

SPRATT BUILDING

1910 STORE STREET, VICTORIA, BC



CONSERVATION PLAN

JANUARY 2022

Contents

1. Introduction.....	3
2. Understanding the Historic Place	
2.1 Historical Overview.....	5
2.1.1 History of the Burnside Neighbourhood.....	5
2.1.2 Charles Joseph Vancouver Spratt.....	7
2.2 Heritage Value Assessment.....	8
2.2.1 Victoria Heritage Thematic Framework.....	8
2.2.2 Statement of Heritage Value.....	9
2.3 Statement of Significance.....	14
3. Conservation Approach	
3.1 Primary Treatment.....	16
3.2 Conservation Standards and Guidelines.....	17
3.3 Environmental Sustainability.....	19
3.4 Health, Safety and Security.....	19
3.5 Accessibility.....	20
3.6 Alternate Compliance.....	20
4. Planning Policy Framework	
4.1 National Framework.....	21
4.1.1 Canadian Register of Historic Places.....	21
4.1.2 Standards and Guidelines for the Conservation of Historic Places in Canada.....	21
4.2 Provincial Framework.....	21
4.2.1 British Columbia Building Code.....	21
4.2.2 Energy Efficiency Act.....	22
4.3 Municipal Framework.....	22
4.3.1 Official Community Plan.....	22
4.3.2 Downtown Core Area Plan.....	23
4.3.3 Old Town Design Guidelines.....	25
4.3.4 Local Government Act.....	26
4.3.5 Heritage Conservation Areas.....	27
4.3.6 Victoria Heritage Thematic Framework.....	27
5. Conservation Recommendations	
5.1 Exterior Form.....	29
5.2 Roof.....	30
5.3 Exterior Walls.....	32
5.4 Windows, Doors and Fenestration Openings.....	34
5.5 Interior Features.....	37
6. Building Maintenance Plan	
6.1 Permitting Process.....	39
6.2 Cleaning, Repairing and Replacing.....	40
6.3 Maintenance Logbook.....	40

6.4 Inspecting the Building..... 40

6.5 Inspection Checklist..... 41

6.6 Inspection Frequency..... 45

6.7 Standards and Guidelines for the Conservation of Historic
Places in Canada..... 47

Appendices

A. Research Sources..... 52

B. Preservation Briefs..... 53

C. Alternate Compliance Methods for Heritage Buildings..... 54

D. Building Condition Assessment..... 60

HISTORIC PLACE

HISTORIC NAME:

- Spratt Building

OTHER NAMES:

- Canadian Puget Sound Lumber Co.
- Manning Lumber Mills, Ltd.
- Capital Iron Office

CIVIC ADDRESS:

- 1910 Store Street, Victoria, BC

ORIGINAL OWNER:

- Charles Joseph Spratt

CURRENT OWNER:

- Reliance Properties Inc.

DATE OF CONSTRUCTION:

- 1892

HERITAGE STATUS:

- Heritage-Registered

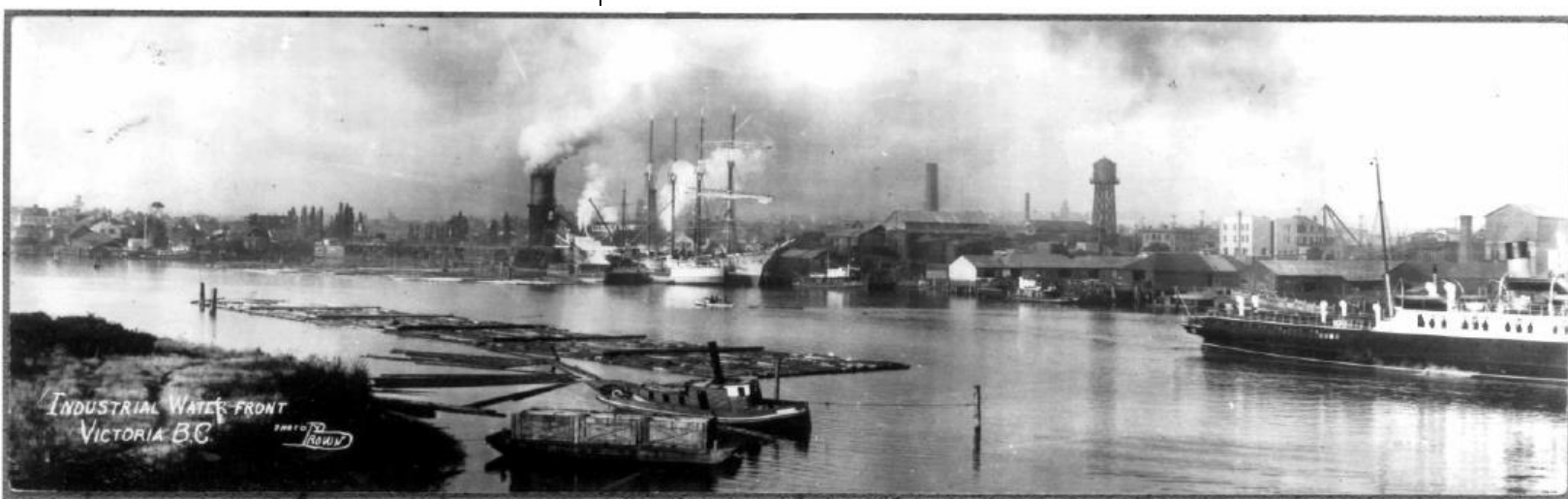
1. Introduction

The Spratt Building, built for Charles Joseph Spratt, the son of Joseph Spratt who founded the Albion Iron Works in Victoria, is situated at 1910 Store Street in the Burnside neighbourhood of Victoria, BC. The building is valued for being one of the earliest commercial buildings constructed north of Johnson Street along the waterfront. The architect and builder are not known; however, the building was constructed in 1892 as a one-storey brick building on the west side of Store Street and changes to a three-storey structure on the wharf side due to the change in the sloping site conditions. The building was used as an office, and eventually used by Canadian Puget Sound Lumber Co., Manning Lumber Mills, Ltd., and then later as an office by Capital Iron from 1978-93 until Store Street Holdings took ownership.

The location of the building is significant as it 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 and extending 40 metres north. In 2014, shell midden was also discovered directly north of the Spratt Building when a small building on Store Street was torn down.

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, and the population boom that occurred with the migration of people from all over

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



Europe to reap the economic opportunities that opened after the completion of the new transcontinental Canadian Pacific Railway.

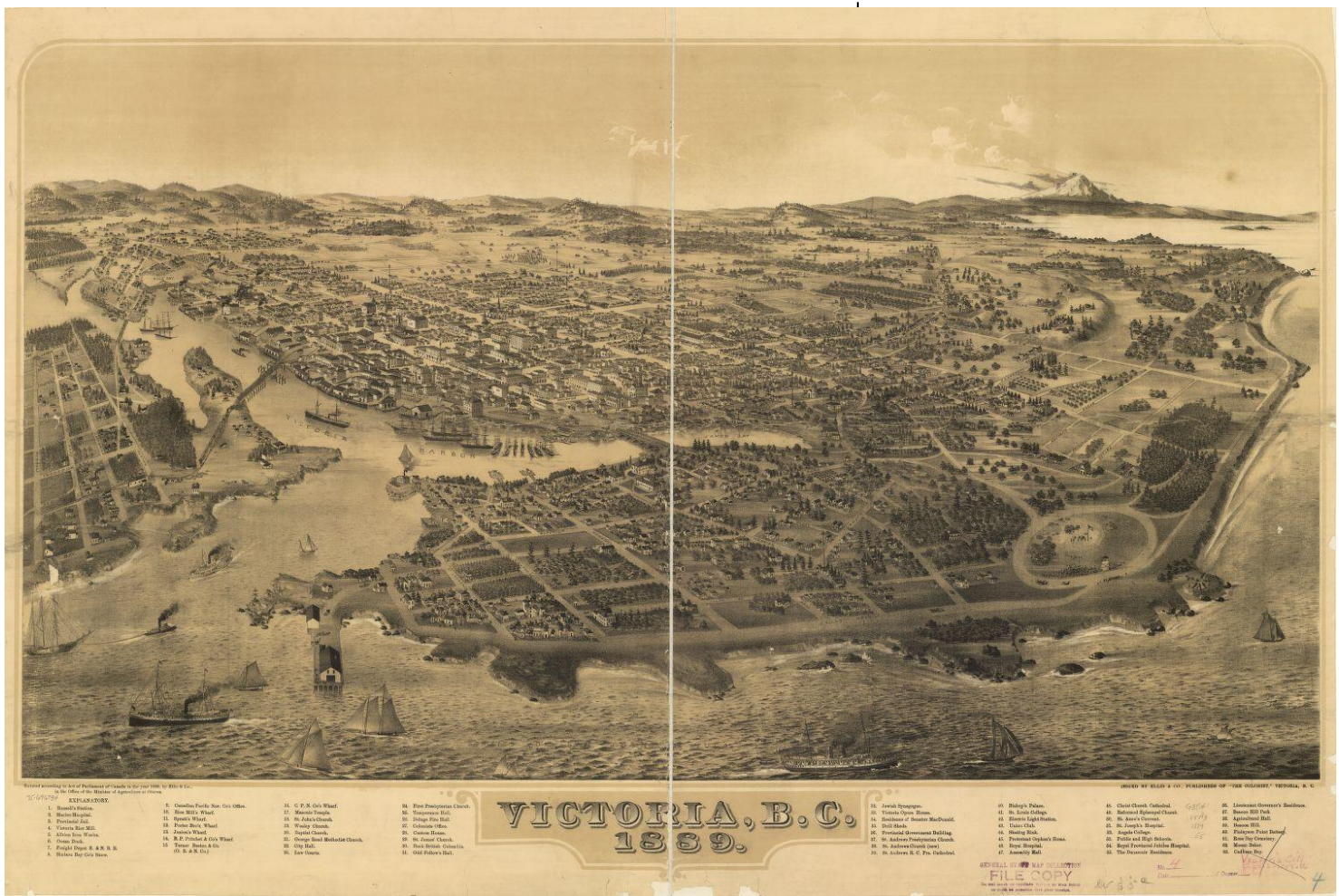
The Spratt Building is also significant for its association with Victoria's cultural exchange through its architectural expression of a very modest yet sophisticated one-storey brick building that represents a vernacular of simplicity and a cultured elegant design. The building is listed on the Victoria 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 Streets.

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 the Spratt Building 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, BC, 1889, Library of Congress Geography and Map Division, Washington, DC, G3514.V5A3 1889.E5.



HISTORIC PLACE

HISTORIC NAME:

- Spratt Building

OTHER NAMES:

- Canadian Puget Sound Lumber Co.
- Manning Lumber Mills, Ltd.
- Capital Iron Office

CIVIC ADDRESS:

- 1910 Store Street, Victoria, BC

ORIGINAL OWNER:

- Charles Joseph Spratt

CURRENT OWNER:

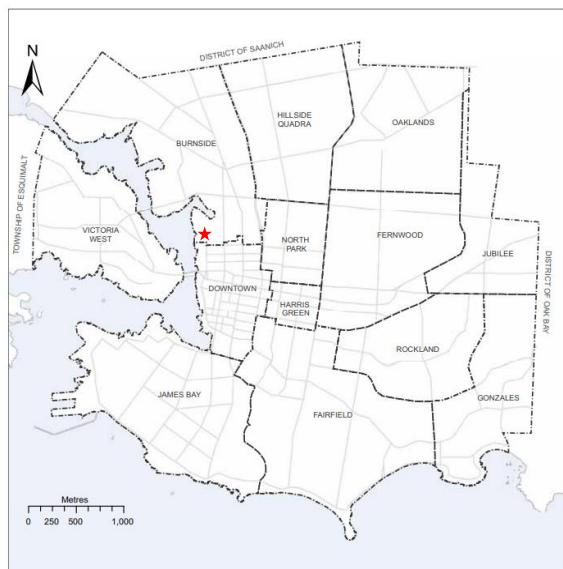
- Reliance Properties Inc.

DATE OF CONSTRUCTION:

- 1892

HERITAGE STATUS:

- Heritage-Registered



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

2. Understanding the Historic Place

2.1 Historical Overview

The Spratt Building at 1910 Store Street is located within the Victoria neighbourhood of Burnside. The building is one of Victoria's earliest surviving office buildings and remains nearly original. It is a one-storey flat-roofed brick structure that changes to three-storeys on the west side due to the sloping site. The building's main floor street-level façade represents a small one-storey commercial brick building that speaks to the simple and elegant architectural language reflected by local architects of Victoria in the late 1800s. The building was constructed during a building boom that began in the 1880s with the completion of the Canadian Pacific Railway and the construction of an island railway that connected Victoria to Nanaimo and Wellington, the chief centres of the coal mining district at the time. Victoria became a major manufacturing centre, building ships, railway cars, train tracks, steam engines and cannery machinery. The railway created a boom in the economy. Deep sea docks were constructed to handle large sea-bearing ships, freighters and liners, and Victoria's position as a primary port of call was established with the Canadian Pacific Railway's Empress steamship lines operating fleets of transpacific and transatlantic steamships, transporting people, cargo and mail. The Steamship Terminal in Victoria's Inner Harbour became the centre for steamship transportation, becoming known as the "gateway to Western Canada." The building was built for Charles Joseph Spratt, the son of Joseph Spratt who, in 1861, founded Victoria's first foundry, Albion Iron Works to originally manufacture wood stoves. It became one of the largest Iron Works north of San Francisco and a major industrial enterprise in the late 19th century in British Columbia. Albion Iron Works later expanded to manufacture machinery, boilers, steam engines, boxcars, water pipes and cast-iron storefronts and stoves. In mid-1892, Victoria experienced a local smallpox epidemic and the Port of Victoria shut down for six months, causing an economic depression to begin. During the same year, Victoria started a permits system for water and sewer hook-ups and the National Electric Tramway and Light Company Powerhouse at 2110 Store Street, designed by architect John Teague, began generating steam to provide power for Victoria's newly electrified street lights and the city's early trams.

2.1.1 History of the Burnside Neighbourhood

The Burnside Neighbourhood boundary stretches from the northern edge of downtown through Rock Bay to the city's north and west limits along Harriet and Tolmie Streets and east by Blanshard Street and Dowler Road, and south by the Downtown Neighbourhood. Burnside has a diverse mosaic of uses that characterize its community and is the industrial and

commercial district of Victoria. Its diversity includes industrial waterfront activity along the Upper Harbour and Rock Bay, a variety of residential architecture reflecting the cottage life of workers to stately Victorian estates of the elite, five major parks that are mostly adjacent the Galloping Goose Trail (part of the Trans Canada Trail) and Selkirk Trestle. The area also has a town centre at Mayfair Mall, a large urban village at Hillside and Douglas and a second large urban village in the Selkirk development off Gorge Road and Jutland Road.

The Burnside Neighbourhood illustrates the evolution of Victoria, beginning with the traditional territory of the First Nations. The shores of the Upper Harbour and the Gorge were inhabited by the Songhees and Esquimalt Nations (part of the Coast Salish people) for thousands of years prior to the arrival of the Hudson's Bay Company. 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 building of Fort Victoria in 1843, the Hudson's Bay Company become the administrative authority on the west coast and promoted colonization through land sales to mostly HBC employees and retirees who created vast farming acreages in the Burnside area. With the opening of land transportation, along with water travel, Burnside became the holder of some of Victoria's first suburb development as early as 1861 with the construction of large estate homes for Victoria's wealthy elite.



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

Burnside's early development of infrastructure also contributed to Victoria's role as an economic gateway to and from Britain, the Asia-Pacific, and the United States; to its working waterfront with the establishment of industries along the Upper Harbour, including the Victoria Roller Flour and Rice Mills; and to Victoria's

development of resource-based industries along its shores for the manufacturing, import and export of a variety of goods. It was during this time that the major industries of the Victoria Machinery Depot (VMD) and Albion Iron Works were built. Burnside also has connections to naval shipbuilding, military activity such as the Bay Street Armory, and is a contributor to Victoria's tourism industry with recreation and sport activities along the Gorge since the mid-1880s. The construction of motels



NE corner, Chatham and Store Streets, Albion Iron Works, c.1900. Est. 1861 by Joseph Spratt; 1883 buildings by architect John Teague. Collection Terese (Todd) Cateriano. Source: Victoria Heritage Foundation.

along Gorge Road signified the rise in tourism once Gorge Road became the Island Highway in 1915.

The heritage context of Burnside is highly valued by the community and the award-winning Selkirk Waterfront is an example of an approach that is sensitive to the community's heritage values.

2.1.2 Charles Joseph Vancouver Spratt

The Spratt Building was built for Charles J.V. Spratt by his father Joseph Spratt, founder of Albion Iron Works, which was left to Charles Spratt upon his father's death in 1888. C.J.V. Spratt was a native Victorian, and a prominent shipbuilder and engineer. His obituary states that he founded Spratt & Gray's Foundry, which developed into a marine repair shop from which the Victoria Machinery Depot (VMD) originated. Other research points to the VMD originating from Albion Iron Works in 1900.

His obituary in *The Daily Colonist*, Sunday, 10 July 1941, and 13 July 1941, was posted as follows:

DEATH CLAIMS
C. J. V. SPRATT
Prominent City Shipbuilder
And Engineer Passes—
Funeral on Saturday

Charles Joseph Vancouver Spratt,
1385 Lochinore Avenue, prominent
Victoria shipbuilder and engineer
passed away yesterday in St.
Joseph's Hospital. He had been
critically ill for the past ten days,
although he had been in poor health
for some time.

Mr. Spratt was a native son of
Victoria, and his father, the late
Joseph Spratt, was the founder of
the Albion Iron Works. Charles
Spratt founded Spratt & Gray's
Foundry, which developed into a
marine repair shop; this was the
beginning of the Victoria Machinery
Depot. He was sole owner of the
Harbor Marine Works, which in 1920
built the Canadian Winner and the
Canadian Traveler.

For several years Mr. Spratt was
president of the Victoria Liberal
Association, and honorary president
of the Young Liberals Association.
He also was president of the Cow-
ichan Agriculture Association for
several years.

Mr. Spratt is survived by his
widow, Marguerite Ethel Spratt, at
the family residence.

Funeral services will be held in
Hayward's B.C. Funeral Chapel on
Saturday at 2:30 p.m. Rev. Arthur
Blachlager will officiate and inter-
ment will be made in the family
plot in Ross Bay Cemetery.

The Daily Colonist
Thursday, 10 July 1941
Page 5, Column 6

SPRATT—The funeral of Charles
J. V. Spratt was held yesterday
afternoon from Hayward's B.C.
Funeral Chapel. Rev. Arthur Blach-
lager conducting the service. The
following were the honorary pall-
bearers: Captain R. W. Murray,
Captain C. D. Neroutsos, H. S. Ham-
mill, R. P. Besant, Charles R.
Bishop, B. Olson, T. Bailey, T. O.
Mackay, R. Troup and A. D. Mac-
farlane, K.C.; the active pallbearers:
R. Powell, J. Tyson, J. Corkle, J. M.
Cahill, A. Dwyer and A. J. Dwyer.
The remains were laid at rest in
the family plot in Ross Bay Cemé-
tery.

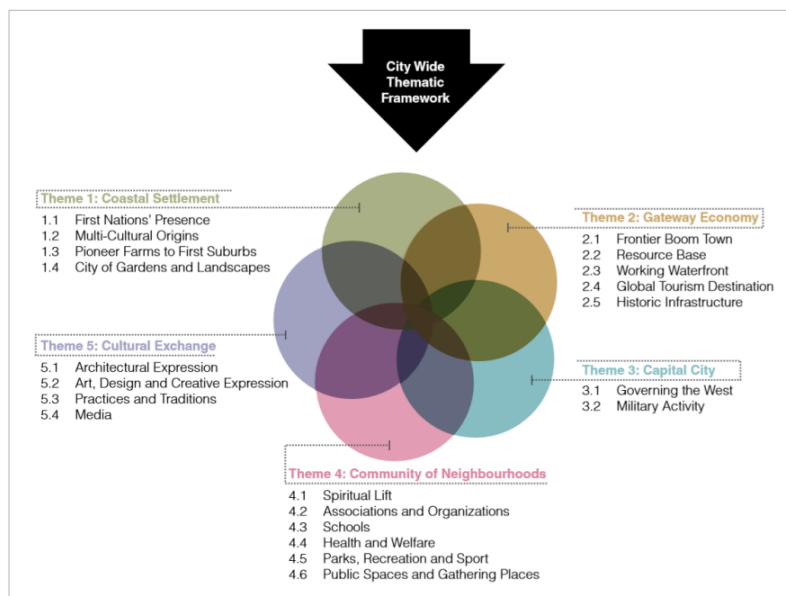
The Daily Colonist
Sunday, 10 July 1941
Page 3, Column 1

2.2 Heritage Value Assessment

2.2.1 Victoria Heritage Thematic Framework

The Heritage Value Assessment is based on Victoria's Heritage Thematic Framework and 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:



1889 Bird's-eye view map of Victoria's Upper Harbour. The Victoria Roller Flour and Rice Mills building is in the upper left corner showing a simplified version of the two-storey addition above the back half of the 1862 building. Source: viHistory.ca, created by Ellis & Co.





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



The Museum of BC found remains of an ancient village in the form of a 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.



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

2.2.2 Statement of Heritage Value

The Spratt Building is a small one-storey, shed-roofed, brick commercial building situated on the west side of Store Street in the Burnside Neighbourhood of Victoria, BC. The street-side façade is articulated by a slightly projecting central arched entrance, a projecting sheet metal cornice and a tall arched window flanking each side of the entrance.

Theme 1.1: Coastal Settlement – First Nations’ Presence

The historic place is located within 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. 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 Joseph Spratt who emigrated from England to San Francisco in 1853 and started the Albion Foundry. He then relocated to Victoria in 1861 and founded Albion

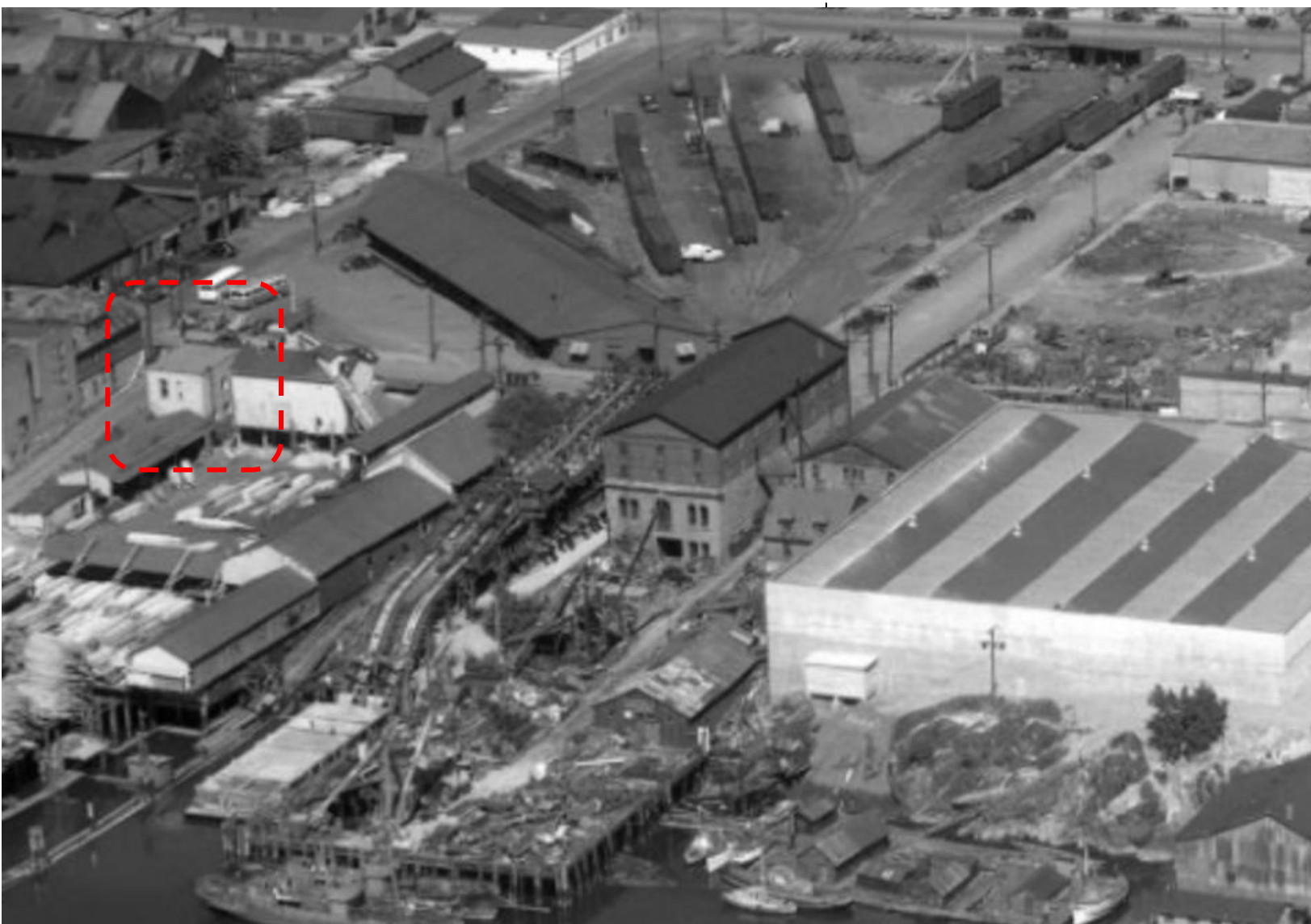


Title: Joseph Spratt, Albion Iron Works, Royal BC Museum, BC Archives collection, A-01769.

Iron Works. The Albion Iron Works was Victoria's first foundry and became one of the largest Iron Works north of San Francisco and a major industrial enterprise in the late 19th century in British Columbia. Albion Iron Works manufactured machinery, boilers, steam engines, boxcars, water pipes and cast-iron storefronts and stoves.

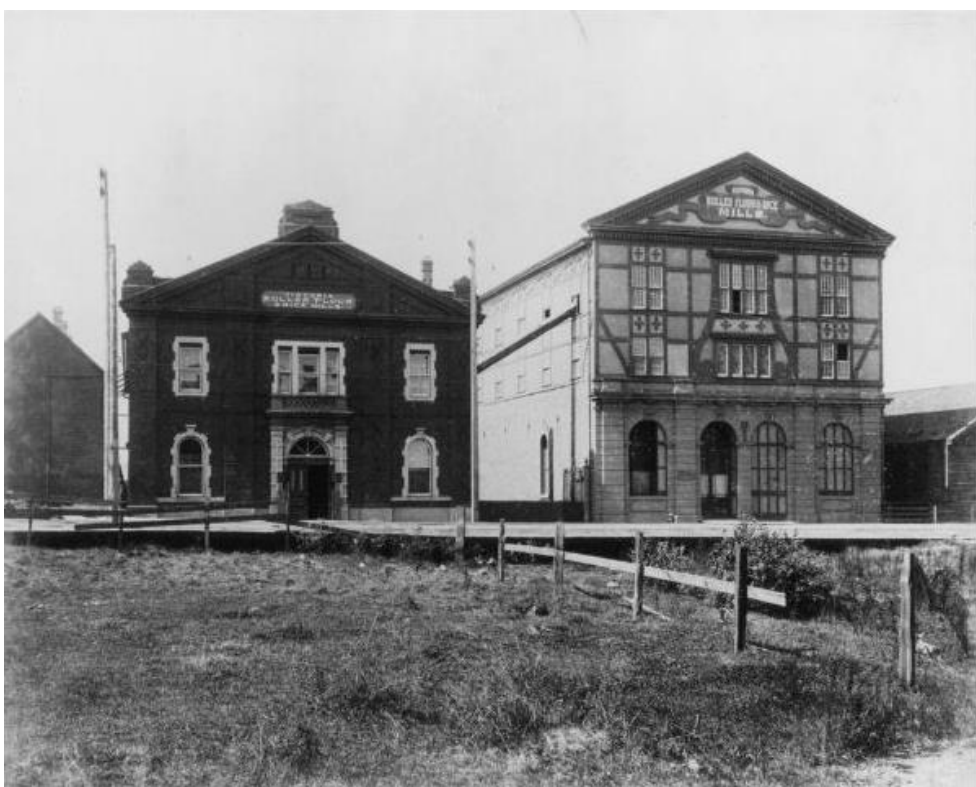
Victoria's industrial waterfront functioned as a port of entry and transshipment for fur traders, gold miners, immigrants, imports and exports. A water-powered sawmill was established in the 1860s and was soon followed by such industries as Albion Iron

Bird's-eye view of Capital Iron and Metals Ltd., c.1947. The small flat-roofed 1892 Spratt Building can be seen at the far left. Source unknown.





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



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

*Capital Iron & Metals Ltd., 1824-32 Store Street
(now 1900 Store Street), May 1961, VCA 99204-05.
The one-storey flat-roofed Spratt Building can be
seen in the far right (north) of the Capital Iron &
Metals Ltd. buildings.*



Works, the Victoria Roller Flour and Rice Mills, and the Victoria Gas Company. Resource-based industries in Burnside were particularly important to the economy of Victoria and to British Columbia.

This structure was built for Joseph Spratt's son, Charles Joseph Vancouver Spratt, in 1892, and represents one of Victoria's earliest surviving office buildings. C.J.V. Spratt was born in Victoria in 1873 and married Ethel Duel, a native of California, in 1894. As Joseph Spratt's health began to fail, he passed Albion Iron Works to Charles Spratt who then changed the name to establish the shipbuilding company Victoria Machinery Depot (VMD) with Andrew Gray as manager in 1900. Joseph Spratt was buried in Ross Bay Cemetery in 1888, and it was expressed that Victoria had lost one of its most enterprising citizens. Charles Spratt and his wife were also held in high esteem within the social circles of Victoria. C.J.V. Spratt died on July 9, 1941, at Victoria's St. Joseph's Hospital and is buried in the family plot in Ross Bay Cemetery.

There is reference that this building functioned as the Victoria Machinery Depot (VMD), which was built in c.1887, yet further research shows the VMD was located at the foot of Turner Street on Work Street (now Bay Street) on the harbour front across the bay northwest of this building. Although the VMD was demolished in 1994, the piers of a 500-foot slipway that VMD petitioned for in 1901 are still evident in the Upper Harbour extending out from where the Victoria Machinery Depot once existed.

Subsequent owners of the Spratt Building include the Canadian Puget Sound Lumber Co. in 1936. On March 10, 1940, *The Daily Colonist* refers to Manning Lumber Mills, Ltd.'s construction of a new \$10,000 lumber assembly dock at 1910 Store Street, and on April 13, 1940, the newspaper refers to a new wharf that Manning Lumber was about to complete at the end of Store Street. On December 14, 1941, a permit was issued to Manning Lumber Mills, Ltd. for office alterations at 1910 Store Street costing \$700. From 1978-93 the building was used as an office by Capital Iron. The building was later owned by Store Street Holdings.

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 combined with the Victoria Rice and Flouring Mills, and the Victoria Gas Company. A large number of resource-based industries in the neighbourhood of Burnside were particularly important to the economy of Victoria and to British Columbia.

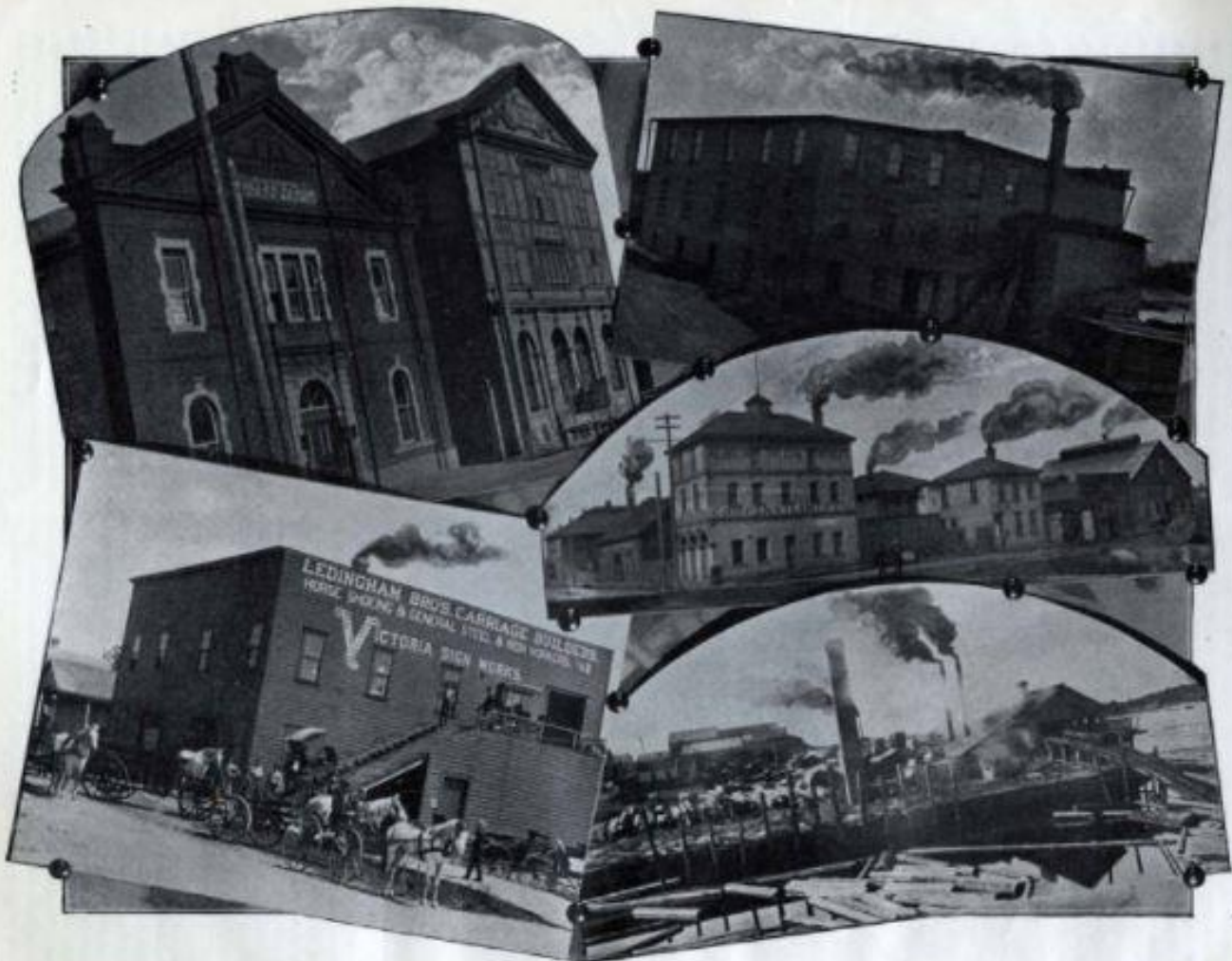
Theme 5.1: Cultural Exchange – Architectural Expression

The Spratt Building has heritage value for its representation of a simple, elegant commercial building built in 1892 that represents the decorative

expression of local architects in Victoria. Although the architect and builder are unknown, the building's construction cost \$600. The building is one of Victoria's earliest surviving office buildings and embodies reference to the revival of various styles inspired from around the world and often blended to create unique expressions of their own.

Viewed from Store Street, the structure is a small one-storey brick building with a symmetrical façade and changes to three storeys on the west side due to the site's steep slope. The façade is articulated by a slightly protruding semi-circular arched entrance bay that is parged to imitate cut stone. A semi-circular moulded cap above the entry intersects with an elongated slender keystone that rises to connect with an upper horizontal band moulding. The entrance is flanked by two elongated window openings. The windows carry a segmented arch with rusticated stone voussoirs. The interior retains some original features that include a stair surround with an open rail on two sides, moulded panels, and a panelled gate with original hardware opening to the original stairs leading to the lower level. A small vault with a brick barrel-vault ceiling and an office with original reeded glass partitions also exists.

Victoria Illustrated (a.k.a. Victoria: The Queen City), book produced by The Colonist newspaper in 1891 and published by Ellis & Co. Source: University of Victoria Libraries, Victoria's early history.



VICTORIA RICE AND FLOUR MILLS.
LEDINGHAM BROS. CARRIAGE FACTORY.

SEMI-HARTY-ENGINE FURNITURE FACTORY.
ALBION IRON WORKS.
RAYWARD'S SAW MILLS.

2.3 Statement of Significance

Description

The Spratt Building is a small one-storey, shed-roofed, brick commercial building situated on the west side of Store Street in the Burnside Neighbourhood of Victoria, BC. The street-side façade is articulated by a slightly projecting central arched entrance, a projecting sheet metal cornice and a tall arched window flanking each side of the entrance.

Heritage Value

The Spratt Building is located within 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 heritage value of the Spratt Building resides in its association with Victoria's gateway economy, the development of local industry and the industrial waterfront; and its association with cultural exchange through architectural expression.

The building is valued for its association with Joseph Spratt who emigrated from England to San Francisco in 1853 and started the Albion Foundry, after which he relocated to Victoria in 1861 and founded Victoria's first foundry, Albion Iron Works. This structure was built for Joseph Spratt's son, Charles Joseph Vancouver Spratt, in 1892, and represents one of Victoria's earliest surviving office buildings. C. J. V. Spratt was born in Victoria in 1873 and married Ethel Duel, a native of California, in 1894. As Joseph Spratt's health began to fail, he passed Albion Iron Works to Charles Spratt who then changed the name to establish the shipbuilding company Victoria Machinery Depot (VMD) with Andrew Gray as manager in 1900. Joseph Spratt was buried in Ross Bay Cemetery in 1888, and it was expressed that Victoria had lost one of its most enterprising citizens. Charles Spratt and his wife were also held in high esteem within the social circles of Victoria. C.J.V. Spratt died on July 9, 1941, at Victoria's St. Joseph's Hospital and is buried in the family plot in Ross Bay Cemetery.

Subsequent owners of the Spratt Building include the Canadian Puget Sound Lumber Co. in 1936. In 1940, Manning Lumber Mills, Ltd. constructed a new \$10,000 lumber assembly dock at 1910 Store Street, and completed a new wharf and a \$700 office alteration in 1941. From 1978-93 the building was used as an office by Capital Iron. The building was later owned by Store Street Holdings.

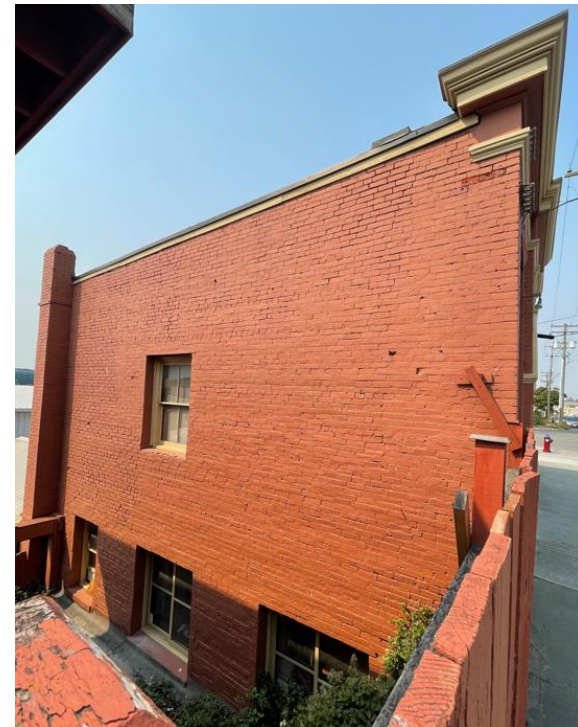
The Spratt Building also has heritage value for its representation of a simple, elegant commercial building built in 1892 that represents the decorative expression of local architects in Victoria. Although the architect and builder are unknown, the building's construction cost \$600. The building is one of Victoria's earliest surviving office buildings and embodies references to the revival of various styles inspired from around the world and often blended to create unique expressions of their own.



Spratt Building front and north elevations, 1910 Store Street, August 13, 2021. Photo source: Geoff Purdon.



Spratt Building north and west elevations, 1910 Store Street, August 13, 2021. Photo source: Geoff Purdon.



Bottom of page 14: Spratt Building south elevation, 1910 Store Street, August 13, 2021. Photo source: Geoff Purdon.

There is reference that this building functioned as the Victoria Machinery Depot (VMD), which was built in c.1887, yet further research shows the VMD was located at the foot of Turner Street on Work Street (now Bay Street) on the harbour front across the bay northwest of this building.

Character-Defining Elements

The primary character-defining elements that distinguish the heritage character of the Spratt Building include, but are not limited to, the following:

- Location on the west side of Store Street at the intersection of Store and Discovery Streets set on property with no setback.
- Commercial form, scale and massing in its one-storey street-side height, rectangular footprint, and flat roof.
- Architectural elements relevant to its 1892 architectural expression include rubble stone foundation; stretcher bond brick façade; semi-circular arched entrance bay, voussoirs and keystone, parged cut stone piers with chamfered edges; semi-circular moulded cap above entry and upper horizontal band moulding; east elevation elongated segmented arch window openings with rusticated stone voussoirs and concrete continuous sills; south side fenestration openings; north side fenestration opening with concrete lug sill; exterior wood door with single light shaped transom and original door hardware; exterior single-hung, horizontal sliding, and hopper wood windows; north and south brick chimneys.
- Interior elements, including wainscoting, chair rail moulding, wall panelling with upper frieze; vertical board wood doors, original door hardware, reeded glass partition; main floor staircase with open rail and swing gate; and a lower floor stairwell open rail and newel post.

3. Conservation Approach

3.1 Primary Treatment

The Spratt Building is a heritage-registered building listed on the City of Victoria's Register of Heritage Properties. Located in the neighbourhood of Burnside, 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 Spratt 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 Spratt 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 and Guidelines 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.

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.

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.

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.

3.3 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.

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 Spratt 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 82 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.

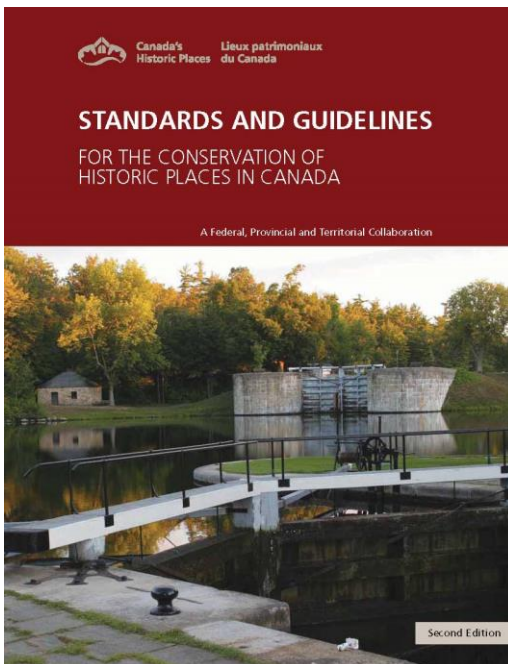
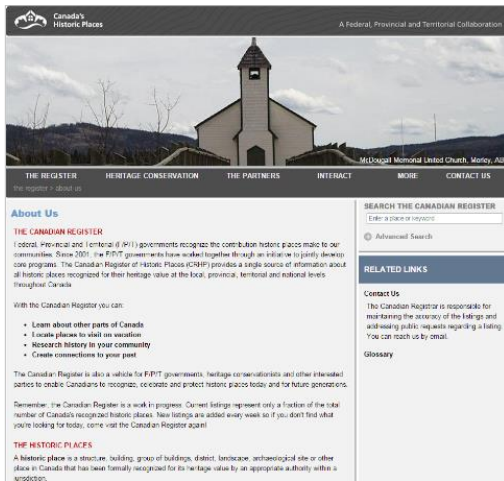
4.1.2 Standards and Guidelines for the Conservation of Historic Places in Canada

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

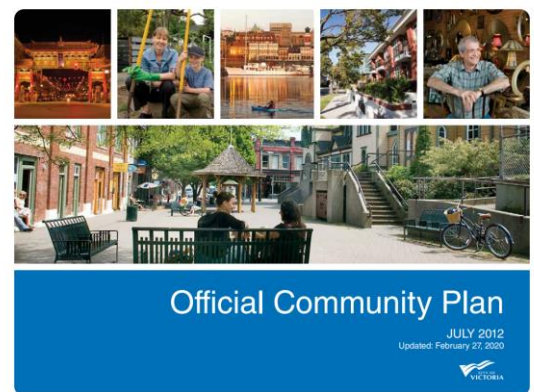
Victoria’s *Official Community Plan* (OCP) is a 30-year plan that provides direction for growth and change in the community and was adopted by Council in 2012. Heritage-related policies are provided in Section 8: Placemaking – Urban Design and Heritage with the goal to protect and celebrate Victoria’s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

The OCP’s broad objectives related to **Heritage** 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 policies related to **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.*

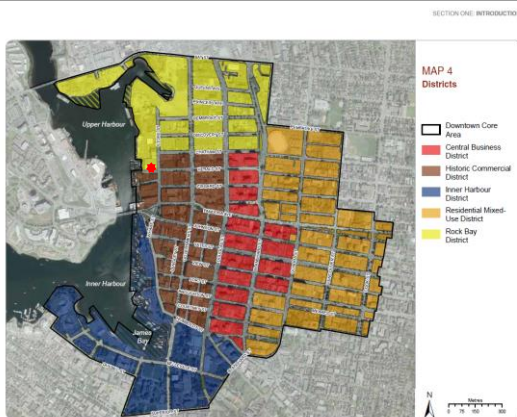
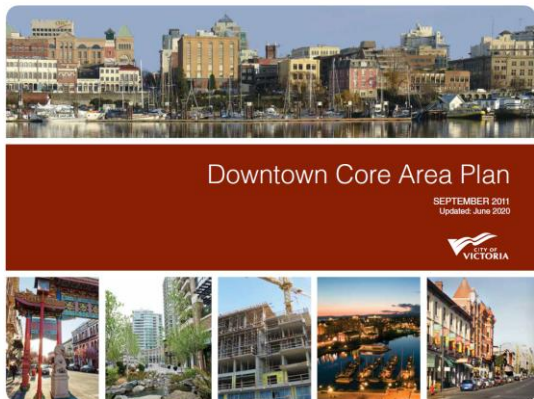
4.3.2 Downtown Core Area Plan

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 Spratt Building at 1910 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 1910 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 1910 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 1910 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. (Note: 1910 Store Street is not in the Historic Commercial District nor the Inner Harbour District.)*

- 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 1910 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 1910 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.*
- 8.3.2 *Continue to prepare or update Statements of Significance for properties listed on the City's Register of Heritage Properties, and for properties proposed to be added to the Register.*

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 Spratt



Old Town Design Guidelines

New Buildings and Additions to Existing Buildings (2019)



Building at 1910 Store Street is not located in any of the three Old Town Sub Areas; therefore, the **Old Town Design Guidelines** do not apply.

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 61 (shown below) is designated as **Development Permit Area DPA 10B (HC): Rock Bay Heritage**.

APPENDIX A: DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 61: DPA 10B (HC): Rock Bay Heritage



4.3.5 Heritage Conservation Areas

Heritage Conservation Areas are distinct districts with special heritage value and character. The Spratt Building is in **Development Permit Area DPA 10B (HC): Rock Bay Heritage** 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:

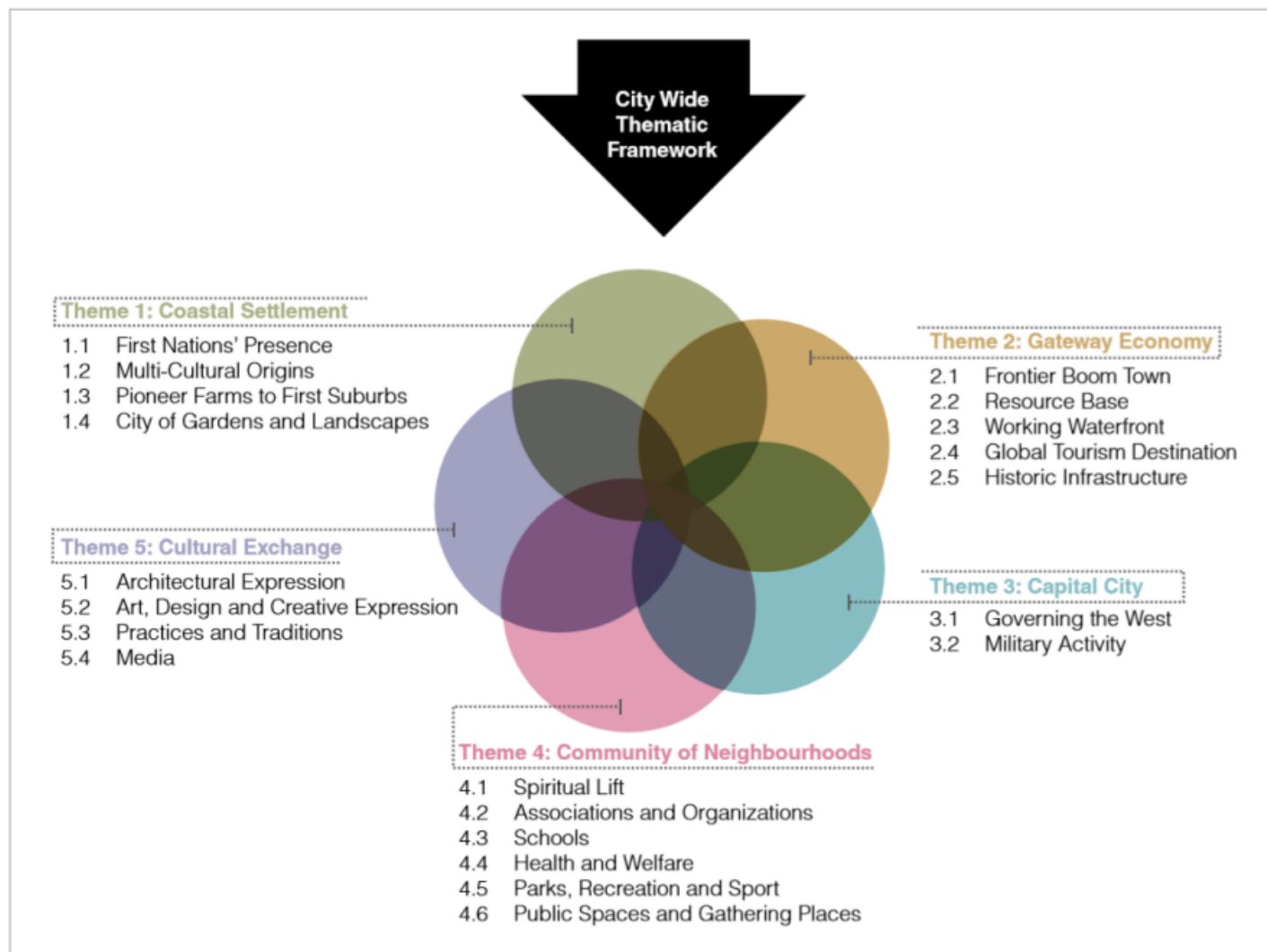
4. (b) *To conserve the heritage value, special character and the significant historic buildings, features and characteristics in the Inner Harbour area.*

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 building 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 building. Conditions were observed and photographed and at no time were materials or elements removed or damaged.

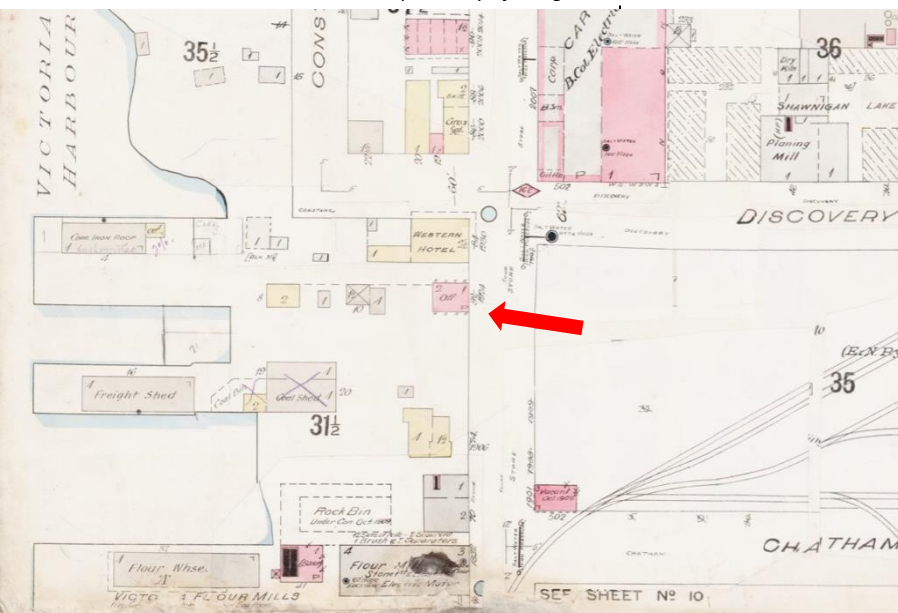
The following recommendations are based on condition assessment results, research on building alterations, and consideration for the building's high integrity in terms of its original 1892 appearance. Materials and their condition are described for the historic building only and a conservation approach 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 Spratt Building is a rectangular one-storey brick commercial structure located at 1910 Store Street and is situated in its original location on the west side of Store Street near the intersection of Discovery and Store Streets.

1903 Fire Insurance Map, Library of Congress.



The building has a small footprint with its primary façade built to the property line on the east side and the west rear façade facing the wharf. The building's commercial form, scale, massing, and footprint, as seen from Store Street, are largely intact and are character-defining elements that should be preserved.

On the east side of Store Street and between Discovery and Chatham Streets is a large parking lot. On the northeast corner of Discovery and Store Streets is the historic industrial B.C. Electric Railway Company Depot. On the northwest corner of Discovery Street is the Island Asphalt Co. South of the Spratt Building is a small shed-roofed utilitarian wood building used by Mr. Greene as an office, and currently continues a similar function. The west side contains utilitarian

additions on the lower ground level that currently contains a welding shop.

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 one-storey heritage building as seen from Store Street, without the west industrial extensions added to the lower ground level over the years, will be retained. New development is envisioned on the west and south sides of the Spratt Building, but will not impact the heritage value or character-defining elements of the one-storey structure as viewed by the public from Store Street. The uses on this block are anticipated to be a mixture of light industrial, commercial, office and residential.

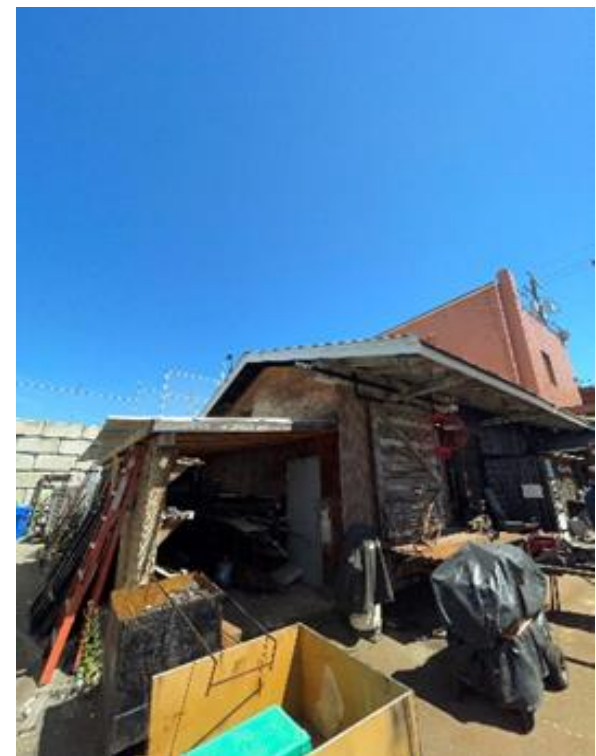
The block bounded by Store, Chatham, Discovery and Government Streets will be divided by a lane running north south. A public square is envisioned at the corner of Store and Chatham Streets, flanked by an Arts and Culture building and a mixed-use Artist/Live/Work building. The remainder of this block 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 Streets and the proposed lane.

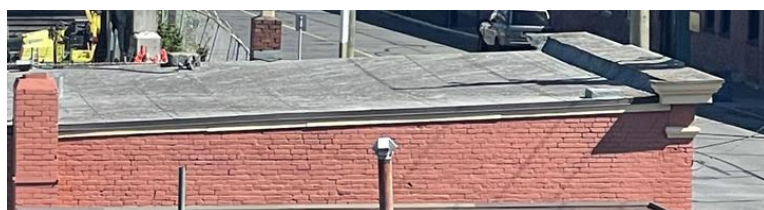
Exterior Form Conservation Approach:
Preservation and Rehabilitation

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 “public view” of the original building. Retain and preserve the historic frontage along Store Street; preserve the exposed main floor west façade facing the waterfront as well as the south and north sides.
3	If adding new features to address sustainability requirements, work with sustainability and conservation specialists to ensure compliance with energy efficiency objectives has minimal impact on the character-defining elements and overall heritage value of the building.
4	All new architectural lighting and signs to be sympathetic to the character of the building and attached into mortar rather than brick or stonework.

5.2 Roof

Roofs identified as a character-defining element include visible elements, such as chimneys, gables, eaves, parapets, cornices and fascia. The roof is





an important architectural feature that contributes to the building's form and aesthetics.

The existing roof is flat with a Torch On roofing system, which is resistant to ultraviolet light and acts as a waterproof barrier and appears to be in good condition. The Torch On system also makes the roof lighter and drains or eavestroughs are not required, nor do they exist on this building. The street-edge of the roof carries a horizontal wood entablature constructed of a moulded projecting cornice, frieze and moulded architrave with a cornice return on the south and north sides, all of which is securely fastened. It also appears to be capped with sheet metal to protect it from moisture. All wood elements appear to be in good condition.



Two brick chimneys are still intact and are important character-defining elements as they contribute to the overall character of the building and should be retained, inspected for deterioration, stabilized, repaired and repainted. The north chimney in particular needs repointing above the roofline. Seismic stabilization of the chimneys should also be undertaken.

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.
- 2 Preserve the wood entablature that contains a moulded cornice, frieze and moulded architrave, as well as the cornice returns. If repairs are necessary, they should follow a minimal intervention approach and include replacement in-kind based on documentary or physical evidence.

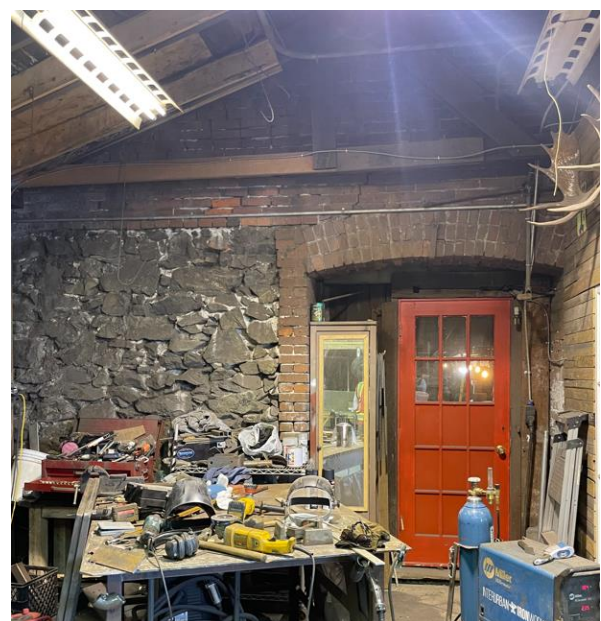
3	Retain the two brick chimneys, inspect for any deterioration, stabilize, repair and repaint. Any bricks requiring replacement should be done in-kind.
4	Comply with energy efficiency objectives in upgrades to the roof assembly in a manner that respects the character-defining elements and heritage value of the historic building.

5.3 Exterior Walls

The Spratt Building is of post and beam construction and rests on a rubble stone foundation that is not visible, other than at the lower ground level on the west side, as shown in the photograph to the right. The exposed exterior walls on all elevations are painted masonry brick in a stretcher or running bond pattern and appears to be recently painted.

On the east façade, all masonry is painted. The protruding semi-circular stone arch and vertical piers framing the entrance, parged to appear as cut stone, appear to be in good condition. However, some areas appear to be chipped and will require repair and repainting. The window openings have rusticated stone voussoirs and concrete sills, and rest on a concrete bulkhead below, and all appear to be in good condition with no spalling paint surfaces. All wood details on the east façade are also in good condition with no peeling, bubbling or spalling paint evident. Removal of paint from all stonework surfaces should be considered. Specifically, the segmental arched window headers, the lower bulkhead, the central arch surrounding the doorway, and from all window sills.

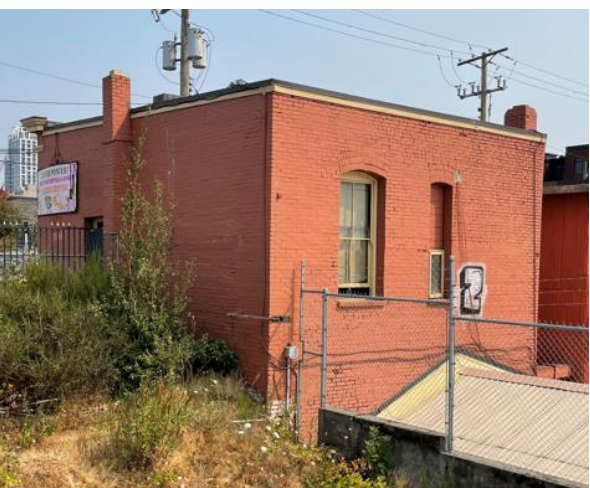
The south and north brick walls and pointing appear to be in good condition. There is evidence on the south wall of some brick deterioration in the upper right corner that will require brick replacement, repointing and repainting to match existing. Other signs of penetration into the brick





will require repair or in-kind replacement. The anchoring of wood bracing evident near the south corner of the front façade should also be investigated, removed if redundant, and the brick repaired and repainted. Overall, some signs of maintenance are required within the next couple of years as evident in the photographs to the left.

The west wall shows evidence of parging over the brick at some point as well as the west side of the south chimney, as shown in the photograph to the right.



Exterior Walls Conservation Approach: *Preservation, Rehabilitation and Restoration*

- 1 Complete a comprehensive survey of all masonry surfaces to further document noticeable deterioration, areas requiring immediate protection and repair, and areas that may require monitoring.
- 2 Preserve the parged masonry arch, the segmental arched rusticated stone window headers, and lower bulkhead on the east façade by repairing damaged surfaces, cleaning surfaces of any bird droppings, and removing paint from all stonework to reveal original contrast in colour. Paint should also be removed from all masonry window sills, and from the arched brick window headers on the west façade. Undertake test areas for paint removal in inconspicuous locations using approved restoration products to determine if removal is feasible. Be aware of the possibility of lead in the paint and take all necessary precautions to safely contain the paint. If removal is possible, prepare a paint removal specification / protocol. If paint removal is not possible, repaint with colours determined by the Heritage Consultant.
- 3 Retain all brickwork surfaces and protect by cleaning and repairing any damaged areas and checking for moisture penetration and infestation. Take corrective action as soon as possible. Use approved chemical restoration cleaners only and avoid abrasive cleaners and sandblasting that may damage the brick surface. Sandblasting is the worst approach and must be avoided at all costs.

4	Repoint brickwork where necessary to protect from rainwater entering the core of the wall or the inside face of the building through the joints between the brick. The width, profiles, and texture of the joints in brickwork affect its visual character. The new mortar must match the historic mortar in texture and tooling and should be softer and more permeable than the masonry units and no harder or more impermeable than the historic mortar.
5	Repair of brickwork should be limited to extensively deteriorated areas or missing parts of an exterior wall and should be limited to replacement in-kind or 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 brickwork should be reviewed by a Heritage Consultant prior to commencement of the work.
7	Remove all metal inserts that are not contributing and are redundant.
8	Undertake a thorough surface investigation of exterior wood element details to identify paint failures, such as blistering, alligating and checking, chalking, mildew or peeling.
9	Repair painted surfaces where necessary by scraping away old peeling paint and feather-sand affected areas. Spot prime bare areas. Caulk as required and repaint with a high-quality vapour permeable mineral silicate paint to allow moisture to escape freely.
10	All repairs to the exterior brick 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.
11	A seismic upgrade of the building should be considered as part of the Heritage Alteration Permit stage.

5.4 Windows, Doors and Fenestration Openings

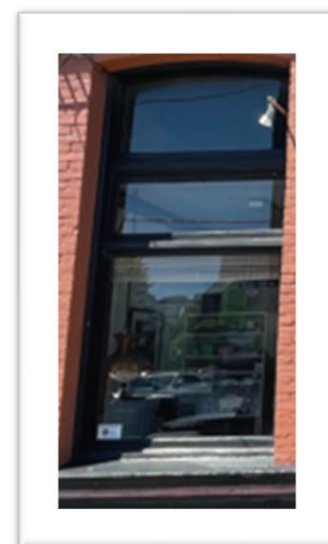
Windows, doors and fenestration openings tend to be the ‘openings’ to the soul of heritage buildings. They have a multitude of functions that bring in light, allow for views, enable the entry of fresh air, and allow for access to the building. Their integration into the building is a design element that 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.



All existing 1892 windows appear to be the original wood windows. The east façade has fixed windows with a fully operable central inward-opening hopper window and appear to be in good condition. The central entrance has a multi-paneled wood and glass door with solid wood side panels, original hardware and mail slot, original metal 1910 address numbers, as well as the single lite shaped transom above the door that is currently obscured by the Hands On Clay Collective metal sign.

The south elevation has two two-over-two wood sliding windows and two two-over-two single-hung windows all in good condition. The north elevation contains one two-over-one wood window and is in good condition.

The west elevation shown on the left has a single-hung two-over-two window and a second fenestration opening that appears to be filled in. It is visibly unclear as to whether the fill material is wood panelling or brick.



Window Conservation Approach: *Preservation and Rehabilitation*

- 1 Inspect all original window assemblies and determine extent of repair or replacement that may be required.
- 2 Retain sound windows original to the 1892 period that are in good condition. Protect and maintain 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.
3	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.
4	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.
5	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.
6	Retain all original glass in historic window assemblies where possible.
7	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.
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	Ensure exterior paint covers the beveled putty that slightly laps onto the glass to ensure a weather-tight seal.
10	Exterior finishes should match the original window colour. Determine the colour through site investigation, paint scrapings, historical documentation and archival photographs. If the original colour cannot be determined, select a colour(s) that are authentic to the period of the building.
11	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 interior of the main street level floor has a particle board drop ceiling that conceals the top window unit in each of the two windows on the front east façade and should be removed to expose the full height of the windows. The tile flooring is non-original. Interior wood detailing, such as the wainscoting, chair rail moulding, wall panelling with upper frieze, and the main floor staircase with open rail and swing gate appear to be original, as does the lower-level staircase with an open rail and newel post. The vertical wood doors, hardware with mortice locks, and reeded glass partition are character-defining for their period. It is recommended that interior character-defining elements be retained and celebrated within the interior space by integrating them into the new use of the building. This can be achieved by preserving the elements and protecting their existing placement within the interior that will contribute to the Spratt Building's story in terms of its heritage value.

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	Remove the particle board drop ceiling currently covering the top window unit in each of the two windows on the front east façade to expose the full height of the windows.

3	Assess the overall condition of all wood window frames and sashes and determine scope of repair.
4	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.
5	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.
6	Retain all original glass in historic window assemblies where possible.
7	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.
8	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 building 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 1892 Spratt Building. NorthStar's detailed condition assessment with photographs is in Appendix E.

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 maximize 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 contractor's 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 online 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 pitch to avoid 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 direct 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 focuses 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.

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
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. 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. 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. Removing damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.	Failing to identify, evaluate and treat the causes of wood deterioration. Stripping paint or other coatings to reveal bare wood thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear. Using destructive coating removal methods, such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage woodwork.

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

MASONRY

RECOMMENDED	NOT RECOMMENDED
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. 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.	Failing to identify, evaluate and treat the causes of masonry deterioration. 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.





Cleaning masonry, only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results. Carrying out masonry cleaning tests after it has been determined that a specific cleaning method is appropriate. 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. Removing damaged or deteriorated paint only to the next sound layer, using the gentlest method possible; for example, hand scraping before repainting. 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.	Over-cleaning masonry surfaces to create a new appearance, thus introducing chemicals or moisture into the materials. 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. Using a cleaning method that involves water or liquid chemical solutions when there is a possibility of freezing temperatures. Cleaning with chemical products that damage masonry or mortar, such as using acid on limestone or marble. Failing to rinse off and neutralize appropriate chemicals on masonry surfaces after cleaning. Applying high-pressure water cleaning methods that damage the masonry and mortar joints and adjacent materials. Cleaning masonry surfaces without sufficient time to determine long-term effectiveness and impacts. Removing paint that is firmly adhering to masonry surfaces. Using methods of removing paint that are destructive to masonry, such as sandblasting, application of caustic solutions, or high-pressure water blasting. Applying paint, coatings or stucco to masonry that has been historically unpainted or uncoated.
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Removing hazardous materials from masonry, using the least-invasive abatement methods, and only after adequate testing has been conducted.	Removing paint from historically painted masonry, unless it is damaging the underlying masonry. Removing stucco from masonry that was historically never exposed.
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CONCRETE

RECOMMENDED	NOT RECOMMENDED
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. Cleaning concrete, only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	Failing to identify, evaluate and treat the various causes of concrete deterioration. 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. Over-cleaning concrete surfaces to create a new appearance, thus introducing chemicals or moisture into the concrete. Using a cleaning method that involves water or liquid chemical solutions when there is a possibility of freezing temperatures. Cleaning with chemical products that damage the concrete. Failing to rinse off and neutralize appropriate chemicals on concrete surfaces after cleaning. Blasting the concrete with abrasives that permanently erode the surface and damage soft or delicate materials adjacent to it. Applying coating or paint over the concrete to present a uniform appearance.





Removing damaged or peeling paint, using the gentlest method possible before repainting. 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. Cleaning concrete before repair to remove contaminants, dirt and soil, so that the new concrete patches match the cleaned surface. Sealing inactive cracks in concrete by pointing with a cementitious mortar, or injecting epoxies to prevent moisture from entering the concrete mass.	Removing paint that is firmly adhered to concrete. Removing paint from historically painted concrete unless it is damaging the underlying concrete. Sealing active cracks with hard mortars or other hard materials that could prevent seasonal movements. Repairing cracks in concrete elements, without first determining the cause or significance of the crack.
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GLASS AND GLASS PRODUCTS

RECOMMENDED	NOT RECOMMENDED
Protecting glass from breakage, chipping and alteration caused by ongoing maintenance. Assessing the impact of previous maintenance practices on glass and adjacent materials. 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.	Failing to replace deteriorated sealants at glass joints to prevent moisture penetration. Failing to clean glass surfaces to prevent the accumulation of corrosive grease or dirt. Using cleaning methods that alter or damage the colour, texture or finish of the glass elements.

Appendix A

Research Sources

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- The Daily Colonist, Victoria, January 15, 1888, page 4, col. 4.
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- Victoria Downtown Heritage Registry, page 171.
- Temple Lodge, No. 33, Duncan, B.C. Vancouver Island Masonic History Project, Joseph Spratt (1834-1888), June 24, 2021, www.templelodge33.ca/joseph-spratt/
- Victoria Heritage Foundation, <https://www.victoriaheritagefoundation.ca/HReg/Burnside/Store1910.html>

Appendix B

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](#)

[Home](#) > [How to Preserve](#) > [Preservation Briefs](#)

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**.

- Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
- Repointing Mortar Joints** in Historic Masonry Buildings
- Improving Energy Efficiency** in Historic Buildings
- Roofing** for Historic Buildings
- The Preservation of Historic **Adobe Buildings**
- Dangers of Abrasive Cleaning** to Historic Buildings
- The Preservation of Historic Glazed Architectural **Terra-Cotta**
- Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- The Repair of Historic **Wooden Windows**
- Exterior **Paint Problems** on Historic Woodwork
- Rehabilitating Historic **Storefronts**
- The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
- The Repair and Thermal Upgrading of Historic **Steel Windows**
- New **Exterior Additions** to Historic Buildings: Preservation Concerns
- Preservation of Historic **Concrete**
- The Use of **Substitute Materials** on Historic Building Exteriors
- Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- Rehabilitating **Interiors** in Historic Buildings—Identifying Character-Defining Elements
- The Repair and Replacement of Historic **Wooden Shingle Roofs**
- The Preservation of Historic **Barns**
- Repairing Historic **Flat Plaster**—Walls and Ceilings
- The Preservation and Repair of Historic **Stucco**
- Preserving Historic **Ornamental Plaster**
- Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
- The Preservation of Historic **Signs**
- The Preservation and Repair of Historic **Log Buildings**
- The Maintenance and Repair of Architectural **Cast Iron**
- Painting** Historic Interiors
- The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
- The Preservation and Repair of Historic **Clay Tile Roofs**
- Mothballing** Historic Buildings
- Making Historic Properties **Accessible**
- The Preservation and Repair of Historic **Stained and Leaded Glass**
- Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
- Understanding Old Buildings: The Process of **Architectural Investigation**
- Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
- Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
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- Preserving Historic **Ceramic Tile Floors**
- The **Seismic Rehabilitation** of Historic Buildings
- The Maintenance, Repair and Replacement of Historic **Cast Stone**
- The Preparation and Use of Historic **Structure Reports**
- The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
- Preserving Historic **Wooden Porches**
- The Preservation and Reuse of Historic **Gas Stations**
- Maintaining the Exterior** of Small and Medium Size Historic Buildings
- Preserving **Grave Markers** in Historic Cemeteries
- Historic Decorative Metal Ceilings and Walls**: Use, Repair, and Replacement
- Lightning Protection** for Historic Buildings

Appendix C

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.

<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>		
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.

<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>		
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 D

Building Condition Assessment

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

1910 Store Street –
Spratt Building



Spratt Building

Northstar Character Defining Elements Investigative
Summary

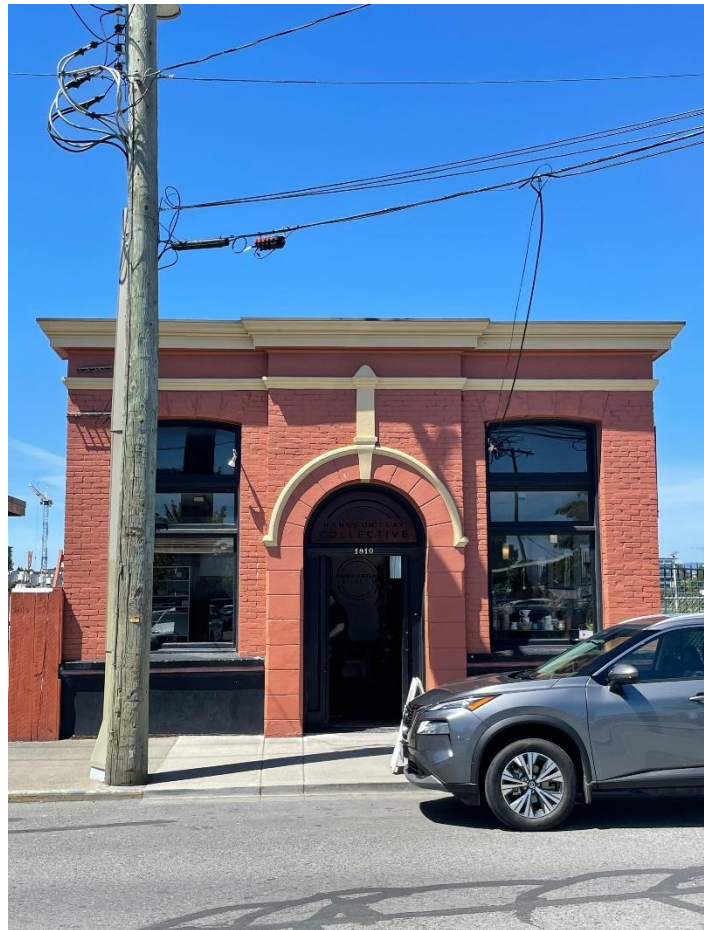
1910 Store Street,
Victoria, BC, V8T 5K1

Prepared By: Anna Quinn

Project Coordinator

Northstar 2000Ltd.

NorthStar General Contracting Ltd.
Victoria, Vancouver Island
British Columbia
P: 250-880-0409
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Character Defining Elements

Item #	Existing conditions/elements:	1910 Store Street:	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.	a) Masonry brick exterior cladding *painted, w semi-circular stone archways, b) Wood cornice kept, w sheet metal c) Masonry embedded window sills d) Rubble rock foundation e) Fir joists, post and beam bracket basement	1a) 1b) 1c) 1d) 1e)
Item 2	Their construction, and any character-defining detailing.	a) Original base building construction for main structural elements and exterior façade, recently restored and well maintained b) Main entrance semi-circular archway, w keystone, voussoirs	2a) 2b)
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.	Third Floor a) Particle board drop ceiling b) Tile flooring looks to be non-original	3a) 3b)
Item 4	Identify any additions over time and their delineation from the original structure.	- There appears to be no additions	
Item 5	Identify window openings, lintel and sill material and condition.	a) Window openings all appear to be original wood, lintels appear to be original, lintels are masonry/keystone, sills are imbedded/ masonry, doorway arch is original masonry/keystone	
Item 6	Assess the condition of masonry under painted surfaces, if possible, and assess extent of potential repair work.	a) Masonry looks to be recently restored and painted, jointing of brick appears to be in good condition, some signs of maintenance required within the next couple of years on the Southeast corner b) *Evidence of parging at some time on the West/South corner, brick jointing was not cleaned out c) North chimney appears to need repointing in the next few years above the	6b)

		roofline, windows on the North and South elevation original wood single hung windows, w masonry lintels in great condition	
Item 7	Identify the condition of parapet walls if possible and whether appropriate cap and flashing is in place.	a) No substantial parapet walls, cornice projection capped, w metal cladding	7a)
Item 8	Identify whether the roof is flat, raked, or pitched.	a) Flat roof/torch on	8a)
Item 9	Identify any additions or alterations.	a) Adjoining welding shop has been downsized over the years	9a)
Item 10	Identify roof features, such as a copula, or clerestory. Assess whether these features are original or later additions.	None	
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. Determine how the cornice is attached and whether re-anchoring is necessary.	a) Cornices appear to be constructed of wood	11a)
Item 12	Determine how the cornice is attached and whether re-anchoring is necessary.	a) Cornices are attached to the masonry and soffits * They appear to be securely fastened	12a)
Item 13	Determine if the original interior configuration is still intact.	a) Third Floor (street level) appears to be all original aside from a few non load bearing partitions	13a)
Item 14	Identify original materials, furnishings and finishes.	a) Original wood doors	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) Main floor staircase and handrails in original condition b) Second floor stairwell is also original	15a) 15b)
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?	a) They are original wood, w sash assemblies intact	16a)
Item 17	Assess if the windows are original double-hung assemblies, do they have multi-panel divided light patterns, are there leaded transoms?	a) Storefront windows appear to have an inward hopper opening window in the center pane Main Floor b) North windows - single hung, South windows - single hung, West elevation - single hung, *ornamental security bars not original Second Floor c) South side - 2 windows slider, 1 window single hung	17a) 17b) 17c)
Item 18	Identify whether the storefront	a) It appears to be all original heritage	18a)

	configuration has changed over time. Is the original still evident under the existing layers?	wood storefront	
Item 19	Identify original hardware and condition.	a) Original door hardware appears to be intact, w mortice locks	19a)
Item 20	Identify the overall structural system of the building: such as post and beam, arches, trusses or frames, load-bearing masonry.	a) Arched entrance	20a)
		b) Post and beam, rubble rock foundation	20b)
Item 21	Identify structural material such as stone, brick, steel, wood or concrete.	a) Rubble rock foundation, fir floor joists, brick archway in basement, second floor masonry	21a)
		b) Segmental window arches	21b)
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 guardrail and swing-gate around main floor stairwell	22a)
		b) Wainscot and chair rail on main floor	22b)
		c) Main floor picture rail/cove around perimeter	22c)
		d) Wooden sills and sashes around windows still intact (original).	22d)
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) Like the other buildings, the brick seems to be in excellent condition and likely restored all at the same time on the exterior. There seems to be no evidence of major peeling of the paint.	23a)
		b) Brick lay pattern jointing cement appears to be in great condition	23b) refer to Appendix 23a)
		c) North side chimney above the roofline appears to require jointing/maintenance in the next couple of years	23c)
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) No notable concrete	
Item 25	Architectural and Structural Metals - Identify any cast, pressed or wrought iron metal 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.	a) There appears to be steel lintels over the windows	25a)
Item 26	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	a) Appears to be original glazing in windows	26a)

	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.		
Item 27	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.	a) No plaster or stucco	
Item 28	On site sampling may be required to determine the original historic colour scheme on surfaces originally painted.	a) Sampling by Northstar available upon request	

Reference #:	Corresponding Picture:	
1a)		
1b)		

1c)	
1d)	

1e)



2a)



2b)



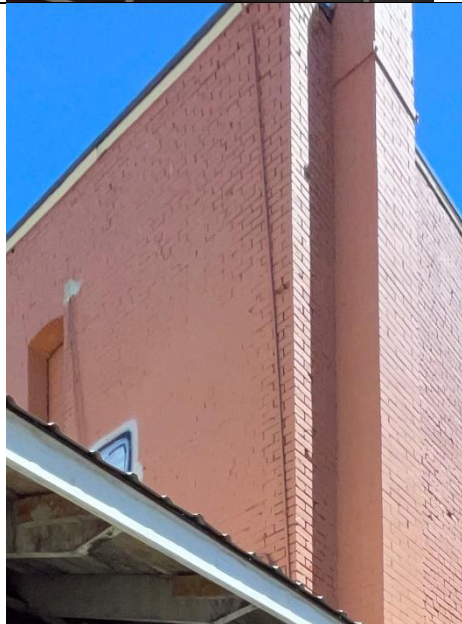
3a)

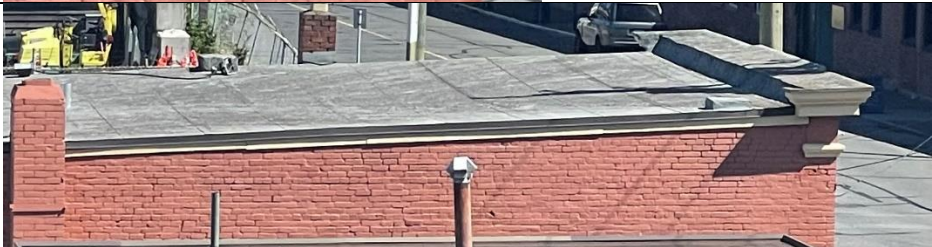
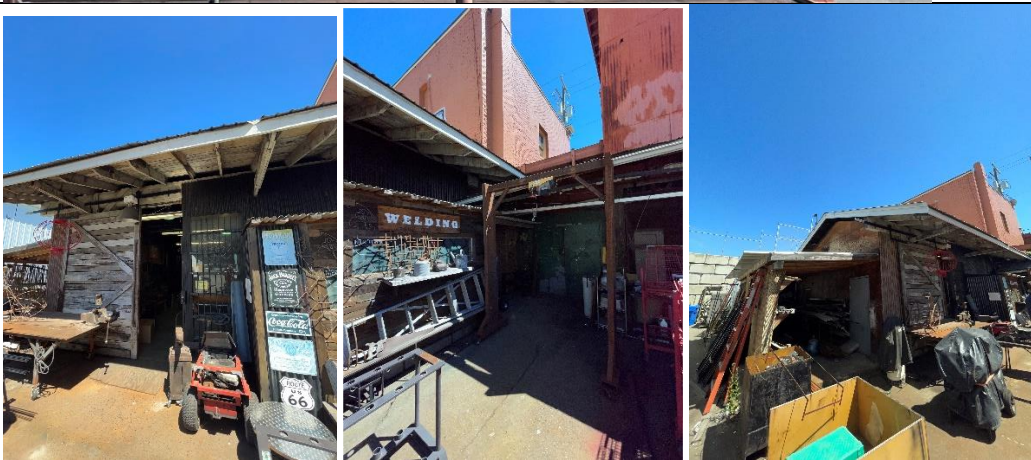


3b)



6b)



7a)		
8a)		
9a)		
11a)		

12a)



13a)



14a)



15a)



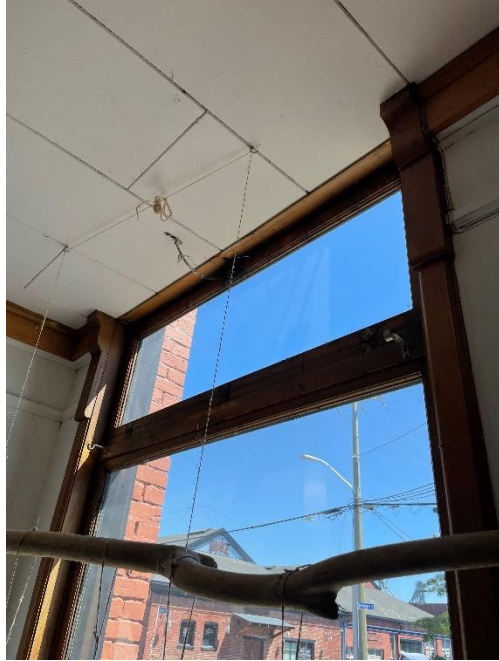
15b)



16a)



17a)



17b)

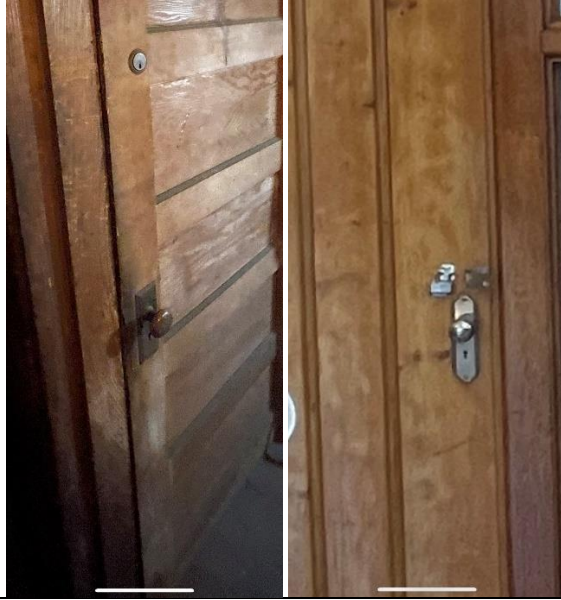


		
17c)		

18a)



19a)



20a)



20b)



21a)



21b)



22a)



22b)

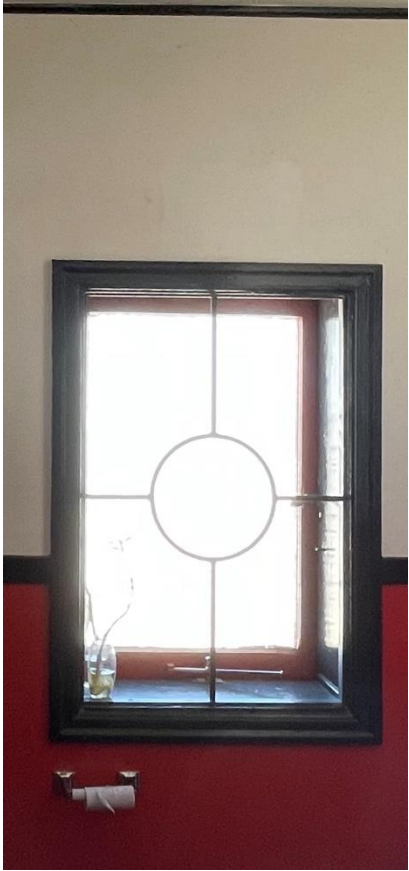


22c)



22d)



	
23a)	

23c)		
25a)		

26a)

