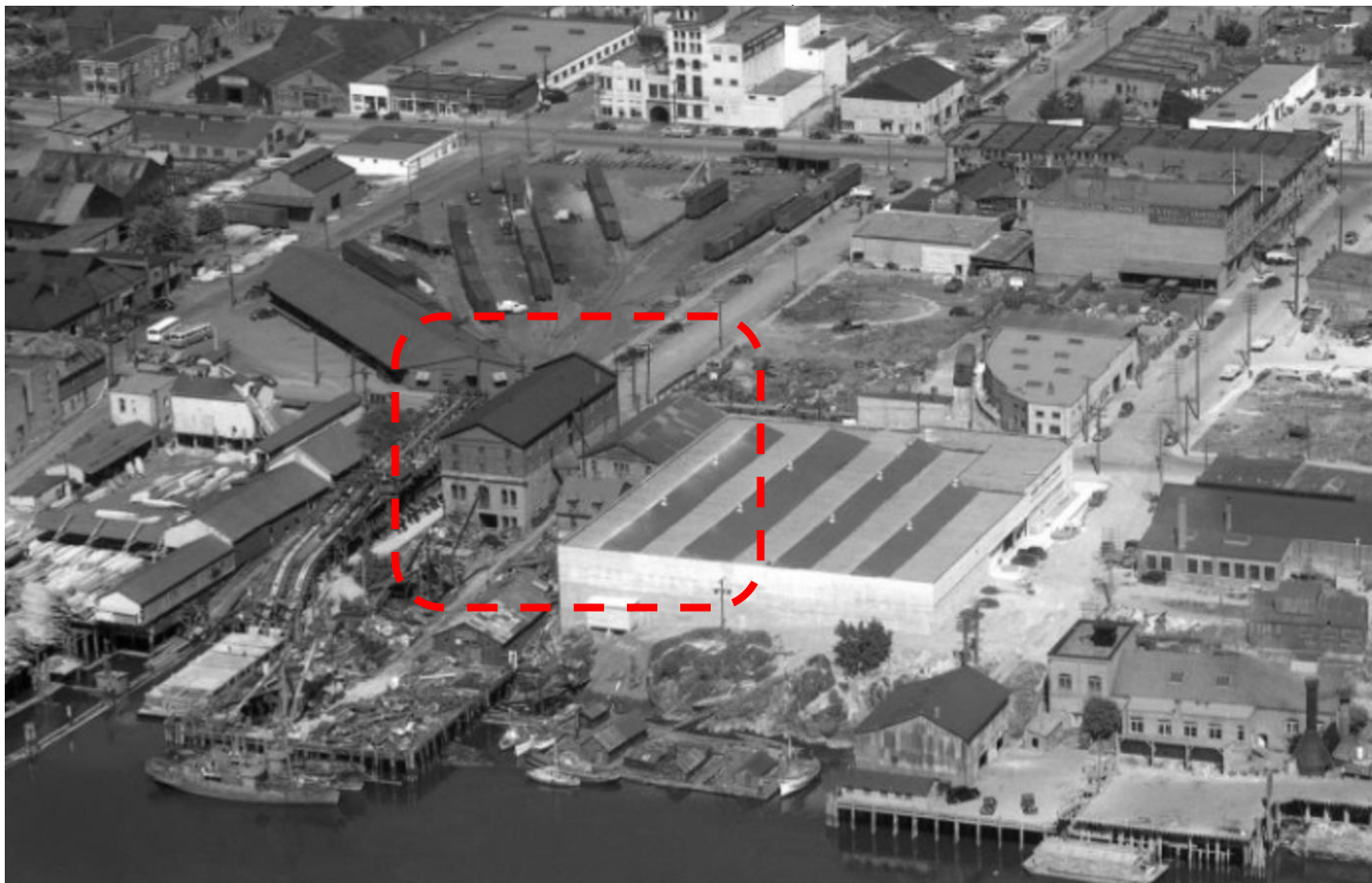
to be one-over-one single-hung window unit flanked each side. The upper storey contained a tripartite grouping of what appears to be one-over-one double-hung window units flanked by rectangular one-over-one double-hung window units. The south elevation had windows but due to the south stairwell addition, the fill-in of original fenestration openings, and the lack of archival documentation, it is difficult to determine the number or type of windows that might have existed on the south side, and the 1986 archival plans obtained from the City of Victoria do not include an elevation of the original south wall. However, a 1960 photograph does show a portion of the south wall that gives a glimpse of original window types and locations. The determination of number and type of windows on the west side is impossible due to the extension and lack of archival information; however, one 1947 bird's-eye view photograph indicates that the west façade had a tripartite grouping of windows in the centre of the second storey flanked on each side by one rectangular window. The 1986 archival plans of the north elevation show the original locations of windows and doors that were removed and filled in at the time of the 1986 pedestrian bridge construction linking 1824 Store Street with 1900 Store Street.

In the 1960s the front east façade was altered for the application of stucco. The original cornice and dentils were removed, the central main



Capital Iron & Metals Ltd. 1824-32 Store Street, 1960, VCA 98202-19-13155 & M01275.

Bird's-eye view of 1824 Store Street and 1900 Store Street, 1947. Source unknown.





Capital Iron & Metals Ltd. 1824 Store Street, 1960,
VCA M05302



floor entry was widened, and the flanking windows were enlarged to what appears to be fixed rectangular window units. The upper windows appear to remain original, but the frames are painted a dark colour versus white in the archival 1891 photographs. The 1960 photographs also show the location of the door and window openings on the north side, and a balcony extending from a second-floor doorway near the northwest corner.

The original window fenestrations on the main and upper floor of the east façade were restored in 1980 with double-pane, fixed and awning, imitation sash windows. The second-floor northeast corner consists of a single opening with a non-original window. A double bank of double-hung wood windows directly below on the main floor, appear to be original and provide an excellent reference for window preservation and rehabilitation. All windows on the second floor appear to have been installed within the last 20 years.

Door and Fenestration Opening Conservation Approach: *Restoration and Rehabilitation*

- 1 Remove recessed entry and restore the configuration of the original slightly recessed entry.
- 2 Rehabilitate the front entrance by installing a new single-glazed double-swing multi-panel wood door with an upper multi-lite shaped transom based on archival photographs.
- 3 New entrance assembly is to be compatible in size, scale, material, and style as seen in the archival photographs, and painted in a colour that is compatible with the colour palette provided in the Conservation Plan.
- 4 Ensure door hardware is compatible with the period.



Window Conservation Approach:
Preservation and Rehabilitation

1	Inspect all original window assemblies and determine extent of repair or replacement that may be required.
2	Replace all fixed, double pane, imitation sash windows on the east façade that were installed during the 1980 restoration with operable sash windows that replicate existing windows on the lower north east elevation. Retain 1980 units for potential reuse on the interior of the building.
3	Retain sound windows original to the 1891 period. Protect and maintain the windows through cleaning, rust removal, minimal paint removal and reapplication in-kind. Ensure windows are weather-tight by re-puttying and replacing or installing weatherstripping.
4	Repair intact window assemblies in fair condition using a contractor specializing in heritage restoration using recognized conservation techniques. Ensure windows are repaired to operable condition and weather tight. Repair cable-hung counterweights, and inoperable hardware. Re-putty and weatherstrip where necessary. Repairs should be physically and visually compatible and may include limited replacement in-kind, or with a compatible substitute material based on documentary or photographic evidence. Repairs should always follow a minimal intervention approach.
5	Where windows are extensively in disrepair or there are irreparable or missing elements, repair may include limited replacement in-kind or replacement with a substitute material. Repairs should physically and visually match existing based on documentary or physical evidence, where feasible. Replacement window frames and sashes for wooden windows should be of wood construction or an approved substitute material. Decorative detailing on the original windows, such as mouldings, lintels, sills and casings, should be accurately duplicated.
6	Any window assemblies or filled-in fenestrations to be replaced with new windows should be based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.
7	Retain all original glass in historic window assemblies where possible.
8	Paint removal may be necessary on original wood window surfaces. If paint colour analysis is necessary, ensure this is done prior to such removal. Paint removal using appropriate techniques





	should begin on the interior surface. When removing paint do not visibly scar the wood. If heat treatment is used, protect the glass from sudden temperature change to avoid breakage.
9	When repairing heritage windows, remove all deteriorated putty without damaging the wood surface. If glass is removed, ensure remaining putty is removed and the sash sanded, patched and primed with a preservative primer. Hardened putty can also be softened by soaking in linseed oil. When reinstalling glass, brush the wood surface with linseed oil and prime with an oil-based primer or paint prior to placing a bead of glazing compound or linseed oil putty around the rabbet to cushion and seal the glass. Once pressed in place, apply the final putty and bevel to seal.
10	Ensure exterior paint covers the beveled putty that slightly laps onto the glass to ensure a weather-tight seal.
11	Exterior finishes should match the original window colour. Determine through site investigation, paint scrapings, historical documentation and archival photographs. If the original colour cannot be determined, select a colour(s) authentic to the period of the building.
12	Lead-based paint on existing surfaces is likely due to the age of the building. The least-invasive abatement methods should be used for removal of such hazardous material and be performed by a certified professional.



5.5 Interior Features

Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, hardware, and other interior elements. Heritage value in such elements resides not only in the physical characteristics but also in the element's location. Reuse of interior features in their original location protects their heritage value and is a more sustainable approach to conserving such artifacts.

The Victoria Rice and Flouring Mills building is of post and beam construction. The main floor contains the original posts that are clad with cedar and the original metal connector plates between the posts and beams are visible. The second storey contains original heritage post and beam construction with exposed metal collar ties and original thru bolts on original structural members and are now stained black and remain exposed.

Interior Features Conservation Approach: *Preservation and Rehabilitation*

1	Retain all sound and repairable wood that contributes to the heritage value of the historic place.
2	Retain all original post and beam structure, including metal connector plates, metal collar ties and thru bolts.
3	Investigate whether the removal of cedar cladding on the main floor posts is feasible to expose original wood members by removing cladding in an inconspicuous location and inspecting the condition of the post.
4	Assess the overall condition of all existing original wood window frames and sashes and determine scope of repair.
5	Where windows are extensively in disrepair or there are irreparable or missing elements, repair may include limited replacement in-kind, replacement with a substitute material. Repairs should physically and visually match existing based on documentary or physical evidence, where feasible. Replacement window frames and sashes for wood windows should be of wood construction or an approved substitute material. Decorative detailing on the original windows, such as mouldings, lintels, sills and casings, should be accurately duplicated.
6	Any window assemblies or missing elements replaced with new windows should be based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.



7	Retain all original glass in historic window assemblies where possible.
8	When repairing heritage windows, remove all deteriorated putty without damaging the wood surface. If glass is removed, ensure remaining putty is removed and the sash sanded, patched and primed with a preservative primer. Hardened putty can also be softened by soaking in linseed oil. When reinstalling glass, brush the wood surface with linseed oil and prime with an oil-based primer or paint prior to placing a bead of glazing compound or linseed oil putty around the rabbet to cushion and seal the glass. Once pressed in place, apply the final putty and bevel to seal.
9	Lead-based paint on existing surfaces is likely due to the age of the building. The least-invasive abatement methods should be used for removal of such hazardous material and be performed by a certified professional.

6. Building Maintenance Plan

A condition assessment was undertaken in June and July of 2021 by Geoff Purdon of NorthStar General Contracting Ltd. The assessment reviewed the exterior and interior of the historic 1891 Victoria Rice and Flouring Mills building that is now Cross Iron. NorthStar's detailed assessment with photographs is in Appendix E on page 84.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends regular maintenance as the best long-term investment in an historic place. Standard 8 speaks directly to this, as follows:

- (a) Maintain *character-defining elements* on an ongoing basis. (b) Repair character-defining elements by reinforcing their materials using recognized *conservation* methods. (c) Replace *in kind* any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.

It also recommends the implementation of a maintenance plan that ensures regularly scheduled inspections and cyclical or seasonal maintenance work to slow the rate of deterioration of character-defining elements, extend long-term protection of heritage value, and reduce long-term costs and the frequency of major interventions.

All maintenance should be done with the intention of protecting all character-defining elements from damage. This means using gentle non-caustic methods to clean surfaces, such as rubble stone, concrete, sandstone, and wood. Under no circumstances should sandblasting, high-pressure washing, or caustic methods be performed.

6.1 Permitting Process

Most regularly scheduled maintenance and repair activities do not require a permit. Specific exterior work not subject to review by the Heritage Advisory Panel includes repairs to gutters, maintenance of stairs, removal of finish applied over original exterior siding (e.g., stucco, asbestos), and repainting. However, specific types of exterior work that are subject to Heritage Advisory Panel review and comment include:

- additions, including fire escapes;
- enclosure of any part of a building;
- raising of a structure;
- alterations to the original façade, and cladding;
- changing door or window dimensions, placement of materials;
- and

- removal or alteration of any brickwork, or siding, including chimney or finials.

Although repainting is not subject to Heritage Advisory Panel review, it is highly recommended that the Senior Heritage Planner be consulted if there is any intention to change the exterior colour scheme to a colour palette different from what currently exists or dissimilar from the original.

6.2 Cleaning, Repairing and Replacing

As recommended by the *Standards and Guidelines for the Conservation of Historic Places in Canada*, materials should only be cleaned, when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results. When repairing or replacing materials, it should visually and physically match the original as closely as possible. The Standards also recommend that when the original character-defining element is found to accelerate deterioration due to a problematic construction detail, it can be replaced with a compatible substitute material that is as durable as the overall assembly to attain its expected service life.

6.3 Maintenance Logbook

A maintenance logbook should be used to record all maintenance work, including a description of the work, completion date, cost, and contractors name and any associated warranties for the work. Include details and specifications of surface treatments, such as fungicides, paint types and colours so that the information is readily available in the future. The logbook should also be available on-line and be accompanied by photographic documentation of areas assessed, being monitored, and before and after images of cleaning, repairs and replacements.

6.4 Inspecting the Building

Regular inspections ensure any signs of material failure are detected before larger issues develop. Do not carry out any inspections or work that may cause a dangerous health and safety situation to arise and rely on individuals who specialize in heritage building maintenance assessments when necessary.

6.5 Inspection Checklist

The following inspection checklist is provided as a high-level reference when undertaking an inspection of the building. The list is meant to be applicable to most buildings and is not designed to be site-specific. All properties should be inspected at regular intervals during the year to identify any maintenance, repair or cleaning issues before any significant issues or damage occurs.

SITE

SITE

- ☐ Is there adequate site drainage around the building?
- ☐ Is there any evidence of leakage from pipes?
- ☐ Does any vegetation touch the walls or the foundation of the building?
- ☐ Is the ground sloping away from the building to redirect water away from the foundation?

FOUNDATIONS

MOVEMENT

- ☐ Are any serious cracks visible?
- ☐ Are there any signs of movement, patched cracks re-opening, cracks in walls, bulging siding, windows or doors out of square?
- ☐ Are beams, columns, posts and joists sound?
- ☐ Are posts vertical and stable?
- ☐ Are the foundation walls plumb; are there any signs of bulging or bowing?

MOISTURE

- ☐ Are there signs of leaking?
- ☐ Are there signs of excessive moisture, musty smells, corrosion?
- ☐ Is there any efflorescence or peeling of paint on the walls or floor?
- ☐ Is there any condensation forming?
- ☐ Are there water stains or rotted wood near the floor?
- ☐ Are the wood posts, beams or floor joists damp or soft?

EXTERIOR WALLS

WALLS

- ☐ Have roots of ivy, creepers or over-growth penetrated the surface of the walls?
- ☐ Are there any lichens and mosses present?
- ☐ Is there any mold or mildew present?
- ☐ Is the wall out of plumb, crooked or bulging?
- ☐ Are there any missing boards in the wood siding, or rotting boards?
- ☐ Are there open joints around door and window frames or woodwork?
- ☐ Is there any wind damage?

MASONRY

- ☐ Is the mortar soft or crumbling?
- ☐ Is there evidence of anchor corrosion, cracking or spalling, staining from water runoff?
- ☐ Are there signs of excessive moisture, musty smells, corrosion?
- ☐ Are there any cracks in the wall that are of concern and should be further monitored and assessed?
- ☐ Is there any condensation forming?
- ☐ Is there evidence of mortar deterioration where repointing may be required?

ROOF

ROOF

- ☐ Is corrugated metal rusting?
- ☐ Are there holes or loose fasteners?
- ☐ Are nails popping up, loose, or appearing above the sheet metal?
- ☐ Is the ridge or hip cap tight without gaps?
- ☐ Are the metal roof valleys rusty?
- ☐ On flat roofs, are there bubbles, blisters, or cracks in the membrane?

- ☐ Are the screens, flashing and caulking over roof ventilation vents (ridge vent, soffit vent, gable end vent) in good condition and clear of debris?
- ☐ Are there any cracks or holes in the flashing, or loose flashing?
- ☐ Is there any deterioration in the roof materials, cracks, blisters or curling, and any loose missing parts of the roof?
- ☐ Is there any deterioration in the soffits and fascia, sagging, or openings where animals and insects could access and nest?
- ☐ Are there any cracks in the joints where the roof and siding meet?
- ☐ Is there any evidence of decay in the rafter ends or water damage on the cornice?
- ☐ Are gutters sloped uniformly without low areas, to downspouts?
- ☐ Are there any insect or bird nests in soffits, eaves, attic vents or near protected roof areas?

PARAPETS AND CHIMNEYS

- ☐ Is the connection between the parapet walls and roof sound?
- ☐ Is the flashing covering the parapet in good condition?
- ☐ Is the chimney leaning above the roof line?
- ☐ Are the bricks near the top of the chimney deteriorated?
- ☐ Is the chimney free of obstructions and soot build-up?
- ☐ Is the pointing on brick and stonework intact?
- ☐ Is the flashing rusted or pulling away from the roof and chimney?
- ☐ Are the roof drains and scuppers (drain holes in the parapet wall) clear of debris?

GUTTERS AND DOWNSPOUTS

GUTTERS

- ☐ Are there any blockages, clogging, corrosion or leaks?
- ☐ Are there any corroded, broken and loose fasteners?
- ☐ Is there any rot on the fascia boards?
- ☐ Is there any cracked soldering at any of the joints?
- ☐ Is there a screen at the gutter outlet where water flows to downspout? Is there any debris clogging the outlet?

- ☐ Does the gutter have a proper pitch for adequate drainage?
- ☐ Are there any clogged or improper slopes or defects in the gutters and downspouts?
- ☐ Are there any leaks in the gutter that should be patched or soldered?
- ☐ Are there any missing gutters?

DOWNSPOUTS

- ☐ Do all outlets from gutters have downspouts to direct water to extensions or splash backs?
- ☐ Are the downspouts clogged or have leaks that require an auger to clear blockage?
- ☐ Are there any breaks in the joints?
- ☐ Are hanging brackets for downspouts tight?
- ☐ Are there any tree limbs within striking distance of the downspouts that should be cleared?
- ☐ Are there any laterally hung downspouts that require a more sufficient pits with no sagging?
- ☐ Are the splash backs or extensions directing water at least one metre away from the foundation?
- ☐ Does the slope of the ground around the downspouts directed away from the foundation?

WINDOWS AND DOORS

WINDOWS

- ☐ Are there any broken windows, allowing water to seep in and rot the wood sills?
- ☐ Are all wooden window and door assemblies, both interior and exterior, in good condition and painted or sealed?
- ☐ Are there any signs of soft wood or rot?
- ☐ Are there any windows misaligned, sagging, have shifted or settled, or have misaligned hardware that is not allowing proper window closure?
- ☐ Are the window frames showing signs of rot? Is there any paint that has blistered, cracked, or worn and requires repainting?

DOORS

- ☐ Are all hinges and hardware working properly, do they open and swing freely or are they misaligned, sagging, shifted or settled?
- ☐ Are all doors weather-tight with weatherstripping installed and in good condition?

INTERIOR

BASEMENT

- ☐ Are the masonry walls in good condition?
- ☐ Is there any sign of moisture, periodic flooding, or efflorescence on the walls or on the floor?
- ☐ Are there any holes in the walls or floor that could allow pest infiltration?
- ☐ Is plaster on the walls or ceiling damp, loose or cracked?
- ☐ Are there water stains on the ceiling, around windows or around the lower wall area?

FLOOR AND CEILING

- ☐ Does the floor have any popped nails, loose boards, loose tiles, or spongy areas that may indicate a joist issue?
- ☐ Are there any stains on the ceilings from a roof or plumbing leak?
- ☐ Is there any new sagging or cracks in areas that were not evident before?
- ☐ Are there any popped screws or nails on the drywall or new cracks in the plaster?
- ☐ Are stair balustrades in good condition, sturdy and secure?

6.6 Inspection Frequency

The National Park Service of the U.S. Department of the Interior has published fifty Preservation Briefs, one of which focusses on the maintenance of historic buildings: Preservation Brief 47 – Maintaining the Exterior of Small and Medium Size Historic Buildings. The following Inspection Frequency Chart is extracted from Preservation Brief 47 to clearly show the minimum frequency of inspecting various building features throughout any given year. The Preservation Brief 47 is also included in Appendix C on page 61.

All inspections should be recorded in a logbook and include observations of areas and elements being cleaned daily. Inspections should also occur seasonally, bi-annually and annually. Attic areas and the basement should always be inspected before, during and after the wet season and after a major storm.

Although there is no general rule as to how often maintenance inspections should be undertaken, it should be influenced by the condition and rate of deterioration of building elements.

The inspection report should include the name of the material inspected, a description of the condition, maintenance action that is required, and the date the maintenance was completed. All reports and other material should be filed with the maintenance plan and kept on file or in electronic form.

INSPECTION FREQUENCY CHART

Feature	Minimum Inspection Frequency	Season
Roof	Annually	Spring or fall; every 5 years by roofer
Chimneys	Annually	Fall, prior to heating season; every 5 years by mason
Roof Drainage	6 months; more frequently as needed	Before and after wet season, during heavy rain
Exterior Walls and Porches	Annually	Spring, prior to summer/fall painting season
Windows	Annually	Spring, prior to summer/fall painting season
Foundation and Grade	Annually	Spring or during wet season
Building Perimeter	Annually	Winter, after leaves have dropped off trees
Entryways	Annually; heavily used entries may merit greater frequency	Spring, prior to summer/fall painting season
Doors	6 months; heavily used entry doors may merit greater frequency	Spring and fall; prior to heating/cooling seasons
Attic	4 months, or after a major storm	Before, during and after wet season
Basement/Crawlspace	4 months, or after a major storm	Before, during and after rain season

6.7 The Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* defines maintenance as follows:

Maintenance: 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.

In terms of “recommended” and “not-recommended” actions for the protection and maintenance of various materials, the relevant recommendations from the Standards and Guidelines are presented here for further information.

WOOD AND WOOD PRODUCTS

RECOMMENDED	NOT RECOMMENDED
<p>Protecting and maintaining wood by preventing water penetration; by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in decorative features; and by preventing conditions that contribute to weathering and wear.</p> <p>Creating conditions that are unfavourable to the growth of fungus, such as eliminating entry points for water; opening vents to allow drying out; removing piled earth resting against wood and plants that hinder air circulation; or applying a chemical preservative, using recognized conservation methods.</p> <p>Retaining coatings that help protect the wood from moisture, ultraviolet light and wear. Removal should be considered only as part of an overall maintenance program that involves reapplying the protective coatings in kind.</p> <p>Removing damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.</p>	<p>Failing to identify, evaluate and treat the causes of wood deterioration.</p> <p>Stripping paint or other coatings to reveal bare wood thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear.</p> <p>Using destructive coating removal methods, such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage woodwork.</p>





<p>Using the gentlest means possible to remove paint or varnish when it is too deteriorated to recoat, or so thickly applied that it obscures details.</p>	<p>Using thermal devices improperly in a manner that scorches the woodwork.</p> <p>Failing to neutralize the wood thoroughly after using chemical strippers, thereby preventing the new coating from adhering.</p> <p>Allowing detachable wood elements to soak too long in a caustic solution, causing the wood grain to raise and the surface to roughen.</p> <p>Stripping historically coated wood surfaces to bare wood, then applying a clear varnish or stain.</p>
<p>Applying compatible coatings following proper surface preparation, such as cleaning with tri-sodium phosphate.</p> <p>Removing or encapsulating hazardous materials, such as lead paint, using the least-invasive abatement methods, and only after adequate testing has been conducted.</p>	<p>Failing to follow the manufacturer's product and application instructions when applying coatings.</p>

MASONRY

RECOMMENDED	NOT RECOMMENDED
<p>Protecting and maintaining masonry by preventing water penetration, and maintaining proper drainage so that water or organic matter does not stand on flat surfaces or accumulate in decorative features.</p> <p>Applying appropriate surface treatments, such as breathable coatings, to masonry elements as a last resort, only if masonry repairs, alternative design solutions or flashings have failed to stop water penetration, and if a maintenance program is established for the coating.</p> <p>Cleaning masonry, only when necessary, to remove heavy soiling</p>	<p>Failing to identify, evaluate and treat the causes of masonry deterioration.</p> <p>Applying water-repellent coatings to stop moisture penetration when the problem could be solved by repairing failed flashings, deteriorated mortar joints, or other mechanical defects.</p> <p>Over-cleaning masonry surfaces to create a new appearance, thus</p>

<p>or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.</p>	<p>introducing chemicals or moisture into the materials.</p> <p>Blasting brick or stone surfaces, using dry or wet grit sand or other abrasives that permanently erode the surface of the material and accelerate deterioration.</p> <p>Using a cleaning method that involves water or liquid chemical solutions when there is a possibility of freezing temperatures.</p> <p>Cleaning with chemical products that damage masonry or mortar, such as using acid on limestone or marble.</p> <p>Failing to rinse off and neutralize appropriate chemicals on masonry surfaces after cleaning.</p> <p>Applying high-pressure water cleaning methods that damage the masonry and mortar joints and adjacent materials.</p>
<p>Carrying out masonry cleaning tests after it has been determined that a specific cleaning method is appropriate.</p>	<p>Cleaning masonry surfaces without sufficient time to determine long-term effectiveness and impacts.</p>
<p>Inspecting painted masonry surfaces to determine whether paint can successfully be removed without damaging the masonry, or if repainting is necessary. Testing in an inconspicuous area may be required.</p>	
<p>Removing damaged or deteriorated paint only to the next sound layer, using the gentlest method possible; for example, hand scraping before repainting.</p>	<p>Removing paint that is firmly adhering to masonry surfaces.</p> <p>Using methods of removing paint that are destructive to masonry, such as sandblasting, application of caustic solutions, or high-pressure water blasting.</p>
<p>Re-applying compatible paint or coatings, if necessary, that are physically compatible with the previous surface treatments and visually compatible with the surface to which they are applied.</p>	<p>Applying paint, coatings or stucco to masonry that has been historically unpainted or uncoated.</p> <p>Removing paint from historically painted masonry, unless it is damaging the underlying masonry.</p>





<p>Removing hazardous materials from masonry, using the least-invasive abatement methods, and only after adequate testing has been conducted.</p>	<p>Removing stucco from masonry that was historically never exposed.</p>
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CONCRETE

RECOMMENDED	NOT RECOMMENDED
<p>Protecting and maintaining concrete by preventing moisture penetration; maintaining proper drainage; improving water shedding; and by preventing damage due to the overuse of ice-clearing chemicals.</p>	<p>Failing to identify, evaluate and treat the various causes of concrete deterioration.</p> <p>Applying water-repellent coatings to above-grade concrete to stop moisture penetration when the problem could be solved by repairing failed flashings or other mechanical defects.</p>
<p>Cleaning concrete, only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.</p>	<p>Over-cleaning concrete surfaces to create a new appearance, thus introducing chemicals or moisture into the concrete.</p> <p>Using a cleaning method that involves water or liquid chemical solutions when there is a possibility of freezing temperatures.</p> <p>Cleaning with chemical products that damage the concrete.</p> <p>Failing to rinse off and neutralize appropriate chemicals on concrete surfaces after cleaning.</p> <p>Blasting the concrete with abrasives that permanently erode the surface and damage soft or delicate materials adjacent to it.</p> <p>Applying coating or paint over the concrete to present a uniform appearance.</p>
<p>Removing damaged or peeling paint, using the gentlest method possible before repainting.</p>	<p>Removing paint that is firmly adhered to concrete.</p>

<p>Re-applying compatible paint or coatings, if necessary, that are physically and chemically compatible with the previous surface treatment, and visually compatible with the surface to which they are applied.</p> <p>Cleaning concrete before repair to remove contaminants, dirt and soil, so that the new concrete patches match the cleaned surface.</p> <p>Sealing inactive cracks in concrete by pointing with a cementitious mortar, or injecting epoxies to prevent moisture from entering the concrete mass.</p>	<p>Removing paint from historically painted concrete unless it is damaging the underlying concrete.</p> <p>Sealing active cracks with hard mortars or other hard materials that could prevent seasonal movements.</p> <p>Repairing cracks in concrete elements, without first determining the cause of significance of the crack.</p>
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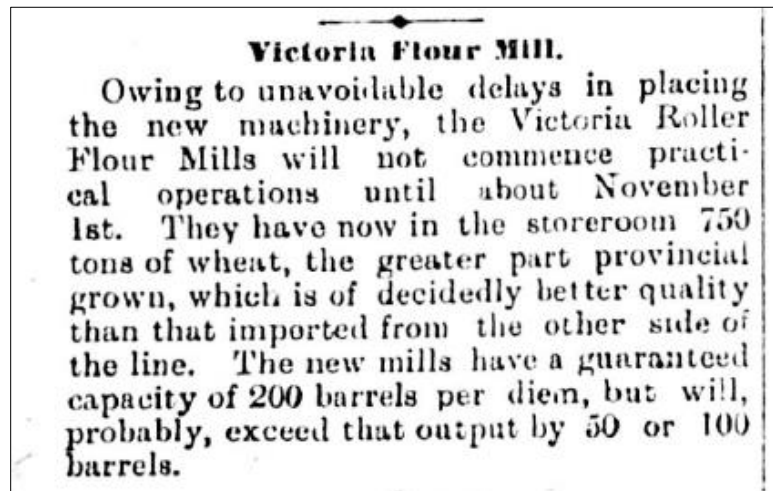
GLASS AND GLASS PRODUCTS

RECOMMENDED	NOT RECOMMENDED
<p>Protecting glass from breakage, chipping and alteration caused by ongoing maintenance.</p> <p>Assessing the impact of previous maintenance practices on glass and adjacent materials.</p> <p>Identifying the type of glass and the most appropriate cleaning method, and testing it in an inconspicuous area to ensure an appropriate level of cleanliness.</p>	<p>Failing to replace deteriorated sealants at glass joints to prevent moisture penetration.</p> <p>Failing to clean glass surfaces to prevent the accumulation of corrosive grease or dirt.</p> <p>Using cleaning methods that alter or damage the colour, texture or finish of the glass elements.</p>



Appendix A

Articles of Interest



Victoria Daily Colonist, Friday October 17, 1890, page 5, left first column.



(Article on the following page 60) The Daily Colonist Special Edition, April, 1896, page 5.

any in the country. The works are managed by able and experienced men who give their personal supervision over all departments.

The Sayward Mill and Timber Company, Ltd.

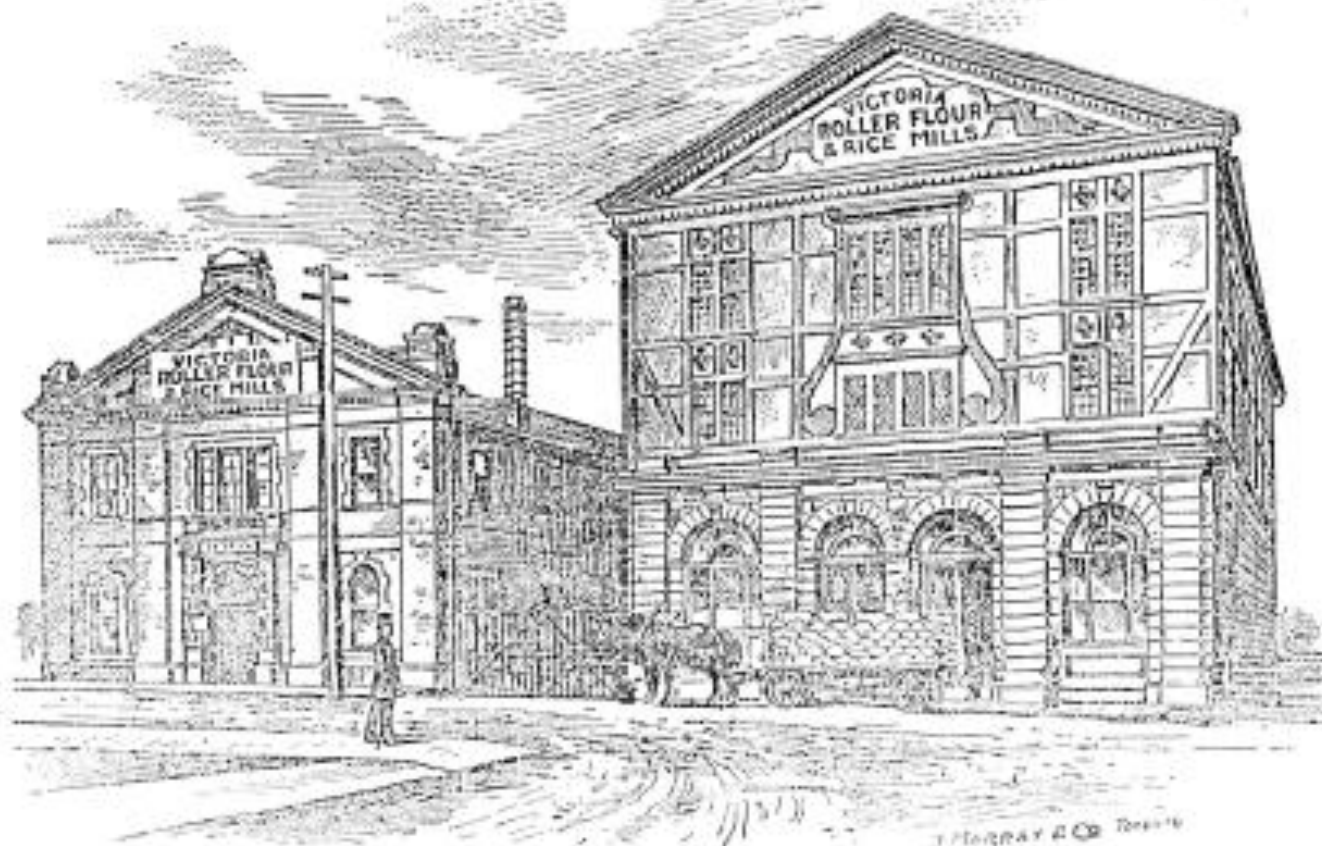
The advantages possessed by this city as a center for the distribution of lumber are recognized as of paramount importance, and have resulted in the establishment of a trade which is of large propor-

Victoria Roller Flour and Rice Mills.

This enterprise is a branch house of one of the largest milling industries in the country, namely, the Mount Royal Milling and Manufacturing Co. of Montreal. The plant is the most complete in the province. It is situated on Store street, and comprises a large stone and wood four-story building 60x120 feet in area, and an additional three-story building 60x90 feet in area, used as a warehouse.

Lemon, Gonnason & Co.

No city of the west can boast of larger and more varied industrial enterprises than Victoria, and of these one of the most important is the lumber interest. Many large and flourishing enterprises represent this interest, and of these none are more widely known than that of the firm of Lemon, Gonnason and Co., proprietors of the Capital Planing Mills. Five years ago this establishment



VICTORIA ROLLER FLOUR AND RICE MILLS, STORE STREET.

tions and constantly increasing in volume. This enterprise was founded many years ago by Mr. W. P. Sayward, the present company being formed three years ago. They operate on a capital of \$500,000, and rank foremost among those which have made Victoria prominent in the lumber trade. The company's plant, on Store street, is a two-story building of large dimensions, and is the most completely equipped establishment of its kind in Victoria. Fifty skilled workmen are constantly employed. The plant is provided with the most modern and best improved machinery, appliances and wood-working tools known to the industry, and has a capacity of 60,000 feet per day. The list of productions includes rough and dressed lumber, laths, shingles, spars, and, in fact, the entire product of a well equipped planing mill. The company has built up an immense trade, extending throughout British Columbia and some sections of the United States. They also export in large quantities to Australia and China. The officers of this company are Mr. P. A. Paulson, president, and Mr. W. J. Taylor, secretary. Mr. Paulson is the active manager of the business. He was formerly identified with the operations of

The plant has a large dock frontage, which is a necessity owing to the extent of its exportations. The plant is equipped with the celebrated Goldie and McCullough milling machinery, operated by a 160 h. p. Corliss engine. The entire equipment is perfect and most modern. The plant has an immense capacity and a constant demand for its entire output. Its capacity is 250 barrels of flour per day and twenty tons of rice in the same length of time. The company secures its material for rice manufacture from Siam and the French coast of China. They have built up a large trade in this section of the country owing to the excellence of their productions, but their exportations of flour constitute their main business in that article. They ship to Hongkong, China, and many other Chinese and Japanese ports. This enterprise is a prime promoter of our commerce and is entitled to most prominent mention in this Review of our principal industries. The affairs of the company are in the hands of Messrs. Hall, Ross and Co., to whose good management and enterprise is due in a large degree the marked success that has attended it.

was founded and from the very outset has enjoyed exceptional favor, until to-day the trade comes from all parts of British Columbia and is rapidly expanding. The plant, which is without doubt, one of the most modern and complete in British Columbia, is located at the corner of Orchard and Gert. Sts., and covers almost an entire city block. The main factory is a substantial two-story structure, 50x100 feet in area, operated by steam, and here a large staff of thoroughly experienced workmen are constantly employed. The output consists of doors, sash, blinds, window and door frames, mouldings, brackets, balustrades, mantels, stair railings, newel posts, etc., while scroll-sawing, turning and planing is done, and wood finishing of every variety for stores, dwellings, etc., is executed to order. The firm are also patentees for British Columbia for the automatic clothes dryer, and the celebrated clothes reel. This latter is for outside purposes. It contains 100 feet of rope wire in a very small space and may be lowered or raised at pleasure by means of a lever attachment. These articles are having large sales wherever introduced. The members of the firm are: J. Lemon, H. Gonnason and A. Gonnason. Mr. Lemon presided here

Appendix B

Research Sources

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Appendix C

Technical Preservation Briefs

Technical Preservation Services

National Park Service
U.S. Department of the Interior



[About](#) [The Standards](#) [Tax Incentives](#) [How To Preserve](#) [Sustainability](#) [Historic Surplus Property](#) [Education & Training](#) [Hot Topics](#)

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Preservation Briefs

Preservation Briefs provide information on **preserving**, **rehabilitating**, and **restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

1 **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings

2 **Repointing Mortar Joints** in Historic Masonry Buildings

3 **Improving Energy Efficiency** in Historic Buildings

4 **Roofing** for Historic Buildings

5 The Preservation of Historic **Adobe Buildings**

6 **Dangers of Abrasive Cleaning** to Historic Buildings

7 The Preservation of Historic Glazed Architectural **Terra-Cotta**

8 **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

9 The Repair of Historic **Wooden Windows**

10 Exterior **Paint Problems** on Historic Woodwork

11 Rehabilitating Historic **Storefronts**

12 The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)

13 The Repair and Thermal Upgrading of Historic **Steel Windows**

14 New **Exterior Additions** to Historic Buildings: Preservation Concerns

15 Preservation of Historic **Concrete**

16 The Use of **Substitute Materials** on Historic Building Exteriors

17 **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

18 Rehabilitating **Interiors** in Historic Buildings—Identifying Character-Defining Elements

19 The Repair and Replacement of Historic **Wooden Shingle Roofs**

20 The Preservation of Historic **Barns**

21 Repairing Historic **Flat Plaster**—Walls and Ceilings

22 The Preservation and Repair of Historic **Stucco**

23 Preserving Historic **Ornamental Plaster**

24 **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches

25 The Preservation of Historic **Signs**

26 The Preservation and Repair of Historic **Log Buildings**

27 The Maintenance and Repair of Architectural **Cast Iron**

28 **Painting** Historic Interiors

29 The Repair, Replacement, and Maintenance of Historic **Slate Roofs**

30 The Preservation and Repair of Historic **Clay Tile Roofs**

31 **Mothballing** Historic Buildings

32 Making Historic Properties **Accessible**

33 The Preservation and Repair of Historic **Stained and Leaded Glass**

34 Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**

35 Understanding Old Buildings: The Process of **Architectural Investigation**

36 Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes

37 Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing

38 **Removing Graffiti** from Historic Masonry

39 Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings

40 Preserving Historic **Ceramic Tile Floors**

41 The **Seismic Rehabilitation** of Historic Buildings

42 The Maintenance, Repair and Replacement of Historic **Cast Stone**

43 The Preparation and Use of Historic **Structure Reports**

44 The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design

45 Preserving Historic **Wooden Porches**

46 The Preservation and Reuse of Historic **Gas Stations**

47 **Maintaining the Exterior** of Small and Medium Size Historic Buildings

48 **Preserving Grave Markers** in Historic Cemeteries

49 **Historic Decorative Metal Ceilings and Walls**: Use, Repair, and Replacement

50 **Lightning Protection** for Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Appendix D

Alternate Compliance Methods for Heritage Buildings

Please see following pages for Table 1.1.1.1.(5) of the *British Columbia Building Code* (BCBC) that details the Alternate Compliance Methods for Heritage Buildings.

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

- 1) This Code applies to any one or more of the following:
 - a) the design and construction of a new *building*,
 - b) the *occupancy* of any *building*,
 - c) a change in *occupancy* of any *building*,
 - d) an *alteration* of any *building*,
 - e) an addition to any *building*,
 - f) the demolition of any *building*,
 - g) the reconstruction of any *building* that has been damaged by fire, earthquake or other cause,
 - h) the correction of an *unsafe condition* in or about any *building*,
 - i) all parts of any *building* that are affected by a change in *occupancy*,
 - j) the work necessary to ensure safety in parts of a *building*
 - i) that remain after a demolition,
 - ii) that are affected by but that are not directly involved in *alterations*, or
 - iii) that are affected by but not directly involved in additions,
 - k) except as permitted by the British Columbia Fire Code, the installation, replacement, or *alteration* of materials or equipment regulated by this Code,
 - l) the work necessary to ensure safety in a relocated *building* during and after relocation,
 - m) safety during construction of a *building*, including protection of the public,
 - n) the design, installation, extension, *alteration*, renewal or repair of *plumbing systems*, and
 - o) the *alteration*, rehabilitation and change of *occupancy* of *heritage buildings*.
- 2) This Code does not apply to the following:
 - a) *sewage*, water, electrical, telephone, rail or similar public infrastructure systems located in a *street* or a public transit right of way,
 - b) utility towers and poles, and television, radio and other communication aerials and towers, except for loads resulting from their being located on or attached to *buildings*,
 - c) mechanical or other equipment and *appliances* not specifically regulated in these regulations,
 - d) flood control and hydro electric dams and structures,
 - e) accessory *buildings* less than 10 m² in *building area* that do not create a hazard,
 - f) with the permission of the *authority having jurisdiction*, temporary *buildings* including
 - i) construction site offices,
 - ii) seasonal storage *buildings*,
 - iii) special events facilities,
 - iv) emergency facilities, and
 - v) similar structures,
 - g) factory built housing and components complying with CSA-Z240 MH Series standard, but this exemption does not extend to on site preparations (*siting*, foundations, mountings), connection to services and installation of *appliances*, and
 - h) areas that are specifically exempted from provincial *building* regulations by provincial or federal enactments.
- 3) This Code applies to both site-built and factory-constructed *buildings*. (See Note A-1.1.1.1.(3).)
- 4) *Farm buildings* shall conform to the requirements in the National Farm Building Code of Canada 1995.

5) For heritage buildings, the Alternate Compliance Methods for Heritage Buildings in [Table 1.1.1.1.\(5\)](#) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(5).)

Table 1.1.1.1.(5) Alternate Compliance Methods for Heritage Buildings Forming part of Sentence 1.1.1.1.(5)		
No.	Code Requirement in Division B	Alternate Compliance Method
1	Fire Separations Sentence 3.1.3.1.(1), Table 3.1.3.1., Subsection 9.10.9. 2 h fire separation required between some major occupancies.	Except for F1 occupancies, 1 h fire separation is acceptable, provided the building is sprinklered.
2	Fire Separations Sentence 3.1.3.1.(1), Table 3.1.3.1., Subsection 9.10.9. 1 h fire separation required between some major occupancies.	30 min fire separation is acceptable if the building is sprinklered.
3	Noncombustible Construction Subsection 3.1.5., Article 9.10.6.1. All materials used in noncombustible construction must be noncombustible unless otherwise permitted.	1. Roofs may be of combustible construction provided the building is sprinklered. 2. Up to 10% gross floor area to a maximum of 10% of any one floor area may be of combustible construction provided the building is sprinklered.
4	Fire-resistance Rating Sentence 3.1.7.1.(1), Article 9.10.3.1. Where a material, assembly of materials or structural member is required to have a fire-resistance rating it shall be tested in accordance with CAN/ULC-S101, "Fire Endurance Tests of Building Construction Materials."	A fire-resistance rating may also be used based on: (a) HUD No. 8 Guideline on Fire Ratings of Archaic Materials and Assemblies., (b) Fire Endurance of Protected Steel Columns and Beams, DBR Technical Paper No. 194., (c) Fire Endurance of Unit Masonry Walls, DBR Technical Paper No. 207., (d) Fire Endurance of Light-Framed and Miscellaneous Assemblies, DBR Technical Paper No. 222.
5	Rating of Supporting Construction Article 3.1.7.5., Article 9.10.8.3. Supporting assemblies to have fire-resistance rating at least equivalent to that of the supported floor.	Heavy timber construction is permitted to have a fire-resistance rating less than would be required by the Code provided the building: (a) is sprinklered, and (b) does not exceed 6 storeys in building height.
6	Continuity of Fire Separations Sentence 3.1.8.3.(1), Sentence 3.1.8.3.(2), Article 9.10.9.2. Fire separations are required to be continuous above the ceiling space.	Fire separations are not required to be continuous above a ceiling space where (a) the ceiling space is noncombustible construction, (b) both fire compartments are sprinklered, or (c) the ceiling has a minimum rating of 30 minutes.
7	Wired Glass Sentence 3.1.8.5.(1), Sentence 3.1.8.14.(2), Article 9.10.13.1., Article 9.10.13.5. 6 mm wired glass in steel frame required in fire separations.	For fixed transoms or sidelights, 6 mm wired glass fixed to a wood frame of at least 50 mm thickness with steel stops is permitted in a required fire separation.
8	Mezzanines Sentence 3.2.1.1.(4) and Sentence 3.2.1.1.(7), Article 9.10.4.1. Mezzanines enclosing more than 10% above the horizontal plane are considered as storey in building height.	Enclosed mezzanines may be up to 40% of the storey in which they occur and not be considered a storey in building height if the building is sprinklered.
9	Building Height Article 3.2.2.20. to Article 3.2.2.90. Noncombustible construction required for some buildings.	Buildings may be of combustible construction up to 6 storeys provided: (a) the building is sprinklered, (b) the building contains Group C, D, E, F, Division 2 or F, Division 3 occupancies, and (c) floor assemblies not required to exceed 1 h fire separation requirements may be of heavy timber construction.

<p align="center"><u>Table 1.1.1.1.(5) (continued)</u> <u>Alternate Compliance Methods for Heritage Buildings</u> <u>Forming part of Sentence 1.1.1.1.(5)</u></p>		
No.	Code Requirement in Division B	Alternate Compliance Method
10	Spatial Separation Subsection 3.2.3., Subsection 9.10.14. The area of <i>unprotected opening</i> shall not exceed the limits in Tables 3.2.3.1.A to Table 3.2.3.1.E	The area of <i>unprotected opening</i> is not limited provided: (a) the <i>limiting distance</i> is a minimum 1 m, (b) the <i>building</i> has a supervised sprinkler system in conformance with Sentence 3.2.4.9.(3), and (c) the sprinkler system is connected to the fire department in conformance with Sentence 3.2.4.7.(4).
11	Construction of Exposing Building Face Article 3.2.3.7., Article 9.10.14.5. The <i>exposing building face</i> is required to have a <i>fire-resistance rating</i> and/or be of <i>noncombustible construction</i> .	<i>Exposing building face</i> is not required to have a <i>fire-resistance rating</i> if the <i>building</i> is <i>sprinklered</i> . Also, the <i>exposing building face</i> is not required to be of <i>noncombustible construction</i> if it is protected by an exterior sprinkler system conforming to NFPA 13, "Installation of Sprinkler Systems."
12	Roof Covering Rating Sentence 3.1.15.2.(1) Class A, B or C roof covering in conformance with CAN/ULC-S107, "Fire Tests of Roof Coverings" required.	For existing roofs not covered by a Class A, B or C roofing a manually operated deluge system in accordance with NFPA 13, "Installation of Sprinkler Systems" is permitted.
13	Smoke Alarms Sentence 3.2.4.20.(7), Sentence 9.10.19.4.(1) <i>Smoke alarms</i> are required to be connected to an electric circuit.	<i>Smoke alarms</i> may be battery operated in single family homes only.
14	Interconnected Floor Space Subsection 3.2.8., Sentence 9.10.1.3.(6)	1. Open stairs in <i>buildings</i> of maximum 4 <i>storeys</i> in <i>building height</i> need not comply with Subsection 3.2.8., provided (a) the <i>building</i> contains a Group C or D <i>occupancy</i> , (b) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers, (c) corridors opening into the <i>interconnected floor space</i> are separated from the <i>interconnected floor space</i> by a <i>fire separation</i> with the rating required for the corridor, and (d) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i> and the <i>smoke detectors</i> are connected to the fire alarm system. 2. Open stairs in <i>buildings</i> of maximum 3 <i>storeys</i> in <i>building height</i> , or first 2 <i>storeys</i> and basement, need not comply with Subsection 3.2.8. of Division B, provided: (a) the <i>building</i> contains a Group C or D <i>occupancy</i> , (b) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, (c) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i> and the <i>smoke detectors</i> are connected to the fire alarm system, and (d) at least one <i>means of egress</i> is not through the <i>interconnected floor space</i> .
15	Separation of Suites Article 3.3.1.1., Article 9.10.9.13., Article 9.10.9.14. <i>Suites</i> are required to be separated from adjoining <i>suites</i> by a <i>fire separation</i> having a <i>fire resistance rating</i> of 45 min or 1 hr.	Existing <i>fire separations</i> of 30 min, such as wood lath and plaster in good condition, are acceptable in <i>sprinklered buildings</i> not exceeding 6 <i>storeys</i> in <i>building height</i> .
16	Corridor fire separation Article 3.3.1.4., Article 9.10.9.15. <i>Public corridors</i> are required to be separated from the remainder of the <i>building</i> by a <i>fire separation</i> having a <i>fire-resistance rating</i> of at least 45 min.	Existing corridors with 30 min <i>fire resistance ratings</i> , such as wood lath and plaster in good condition, are acceptable in <i>residential occupancies</i> provided the <i>building</i> : (a) does not exceed 6 <i>storeys</i> in <i>building height</i> , and (b) is fully <i>sprinklered</i> with fast response sprinklers.

Table 1.1.1.1.(5) (continued)
Alternate Compliance Methods for Heritage Buildings
Forming part of Sentence 1.1.1.1.(5)

No.	Code Requirement in Division B	Alternate Compliance Method
17	Corridor Width Article 3.3.1.9., Subsection 3.4.3., Article 9.9.3.3. <i>Public corridors and exit corridors are permitted to have a minimum width of 1 100 mm.</i>	<i>Public corridors and exit corridors are permitted with a minimum width of 800 mm provided:</i> (a) the <i>occupant load</i> of the <i>building</i> is maximum 20 people, and (b) the <i>building</i> does not exceed 3 storeys in <i>building height</i> .
18	Door Swing Article 3.3.1.10., Article 3.4.6.12., Article 9.9.6.5. Doors required to swing in the direction of <i>exit</i> travel.	2nd egress door from a room is not required to swing in the direction of <i>exit</i> travel provided: (a) the <i>building</i> is <i>sprinklered</i> and the system is supervised in conformance with Sentence 3.2.4.9.(3), and (b) the <i>occupant load</i> of the <i>building</i> is maximum 100 people.
19	Stairs, Ramps, Handrails and Guards Article 3.3.1.14., Article 3.3.1.16., Article 3.3.1.18., Articles 3.4.6.5 to 3.4.6.79., Section 9.8.	Existing conditions that do not comply fully with the requirements are permitted if they are acceptable to the <i>authority having jurisdiction</i> .
20	Transparent Doors and Panels Article 3.3.1.19., Article 9.6.1.4. <u>Safety glass required.</u>	Existing glass or transparent panels that do not comply fully with the requirements are permitted if sufficiently discernible or <i>guards</i> are provided in hazardous situations.
21	Dead-end Corridors Sentence 3.3.1.9.(7), Article 9.9.7.3. Dead-end corridors are permitted to a maximum length of 6 m.	1. Dead-end corridors are permitted to a maximum length of 10 m in Group C <i>occupancies</i> provided: (a) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (b) <i>smoke detectors</i> are installed in the corridor system. 2. Dead-end corridors are permitted to a maximum of 15 m in length in Group D, E, F, Division 2 and F, Division 3 <i>occupancies</i> provided: (a) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (b) <i>smoke detectors</i> are installed in the corridor system.
22	Exits Article 3.4.2.1., Article 9.9.8.2. <i>Floor areas</i> shall be served by not fewer than 2 <i>exits</i> except as permitted by Sentence 3.4.2.1.(2).	<i>Floor areas</i> may be served by a single <i>exit</i> within the limits of Sentence 3.4.2.1.(2) provided: (a) the <i>building</i> does not exceed 3 storeys in <i>building height</i> , (b) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (c) all <i>floor areas</i> are protected by a system of <i>smoke detectors</i> connected to a fire alarm system.
23	Reduction of Exit Width Sentence 3.4.3.3.(2), Article 9.9.6.1. Swinging doors in their swing shall not reduce the effective width of <i>exit</i> stairs and landings to less than 750 mm.	Existing swinging doors in their swing are permitted to reduce the effective width of <i>exit</i> stairs and landings to a minimum of 550 mm provided: (a) they serve Group C or D <i>occupancies</i> , (b) the <i>building</i> does not exceed 4 storeys in <i>building height</i> , and (c) the <i>building</i> is <i>sprinklered</i> .
24	Fire Separation of Exits Article 3.4.4.1., Subsection 9.9.4. <i>Exits</i> are required to be separated from the remainder of the <i>floor area</i> by a fire separation having a <i>fire-resistance rating</i> of not less than required by Subsection 3.2.2., but not less than 45 min.	1. <i>Buildings</i> of 3 storeys or less may have <i>exits</i> that are separated by a <i>fire separation</i> that does not have a <i>fire-resistance rating</i> provided: (a) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (b) the sprinkler system is supervised in accordance with Sentence 3.2.4.9.(3). 2. <i>Buildings</i> not exceeding 6 storeys in <i>building height</i> may have <i>exits</i> that are separated by a <i>fire separation</i> having a <i>fire resistance rating</i> of not less than 45 min provided the <i>building</i> is <i>sprinklered</i> .
25	Exits Through Lobbies Article 3.4.4.2., Article 9.9.8.5. Rooms adjacent to the lobby are required to be separated by a <i>fire separation</i> .	Rooms adjacent to the lobby are not required to be separated by a <i>fire separation</i> provided: (a) the <i>floor area</i> is <i>sprinklered</i> with fast response sprinklers, and (b) <i>smoke detectors</i> are installed in the adjacent rooms.
26	Rooms Opening into Exit Sentence 3.4.4.4.(7), Article 9.9.5.9. <i>Service rooms</i> and ancillary rooms are not permitted to open directly into an <i>exit</i> .	<i>Service rooms</i> and ancillary rooms may open directly into an <i>exit</i> provided: (a) the room is <i>sprinklered</i> with fast response sprinklers, and (b) weatherstripping is installed on the door to prevent the passage of smoke.

<p align="center"><u>Table 1.1.1.1.(5) (continued)</u> <u>Alternate Compliance Methods for Heritage Buildings</u> <u>Forming part of Sentence 1.1.1.1.(5)</u></p>		
No.	Code Requirement in Division B	Alternate Compliance Method
27	Illumination of Exit Signs Sentence 3.4.5.1.(3) <u>and</u> 3.4.5.1.(4), Sentence 9.9.11.3.(3) <u>and</u> 9.9.11.3.(4) <i>Exit signs are required to be illuminated continuously while the building is occupied.</i>	Where <i>exit</i> signage may compromise historic appearances, or authenticity of displays, <i>exit</i> signs may be installed to light only on an emergency condition, such as by the fire alarm system or due to power failure.
28	Clearance from Exit Doors Sentence 3.4.6.11.(1), Article 9.9.6.6. <i>Stair risers shall not be closer than 300 mm from an exit door.</i>	Except as permitted in Sentences 3.4.6.11.(3) or 9.9.6.6.(2), existing <i>exit</i> doors shall not extend beyond the first riser.
29	Fire Escapes Subsection 3.4.7., Sentence 9.9.2.1.(2) <i>Fire escapes are required to conform to Subsection 3.4.7.</i>	Existing fire escapes that do not completely conform to Subsection 3.4.7. are acceptable provided: (a) the fire escapes are acceptable and (b) the <i>building</i> is <i>sprinklered</i> .
30	Fire Escape Construction Article 3.4.7.2., Sentence 9.9.2.1.(2)	Existing <i>combustible</i> fire escapes are permitted if the <i>building</i> is permitted to be of <i>combustible construction</i> by Part 3, Part 9 or by <u>this Table</u> .
31	Protection of Fire Escapes Article 3.4.7.4., Sentence 9.9.2.1.(2) <i>Openings in the exterior wall adjacent to the fire escape are required to be protected by closures.</i>	Existing openings in the exterior wall adjacent to the fire escape are not required to be protected by <i>closures</i> provided: (a) the <i>building</i> is <i>sprinklered</i> , and (b) a sprinkler head is located within 1.5 m of the opening required to be protected by Article 3.4.7.4.
32	Vertical Service Space Article 3.6.3.1. <i>Vertical service spaces are required to be separated from the adjacent floor area by a rated fire separation.</i>	Existing <i>vertical service spaces</i> that do not completely conform to the rated <i>fire separation</i> requirements are acceptable provided the vertical service spaces are <i>sprinklered</i> .
33	Height of Rooms Subsection 3.7.1., Section 9.5. <i>The height of rooms is required to comply to minimum dimension requirements.</i>	Existing rooms are not required to comply to the minimum dimension requirements of Subsection 3.7.1. or <u>Subsection 9.5.3</u> .
34	Washroom Requirements Subsection 3.7.2., Section 9.31. <i>Buildings are required to be provided with a minimum number of washroom fixtures.</i>	Existing facilities are not required to completely comply to the requirements of Subsection 3.7.2. or Section 9.31. provided it is acceptable to the <i>authority having jurisdiction</i> .
35	Access for Persons with Disabilities Section 3.8. of Division B	Article 3.8.4.5. shall apply to existing <i>buildings</i> .
36	Seismic Anchorage of Exterior Decoration Subsection 4.1.8.	Existing exterior decorations are not required to fully comply to the anchorage requirements of Subsection 4.1.8. provided: (a) adequate means of protection is provided, or (b) there is no exposure to the public.
37	Mechanical <u>and Plumbing</u> Systems Part 6 and Part 7	Existing mechanical and <i>plumbing systems</i> in <i>buildings</i> are not required to fully comply to the requirements of Parts 6 or Part 7 provided: (a) it is not an unsafe condition and (b) it is acceptable to the <i>authority having jurisdiction</i> .

Appendix E

Building Condition Assessment

Please see following pages for the Building Condition Assessment Report provided by NorthStar General Contracting Ltd.

1824 Store Street – Valhalla Pure



Valhalla Pure

Northstar Character Defining Elements Investigative
Summary

1824 Store Street,
Victoria, BC, V8T 4R4

Prepared By: Anna Quinn

Project Coordinator
Northstar 2000Ltd.

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Victoria, Vancouver Island
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Character Defining Elements

Item #	Existing conditions/elements:	1824/Victopia/Valhalla Pure/Crawlspace:	Corresponding Appendix:
Item 1	The site reviews would describe the materials and physical condition of exterior walls, including foundation walls, structural masonry, and wood or concrete with an exterior cladding.	<p>Victopia (second floor main entrance to the South of Valhalla)</p> <p>a) 1824 entrance new storefront glass doors, fir soffit cladding, w sheet metal capping, w stucco exterior wall finish, masonry firewall separating 1824 from Value Village, rubble rock foundation, post and beam timber frame construction, masonry fire separations</p> <p>West Elevation</p> <p>b) West elevation newly stuccoed in recent years, likely at the same time as Victopia entrance</p> <p>*West addition begins in crawlspace and extends to exterior wall, glue lam beams on sonotube piles (sprinklered), w concrete ground seal</p> <p>c) Structural masonry block fire separation on South demising wall, prominent masonry pilasters, w footings on northeast and southeast corners of façade, parged lintels and archways front façade</p> <p>*Heritage restoration completed 1980, heritage fabric appears to be in excellent condition on east elevation</p> <p>East store frontage façade/entrance</p> <p>d) Original heritage baker brick, w black herringbone details, ornamental dentil molding, heritage arch windows, w footings and foundation wall, exposed aggregate sidewalk, tiled entrance (tile is non-original), w ornamental security gate, accent lighting parged archway, w 1824 address marker, power service overhead fed to southeast corner of second floor, ornamental metalwork in lower windows (metalwork non-original), w venting below sills, hopper windows on second floor, gable vents</p> <p>Main Floor/ Interior Valhalla Pure</p> <p>e) Finish drywall space VCT tile exposed sprinklers and HVAC ducting, minimal character defining elements remaining after previous TI aside from exposed heritage posts and timbers</p>	<p>1a)</p> <p>1b)</p> <p>1c)</p> <p>1d)</p> <p>1e)</p>
Item 2	Their construction, and any character-defining detailing.	<p>Second floor</p> <p>a) Heritage post and beam construction exposed elements such as collar ties, *are now stained black and left exposed</p> <p>Main Floor</p>	2a) , a1) , a2)


		<p>b) Heritage original columns/ exposed posts and beams, the only character defining elements on the interior of the second floor appear to be the timber columns that are clad with cedar, interior window sills appear to be non-original</p> <p>Original Defining Elements - Original façade, heritage address markers, heritage dentil molding, original vents</p>	<p>2b)</p> <p>2c)</p>
Item 3	Identify any unsympathetic (or non-original) cladding and determine if any original character-defining elements are still intact under newer layers that have been applied over time, and confirm their existing condition.	<p>Second Floor a) Exterior wall finish/stucco, window frames, alan block, entrance pavers, storefront, the adjoining firewall to Value Village, accent lighting</p> <p>*The timber framing beams and columns in Victopia have been stained black</p> <p>Roof b) Sheetmetal roofing, flashing, parapet flashing and cladding do not appear to be original</p> <p>c) Facia board and trim above metal flashing above cupola appears to potentially have been original</p> <p>d) Condition is unmaintained, deteriorating but still in a condition that could be restored</p> <p>Main Floor e) Non-original items: flooring, ornate window bars, track lighting, HVAC sprinkler system, sprinkler manifold, electrical panels, hot water tank, fire exit</p>	<p>3a)</p> <p>3b)</p> <p>3c)</p> <p>3d)</p> <p>3e)</p>
Item 4	Identify any additions over time and their delineation from the original structure.	<p>East Elevation/ Entrance to Victopia a) New storefront, new stairwell, new entrance pavers</p> <p>West Elevation b) Addition to west elevation on concrete pilings to accommodate projection over ground floor doorway and support fire exit and stairwell at the southwest corner of the building, new windows on west face</p>	<p>4a)</p> <p>4b)</p>
Item 5	Identify window openings, lintel and sill material and condition.	<p>Second Floor a) Interior windows have drywall returns with new sealed units, all windows appear to have been installed within the last 20 years, 2nd floor northeast window non-original, southside windows infilled and sutccoed over</p> <p>Main Floor b) Interior windows consist of fir arches, w fir casings and sills, northside windows original single-hung in the northeast corner, northside newer storefront, southside windows infilled and sutccoed over</p>	<p>5a)</p> <p>5b)</p>
Item 6	Assess the condition of masonry under painted surfaces, if possible, and assess extent of potential repair work.	<p>East Elevation a) Heritage brick appears to be in fair condition. Very little signs of efflorescence or spalling, lintels and heritage archways are in fair condition likely as a result of a proper maintenance schedule, slight discoloration off of the window lintels onto the brick below, jointing appears to be in fair condition</p>	<p>6a)</p>
Item 7	Identify the condition of parapet walls if possible and whether appropriate cap and	<p>a) Parapet flashing is intact, parapet flashing has previously been painted and is currently in need of paint/maintenance</p>	<p>7a)</p>

	flashing is in place.		
Item 8	Identify whether the roof is flat, raked, or pitched.	Roof a) Gable/pitch roof, metal clad heritage cupola, w snow rakes, approx. 6/12 pitch, metal ridge capping, fall rest anchors, rooftop air handler units, sheet metal screw fasteners, metal clad parapet façade approx. 3 ft high, seagull wire and seagull nest	8a)
Item 9	Identify any additions or alterations.	Please refer to "Item 4"	
Item 10	Identify roof features, such as a cupola, or clerestory. Assess whether these features are original or later additions.	a) All non-original: Sheetmetal roofing, flashing, parapet flashing and cladding, fascia board and trim above metal flashing above cupola, condition is unmaintained, deteriorating but still in a condition that could be restored, West elevation soffit vents	10a) refer to Appendix 8a)
Item 11	Identify any pressed metal projecting cornices, dentils along the parapet level, mid-cornices, cornice profiles, brackets and keystones and assess their condition. Identify coatings or treatments to the cornice as well as overall condition.	East Elevation a) Dentils along the parapet appear to be made up of built-up wood components. Likely fir painted an off-yellow cream colour primed and painted multiple coats over the years. Perhaps not since the latest heritage restoration. Paint showing evidence of peeling in some areas. In need of cleaning and re-paint in the next 2 years. b) Cornice is attached to built up fascia board and parapet backing c) Cornice has vents on North and South ends	11a) 11b) 11c)
Item 12	Determine how the cornice is attached and whether re-anchoring is necessary.	a) It appears the cornice and dentils are securely fastened to the fascia board and parapet	12a) refer to Appendix 11c)
Item 13	Determine if the original interior configuration is still intact.	a) It appears that the existing shell space is intact on all floors, w present partition tenant improvements/non-structural partition walls	13a)
Item 14	Identify original materials, furnishings and finishes.	a) Post and beam timber construction cornice and dentils, baker brick fiscal address marker, east elevation window sills and arches	14a)
Item 15	Identify the remains of original staircases and assess their condition. Remember, interior arrangements can have a strong relationship with the exterior form so changes to the interior can impact the exterior...thus we need to consider the interior where necessary.	a) Staircases in 1824 all appear to be built in recent years	15a)
single Item 16	Assess condition of windows and doors, are they original wood or metal, or newer replacements? If original, are they repairable? If there are newer replacements, are wood sash assemblies intact?	Main Floor a) Glass door front (East), windows - wood - near original/original (East), sill flashing, interior windows (West elevation) new, drywall returns, interior doors appear to be not original, interior windows (East) appear to be heritage or close to original, all original windows appear to be repairable	16a)
Item 17	Assess if the windows are original double-hung assemblies, do they have multi-panel divided light patterns, are there leaded transoms?	East Elevation a) Second floor windows on East elevation are single hung casement windows, main floor windows East elevation are fixed picture windows on the ground level, windows on East elevation have evidence of original heritage fabric West Elevation b) Picture windows on main and second floor down the center of the building, picture window, w one side opening (casement) on the North	17a) 17b)

		and South sides, no heritage value	
Item 18	Identify whether the storefront configuration has changed over time. Is the original still evident under the existing layers?	a) Entrance has changed to a typical commercial glass storefront for both commercial spaces. There is no evidence of the original	18a)
Item 19	Identify original hardware and condition.	a) Fiscal address marker, original hardware?	19a)
Item 20	Identify the overall structural system of the building: such as post and beam, arches, trusses or frames, load-bearing masonry.	a) Original post and beam still evident on the main floor, post beams and collar ties on second floor	20a)
Item 21	Identify structural material such as stone, brick, steel, wood or concrete.	a) East elevation North and South pilasters b) West elevation addition sonotube columns c) South elevation block masonry firewall/partition wall between value village d) crawl space approximate 3 ft high glue lam beam on piles, w post saddles, fir 2x12 running perpendicular to glue lam beams, w simpson hangers, e) floor joist running North/South main floor, floor joist running North/South on second floor	21a) 21b) 21c) 21d) 21e) refer to Appendix 21d)
Item 22	Wood - Identify any wood features and existing condition on exterior facades, roofs, cladding, structure, windows and doors, interior finishes, and carvings. Determine the condition of finishes or coatings applied to the wood features.	a) Wood fascia, wood/metal dentils? Further investigation required by Northstar, wood window frames and window dentils, fair condition of coatings that will need maintenance in the next two years *Cornice and dentils appear to be metal-clad	22a)
Item 23	Masonry - Assess the current condition of masonry features, such as natural stone, brick, cast stone, terra cotta and concrete block. Identify the finish dressing, texture and colour of the stone, brick or mortar, the coursing pattern, and the joint width and profile, along with any decorative sculptural and functional elements, such as band courses, lintels, water tables, cornices, scuppers and carvings.	a) East elevation brick façade: fair condition, brick jointing: fair condition, North elevation masonry painted appears to be elastomeric paint b) Original exposed footings, lintels, archways, corbels, appear to be in fair condition * Jointing appears to be of newer structural masonry cement carried out in recent years. No evidence of limestone-based mortar	23a) 23b)
Item 24	Concrete - Identify concrete features used for exterior cladding, flooring and paving. Identify any texture created by formwork, the colour and finish, such as exposed aggregate or terrazzo.	a) Concrete lintels archways and footings for pilasters, concrete sills and window headers/cast in place architectural details b) Exposed aggregate city sidewalks, likely original, 8 inch concrete foundation wall on additions, concrete sonotube foundation piles, concrete foundation wall with masonry block firewalls between 1820 and Value Village	24a) refer to Appendix 23b) 24b)
Item 25	Architectural and Structural Metals - Identify any cast, pressed or wrought iron metal	a) Visible heritage connector plates between posts and beams on main floor, no evidence of seismic upgrades, second floor: evidence of original thru-bolts on original structural members	25a)

	<p>features. Structural metals include steel or iron columns, beams, trusses or frames. Architectural metals include a wide variety such as sculpture, roofing, flashings, cladding, cresting, windows, doors, railing, bannisters, stairs, fixtures, hardware and sign posts. Identify and assess pressed metal projecting cornices, dentils along the parapet level, mid-cornices, cornice profiles, brackets and keystones.</p>		
Item 26	<p>Glass and Glass Products - Assess glass used in exterior and interior windows, doors and storefronts, as well as any glazing used in skylights, floors, or other locations, if any. Assess translucency or opacity, colour, texture, reflectivity or treatment. Glass varies in size and form, from small mosaic pieces to large flat surfaces, or curved panes for rounded corners. Identify whether there is any prismatic glass or stained glass.</p>	<p>a) East elevation: double pane clear glass, evidence of slight UV film, all windows appear to be 10 to 20 years old, storefronts on both entrances of East elevation typical glass construction, w hardware, likely tempered</p>	26a)
Item 27	<p>Plaster and Stucco - Although plaster is normally an interior application, identify whether there are any original applications of exterior stucco as well as texture and colour.</p>	<p>a) Stucco appears to be non-original, likely applied at the same time as the West addition, slight rough texture</p>	27a)
Item 28	<p>On site sampling may be required to determine the original historic colour scheme on surfaces originally painted.</p>	<p>a) Sampling by Northstar available upon request</p>	

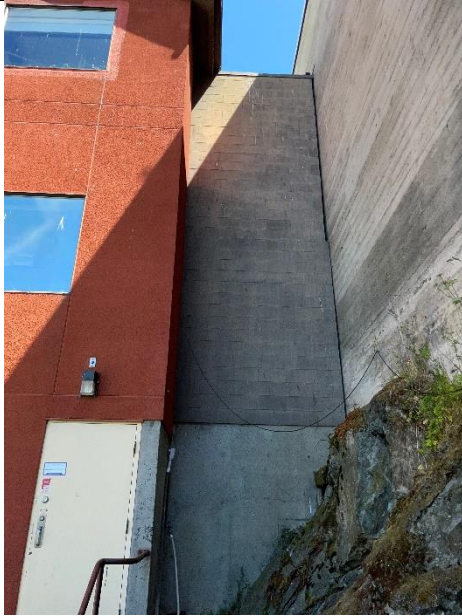
Appendix A

Reference #:	Corresponding Picture:
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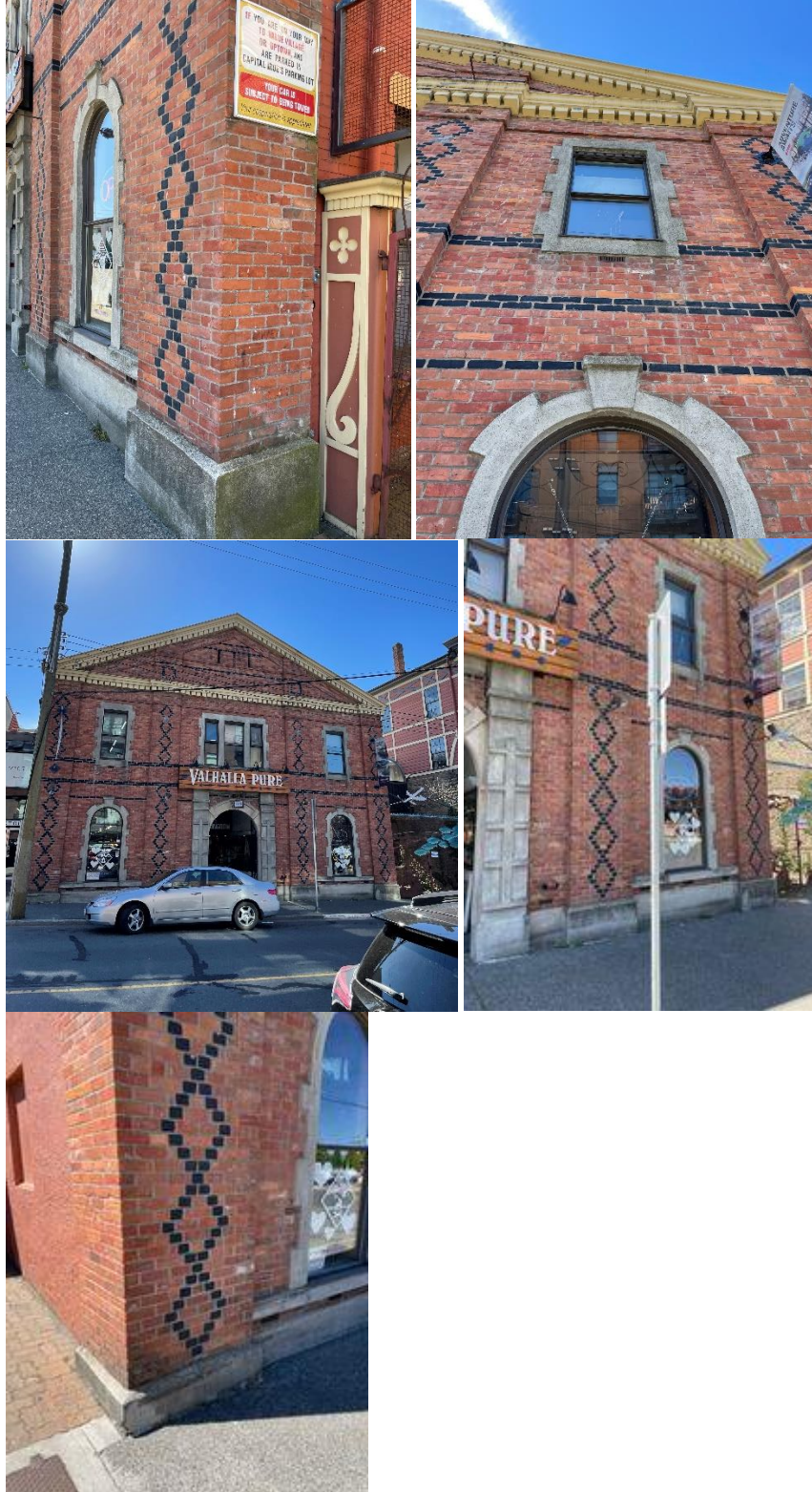
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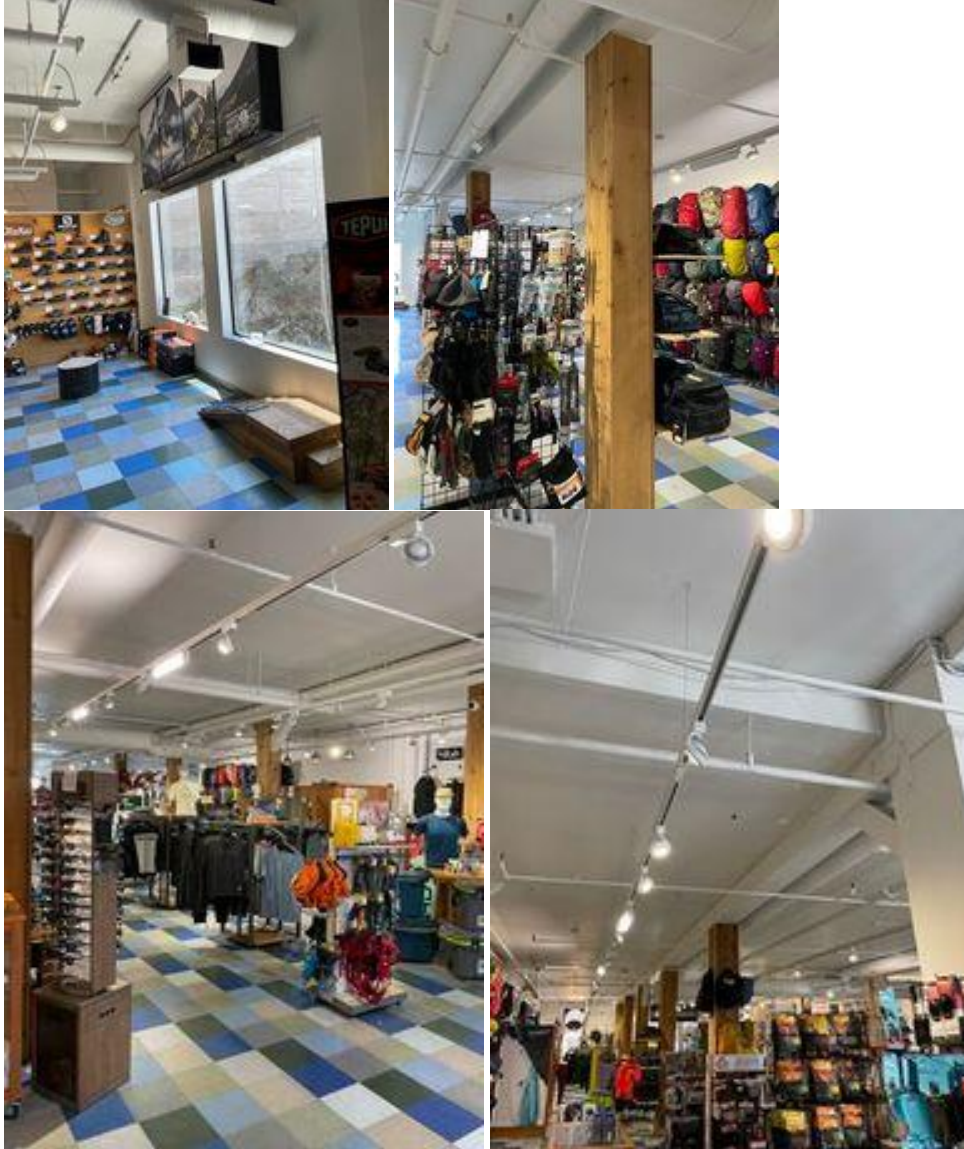
1c)



1d)



1e)


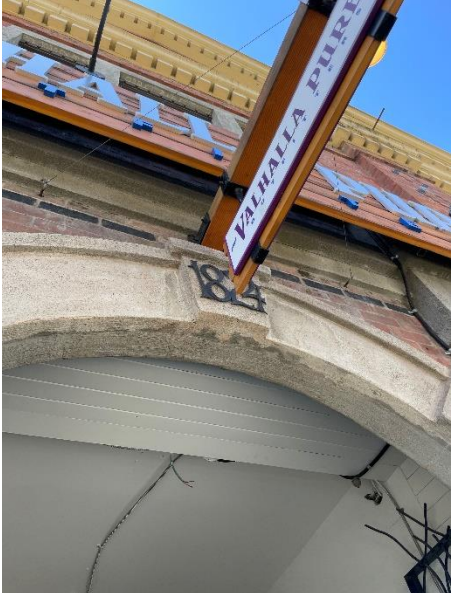


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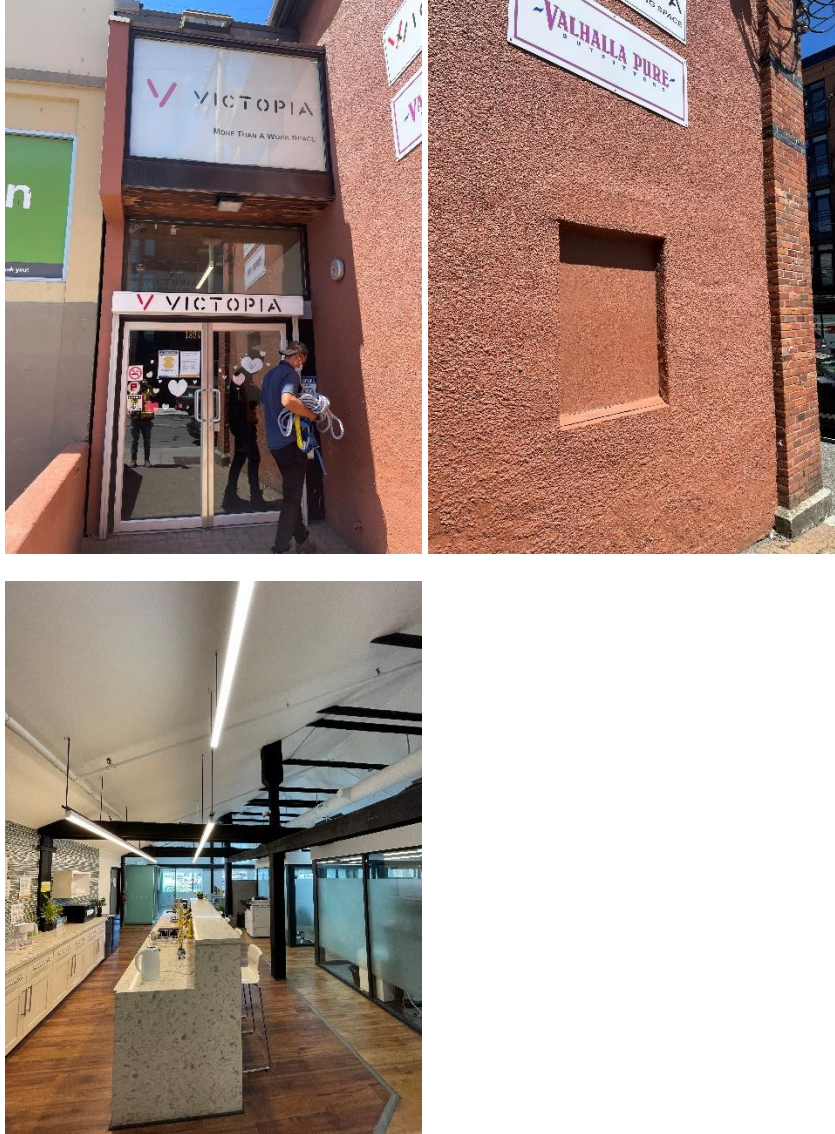


2b)



		
2c)		

3a)



3b)



3c)

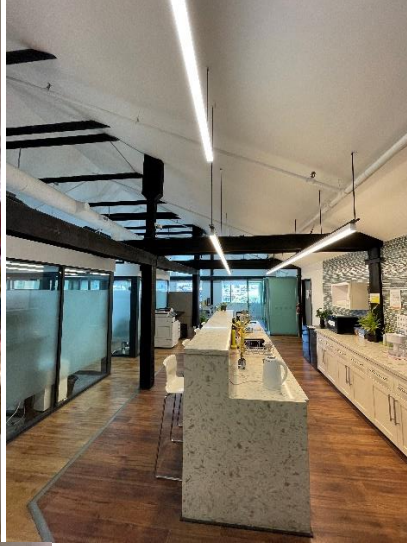


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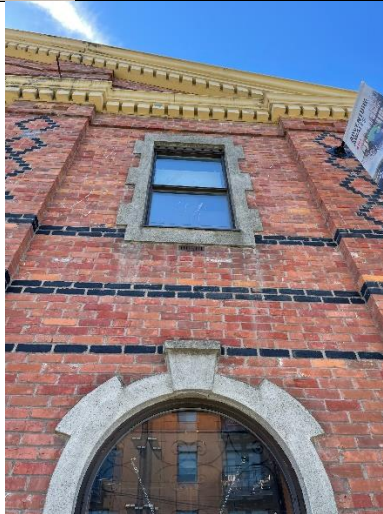


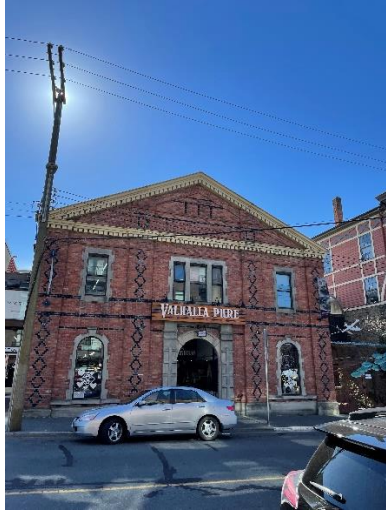

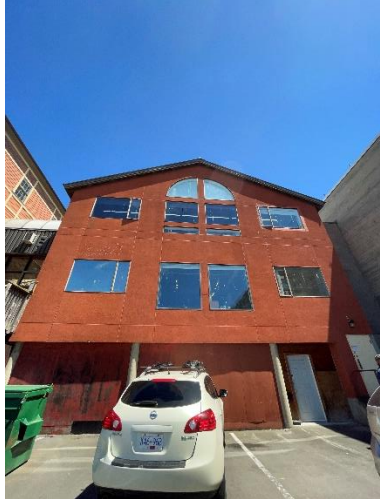


3e)

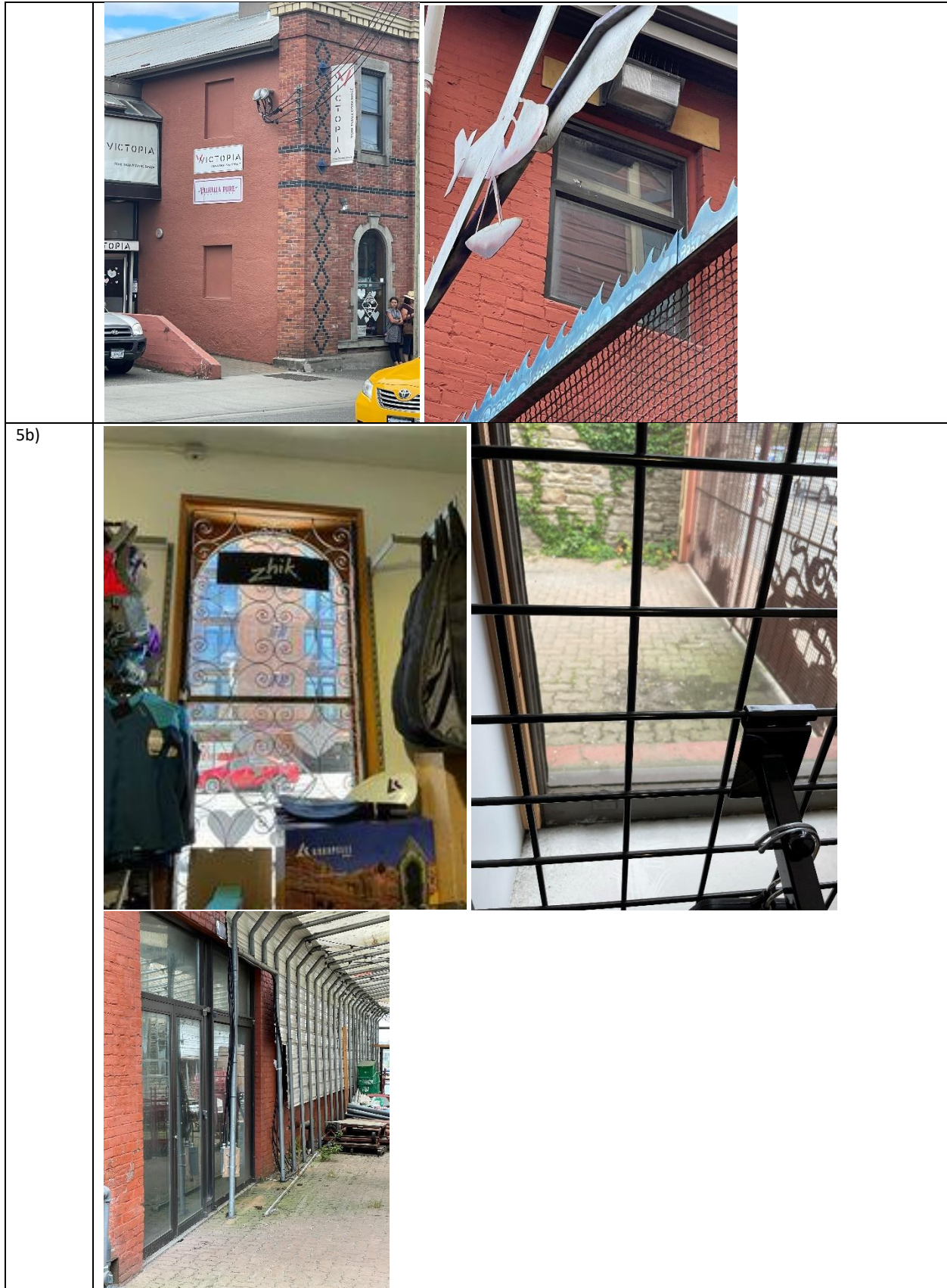




4a)



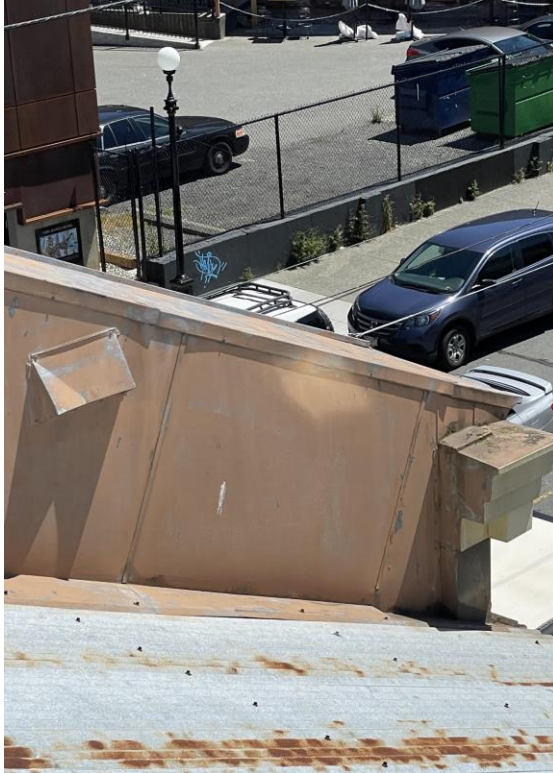
	 	
4b)		
5a)	 	



6a)

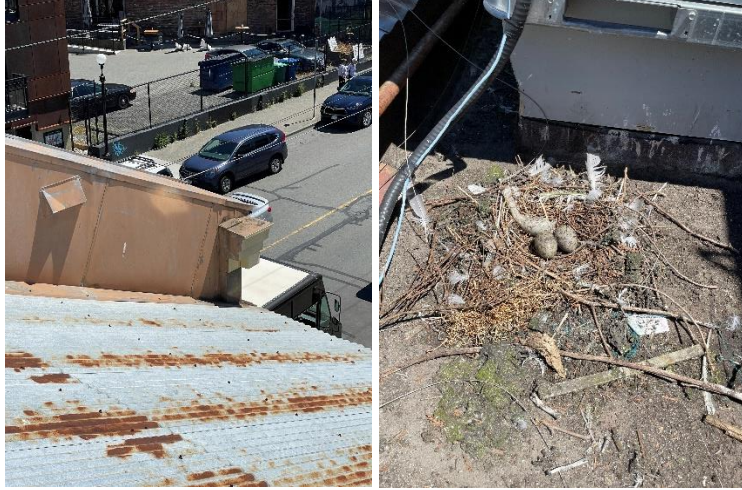


7a)





8a)





11a)



11b)	
11c)	

13a)



14a)



15a)



16a)



17a)



17b)

18a)





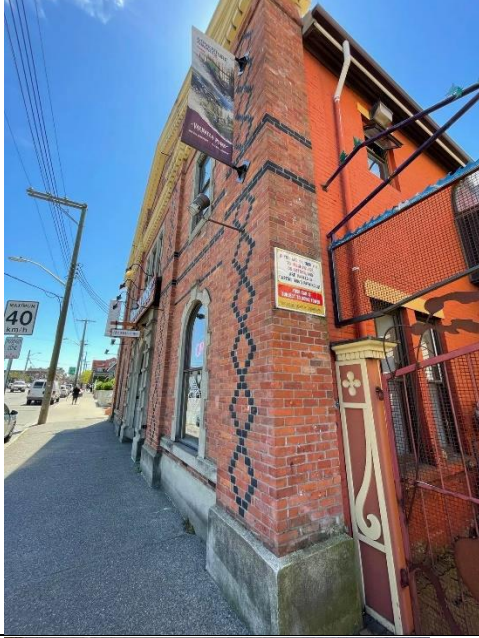
19a)



20a)



21a)



21b)



21c)



21d)



22a)		
23a)		

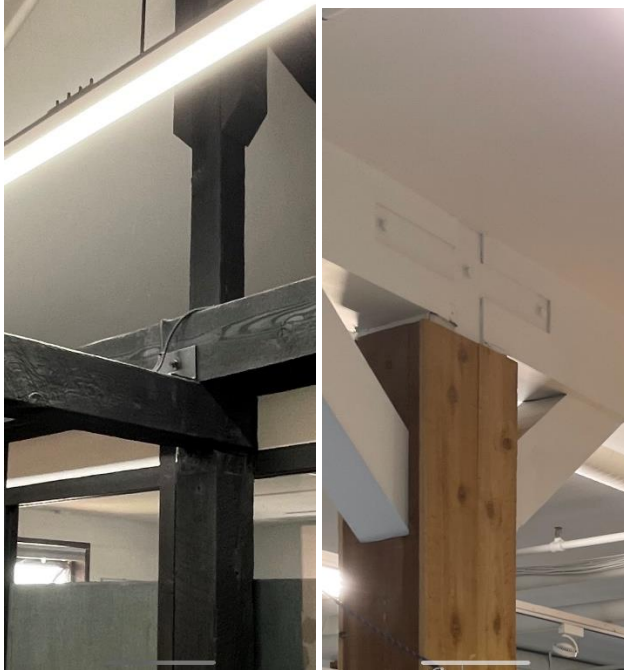
23b)



24a)



25a)



26a)



27a)

