BRITISH COLUMBIA POWER COMMISSION BUILDING

780 BLANSHARD STREET, VICTORIA, BC

CONSERVATION PLAN

REVISED OCTOBER 2022

COMMUNITY DESIGN STRATEGIES

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Contents

Appendices

HISTORIC PLACE

HISTORIC NAMES:

- British Columbia Power Commission

OTHER NAMES:

- BC Power Commission

CIVIC ADDRESS:

- 780 Blanshard Street, Victoria, BC

ORIGINAL OWNER:

- Government of British Columbia

CURRENT OWNER:

- Reliance Properties Inc.

DATE OF CONSTRUCTION:

- 1949-1950

ARCHITECT:

- Henry Whittaker

HERITAGE STATUS:

- Heritage-Registered

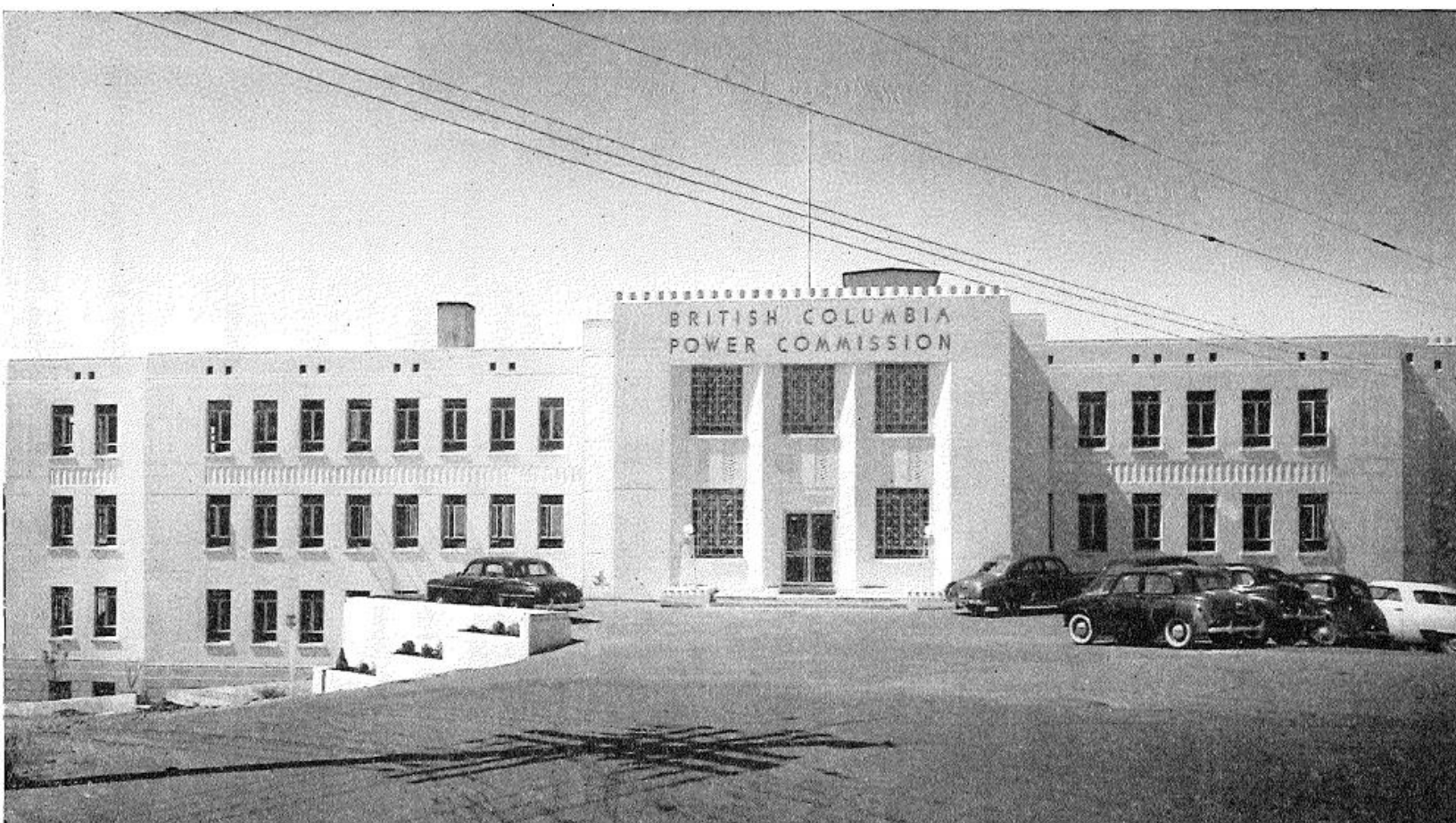
1. Introduction

The British Columbia Power Commission building, currently known as the BC Power Commission building, is situated at 780 Blanshard Street on an irregular-shaped site in the Downtown Neighbourhood of Victoria, BC. It is listed on the City of Victoria's Heritage Register but is not designated.

The building was designed by the BC Public Works Department's Chief Architect, Henry Whittaker and is a fairly late expression of the Art Deco style. Built in 1949-50 as an administrative headquarters for the Commission, the building has heritage value for its distinctive architectural design, and for its connection with the public sector enterprise that helped shape British Columbia's waterpower industry.

Based on a 2019 condition assessment by Pitchin Ltd., the structure has an approximate footprint area of 11,550 square feet and a total building area of 46,200 square feet. The substructure of the building is constructed with a partial basement/ground level cast-in-place concrete slab-on-grade, with cast-in-place concrete foundation walls due to the sloped nature of the site. The superstructure is constructed of reinforced concrete (i.e. beams, columns, and slabs) and a concrete roof deck. The exterior walls of the building consist of painted cast-in-place concrete on all elevations, with areas of metal cladding around the canopies over the west entrance.

British Columbia Power Commission Administrative Building, Victoria. Source: The 6th Annual Report of the British Columbia Power Commission for the Year Ended March 31st, 1951.



The result is solid massing and a geometric form that carries stylistic motifs that contrast with nineteenth century Victorian architecture typical of nearby landmarks, such as St. Ann's Academy. The building's modern approach signifies the province's move toward electrification for the province in the mid-twentieth century and represents the beginning of an innovative direction in downtown Victoria at the time.

The building was occupied by Ministry of Forests, Lands, Natural Resources Operation and Rural Development prior to Reliance Properties Inc. acquiring the property in September 2019. The building is currently leased to local art groups as part of a cultural campus for organizations that include the Ministry of Casual Living, Victoria Tool Library, Supply Victoria, and others.

The project envisions the original British Columbia Power Commission building operating as a hotel with a residential multi-storey tower confined to a much smaller central footprint that aligns and rises from the central entrances on the north and south elevations.

With clear distinction between what is old and what is new, this project aims to create a strong dialogue between the two through design cues borrowed from the historic building's Art Deco detailing, scale, rhythm and alignment of fenestrations and horizontal and vertical elements. Confining the addition's intervention to a reduced footprint retains the British Columbia Power Commission building's horizontality, scale, and character, and accentuates the building's prominence to renew and strengthen its sense of place on the southeastern edge of Victoria's downtown neighbourhood.

The aim of this Conservation Plan is to ensure the sensitive preservation, rehabilitation, and restoration of 780 Blanshard Street within the proposed adaptive reuse of the building to function as a contemporary hotel, and to recommend minimal impact with the inclusion of a multi-storey residential development above a confined portion of the original structure. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* was the guiding document in the preparation of this plan.

HISTORIC PLACE

HISTORIC NAMES:

- British Columbia Power Commission

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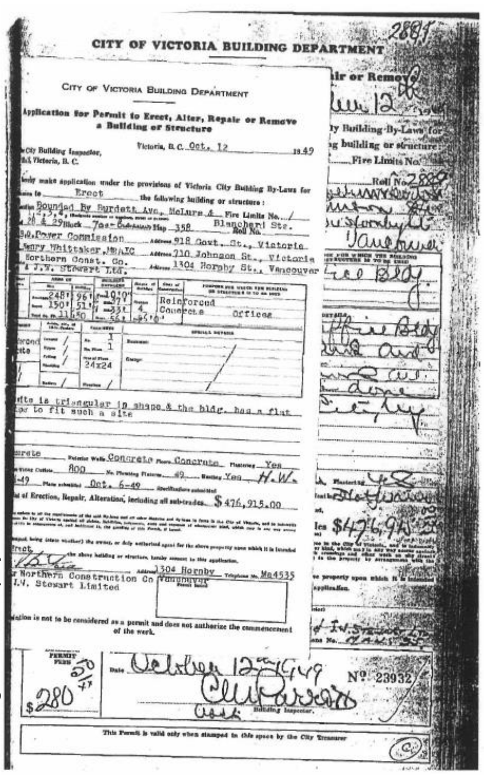


CITY OF VICTORIA BUILDING DEPARTMENT

City of Victoria Building Department

Application for Permit to Erect, Alter, Repair or Remove a Building or Structure

Victoria, B.C. Oct. 12 1949

B.C. Power Commission

Henry Whittaker, MRAIC

Northern Const. Co.

J. W. Stewart Ltd.

Reinforced Concrete Offices

$476,915.00

Nº 23932

Building Permit, City of Victoria, October 12, 1949.

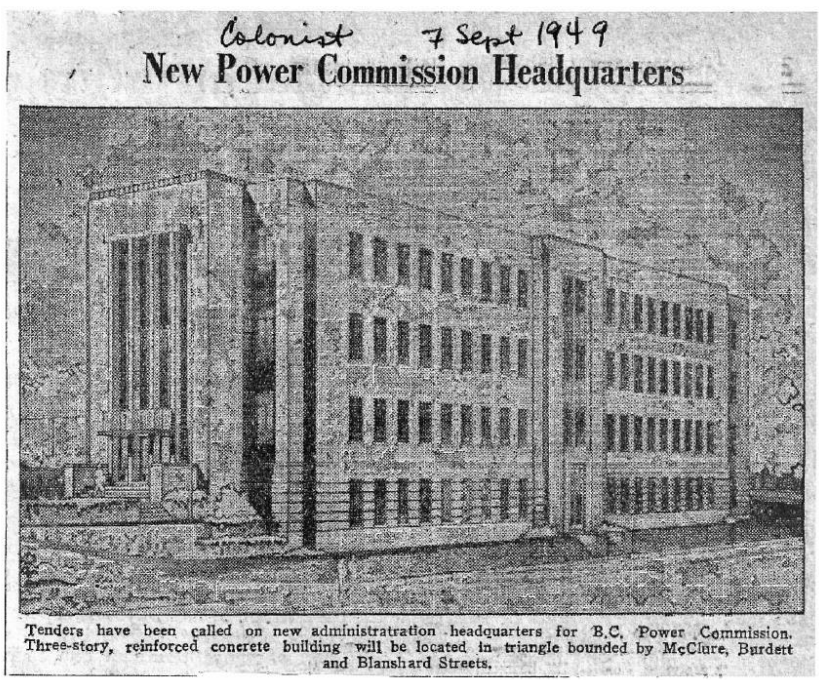
2. Understanding the Historic Place

2.1 Historical Overview

The British Columbia Power Commission building at 780 Blanshard Street is located within Victoria's Downtown Neighbourhood. The BC Power Commission was created by the Electric Power Act of 1945. The mandate of the Commission was to stimulate population growth and industrialization by merging generation and distribution facilities into one system and deliver electricity to many communities that were without power. The utility was publicly owned until its amalgamation with BC Electric in 1962 to form what is now known as BC Hydro.

The British Columbia Power Commission building is listed on the City of Victoria's Heritage Register and, as noted in the CRD Art Deco and Moderne survey undertaken by Donald Luxton, is considered *"one of the best buildings of this period in the province."*

Designed by the provincial Chief Architect, Henry Whittaker, the building was built in 1949-50 as an administrative headquarters for the Commission. Some sources state the building was constructed in 1939-40 and was initially to function as a hospital. However, there is no evidence to validate such use and the Building Permit issued on October 12, 1949, confirms period of construction. The 6th Annual Report of the British Columbia Power Commission for the Year Ended March 31st, 1951, states:



Colonist 7 Sept 1949

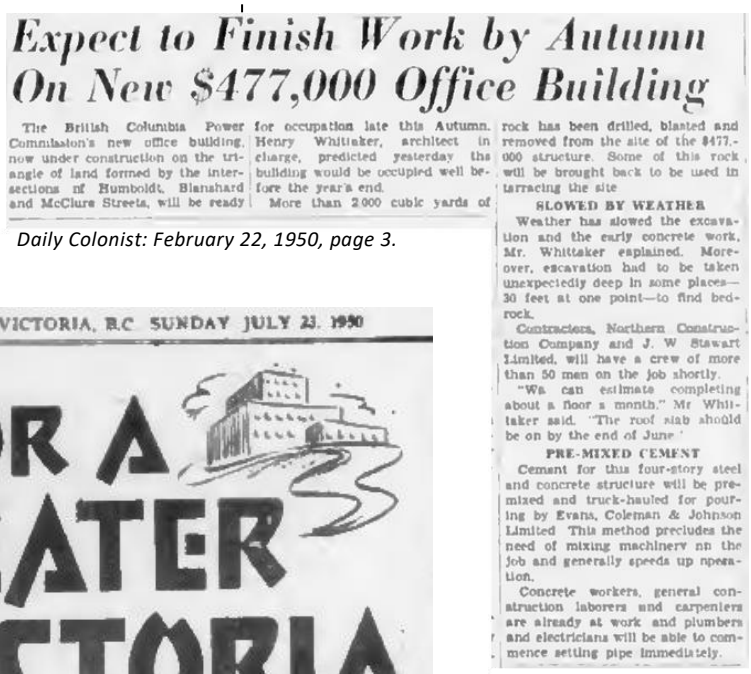
New Power Commission Headquarters

Tenders have been called on new administration headquarters for B.C. Power Commission. Three-story, reinforced concrete building will be located in triangle bounded by McClure, Burdett and Blanshard Streets.

New Power Commission Headquarters, Daily Colonist, September 7, 1949.

"The administration building in Victoria was completed before the close of the fiscal year, the staff moving into the new quarters at the end of January 1951. This centralization brought about a reorganization between head office and power district staff, producing greater efficiency and economy by eliminating the need for regional offices at Nanaimo and Vernon."

Constructed at a cost of $476,915.00, the poured-in-place concrete building is situated on a sloped triangular site creating a structure that has two visible storeys on the northern façade and four storeys on the south facing elevation. Its architectural style is a late expression of Art Deco composed of geometric forms and ornamentation



Expect to Finish Work by Autumn On New $477,000 Office Building

The British Columbia Power Commission's new office building, now under construction on the triangle of land formed by the intersections of Humboldt, Blanshard and McClure Streets, will be ready for occupation late this Autumn. Henry Whittaker, architect in charge, predicted yesterday this building would be occupied well before the year's end.

More than 2,000 cubic yards of rock has been drilled, blasted and removed from the site of the $477,000 structure. Some of this rock will be brought back to be used in terracing the site.

SLOWED BY WEATHER

Weather has slowed the excavation and the early concrete work, Mr. Whittaker explained. Moreover, excavation had to be taken unexpectedly deep in some places—30 feet at one point—to find bedrock.

Contractors, Northern Construction Company and J. W. Stewart Limited, will have a crew of more than 50 men on the job shortly.

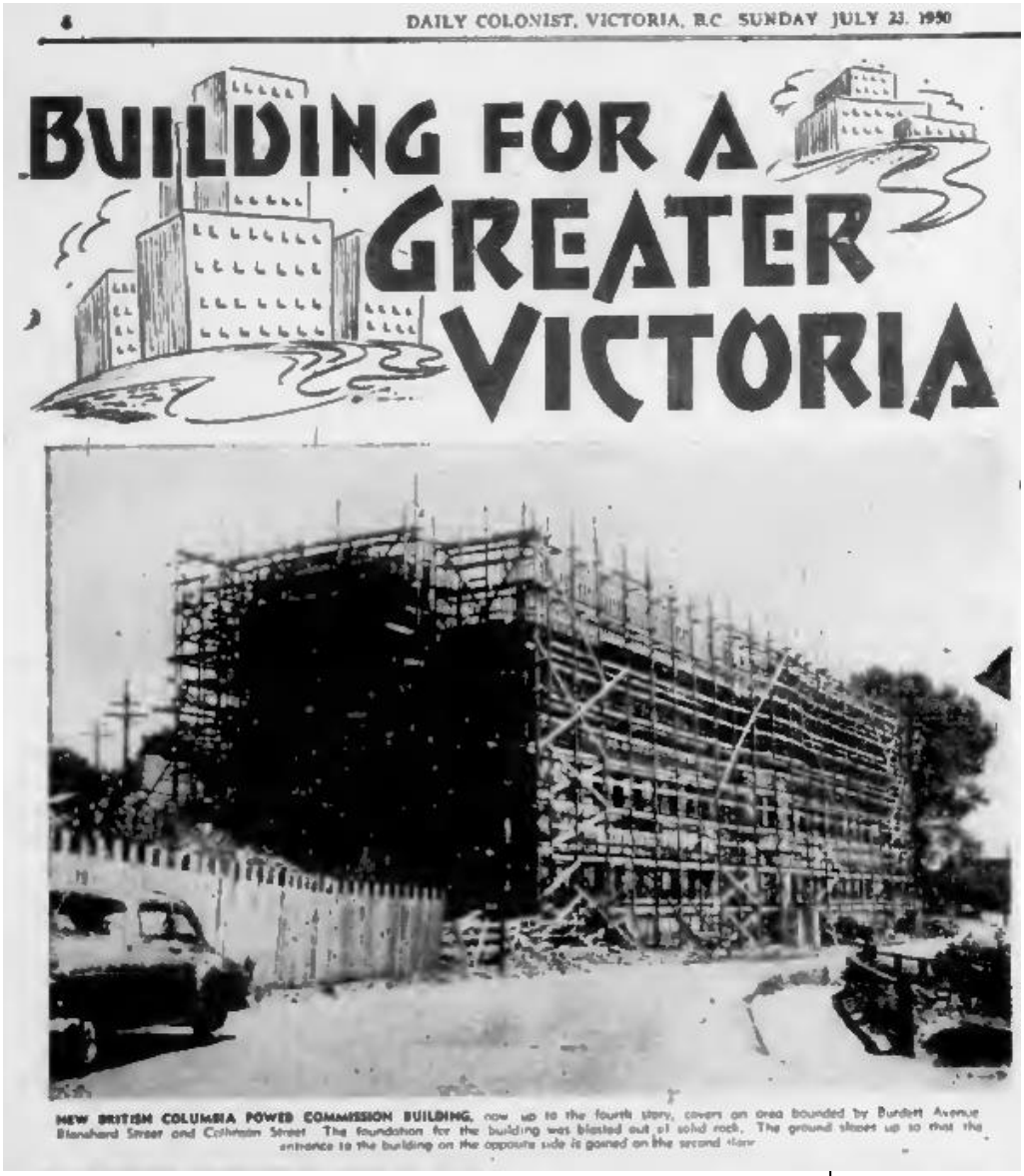
"We can estimate completing about a floor a month," Mr. Whittaker said. "The roof slab should be on by the end of June."

PRE-MIXED CEMENT

Cement for this four-story steel and concrete structure will be premixed and truck-hauled for pouring by Evans, Coleman & Johnson Limited. This method precludes the need of mixing machinery on the job and generally speeds up operation.

Concrete workers, general construction laborers and carpenters are already at work and plumbers and electricians will be able to commence setting pipe immediately.

Daily Colonist: February 22, 1950, page 3.



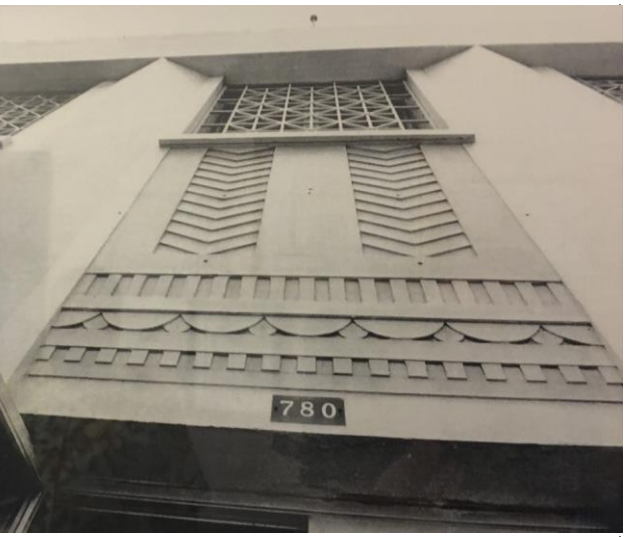
DAILY COLONIST, VICTORIA, B.C. SUNDAY JULY 23, 1950

BUILDING FOR A GREATER VICTORIA

NEW BRITISH COLUMBIA POWER COMMISSION BUILDING, now up to the fourth story, covers an area bounded by Burdett Avenue, Blanshard Street and Cathcart Street. The foundation for the building was blasted out of solid rock. The ground slopes up so that the entrance to the building on the opposite side is gained on the second floor.

Daily Colonist: July 23, 1950, page 42.

South-facing view of the British Columbia Power Commission building along Fairfield Road, BC Archives, b-04581_141, 1951.



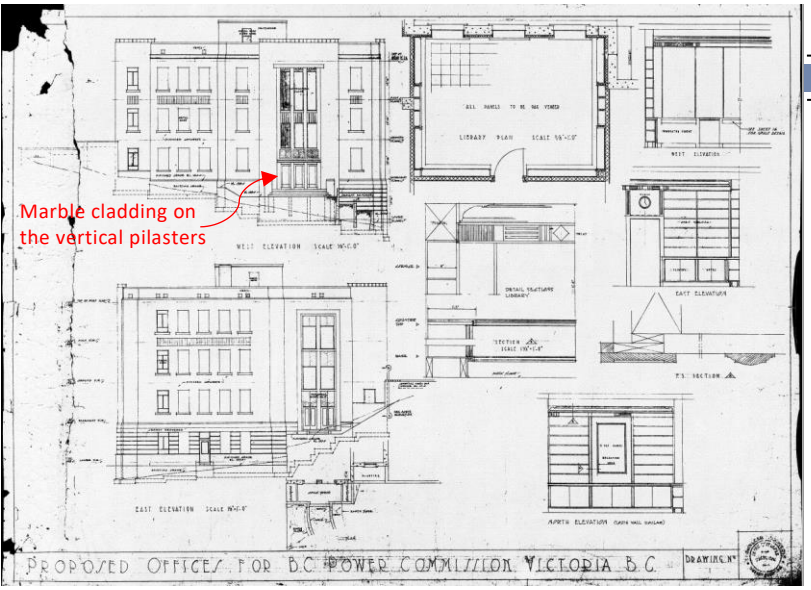
View of chevron spandrels and horizontal bands of vertical beveled geometrics and half-disc motifs, decorative metal window grilles on the north entrance.

that includes horizontal banding along the first floor; chevron spandrels and horizontal bands of vertical beveled geometrics and half-disc motifs; beveled roof termination; decorative metal window grilles on the north entrance, and vertical corrugated glass panels separated by four vertical quadrangular pilasters that accentuate the west entrance.

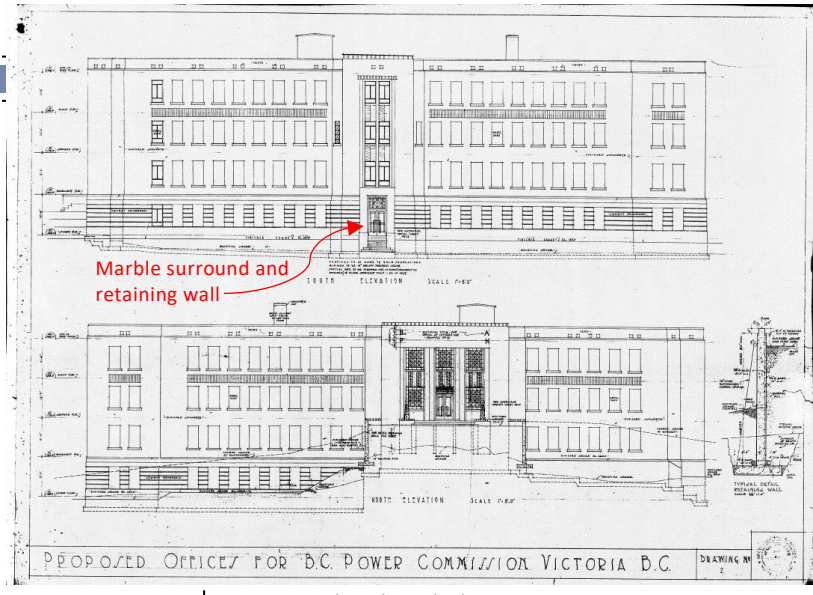
The original spatial interior configurations, such as the oval Conference Room (originally the Chairman's Office), the "blond" unstained wood paneling, three-storey aluminum stairwell screen with B.C.P. initials, and interior fittings and fixtures related to the building's original design retain heritage value.

A plaque on the interior of the building details a chronological (approximate) history of the building. It notes the building was renovated in 1980-81, including new interior paint highlighting the chair and plate rails and coving, carpets, and altering some walls. The building then became the headquarters of the Fish and Wildlife Branch of the Ministry of Environment. In 1994, the exterior was painted, as was a Wildlife Diversity Mural on the north entrance of the building painted by Victoria artist, Rick Thomas, and other staff members of the Ministry at the time.

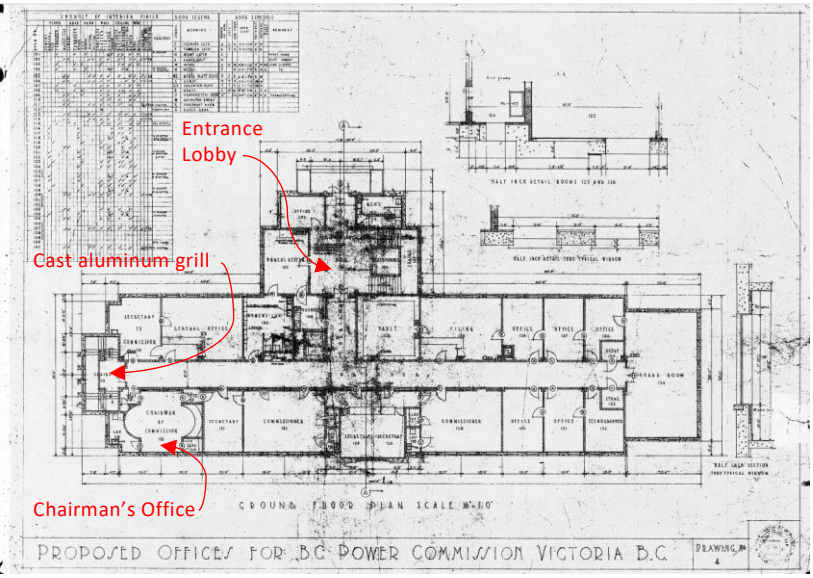
In 1998, wood-panelled rooms and the entrance foyer were re-stained by West Isle Industries Limited of Victoria, after which the building became the headquarters of the new Ministry of Fisheries.



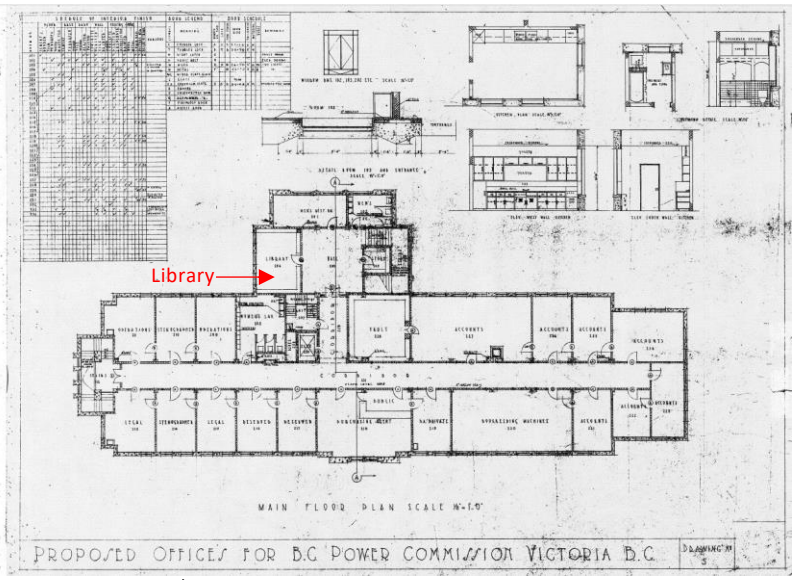
West and East Elevations, Library Plan and Details



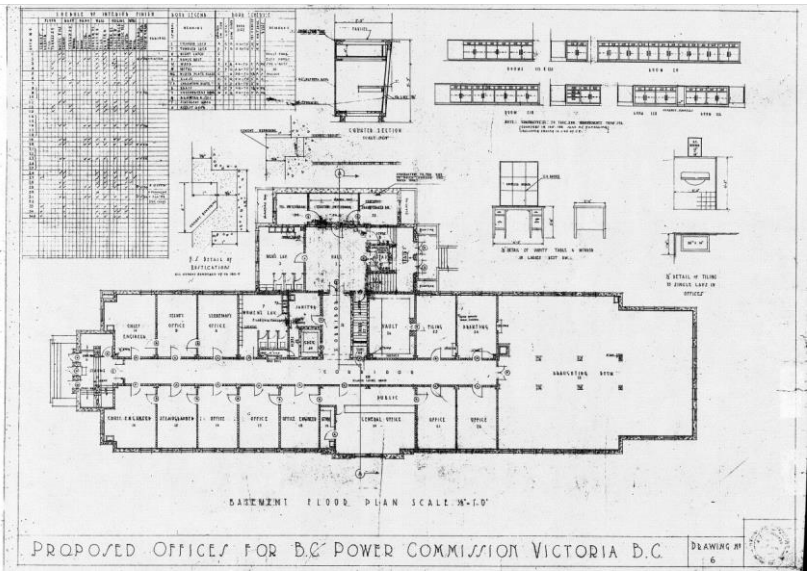
South and North Elevations



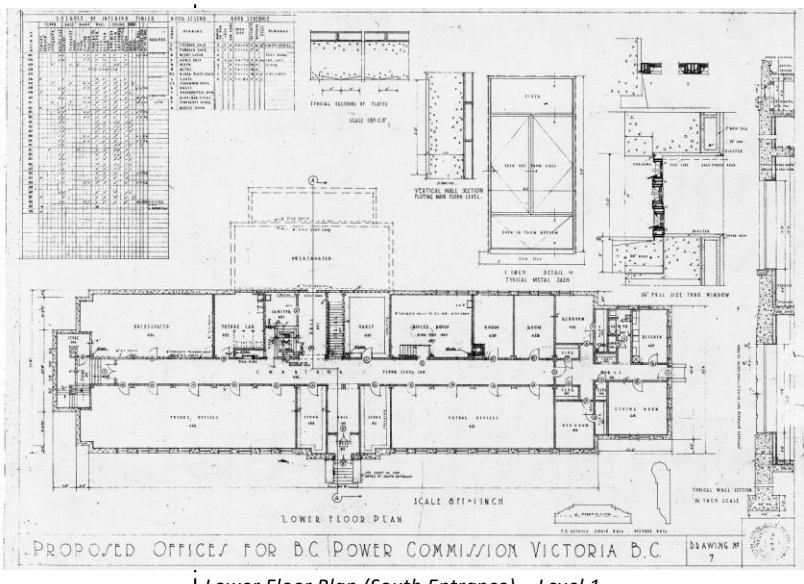
Ground Floor Plan (North Entrance) – Level 3



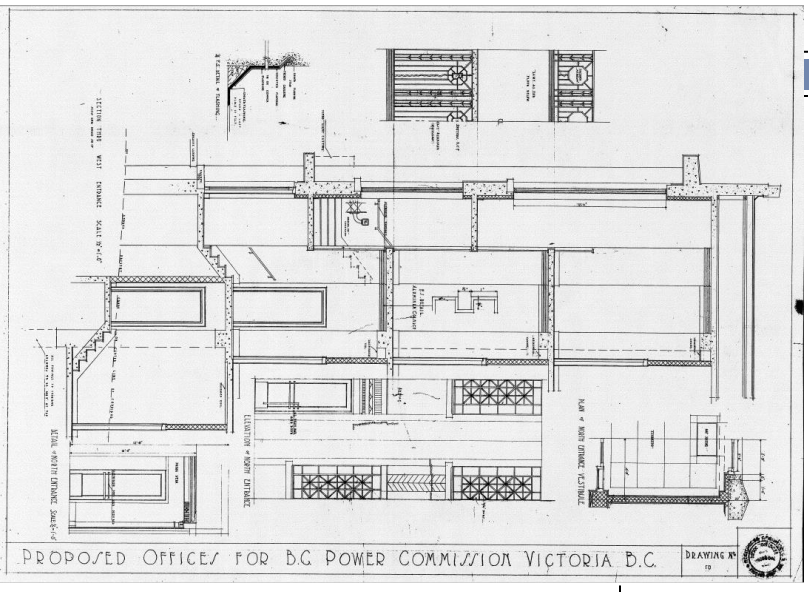
Main Floor Plan – Level 4



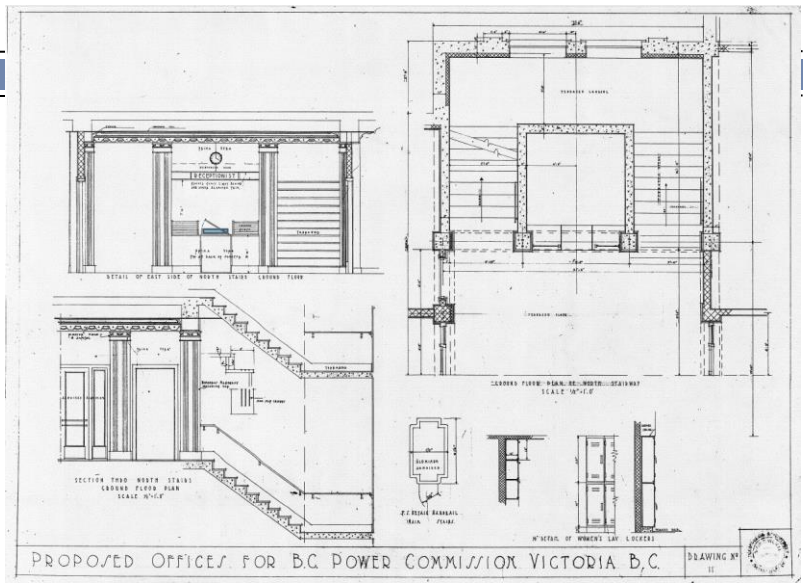
Basement Floor Plan (West Entrance) – Level 2



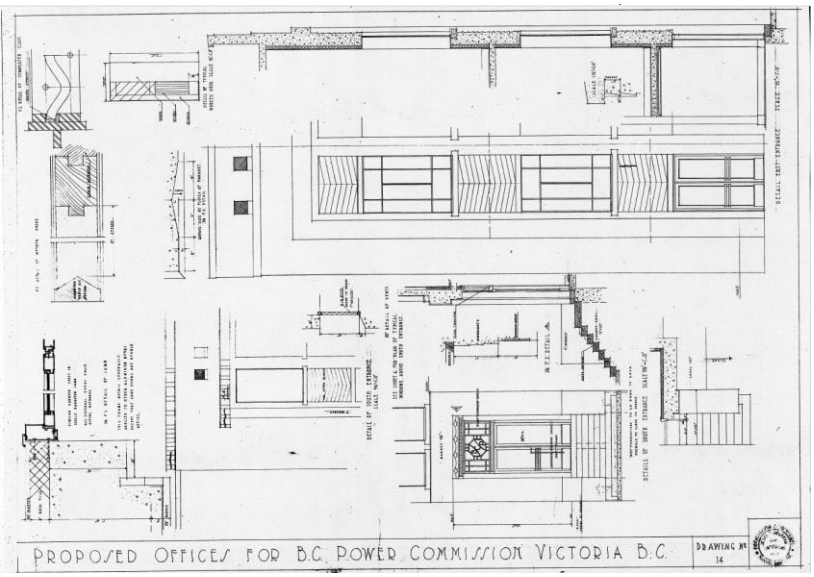
Lower Floor Plan (South Entrance) – Level 1



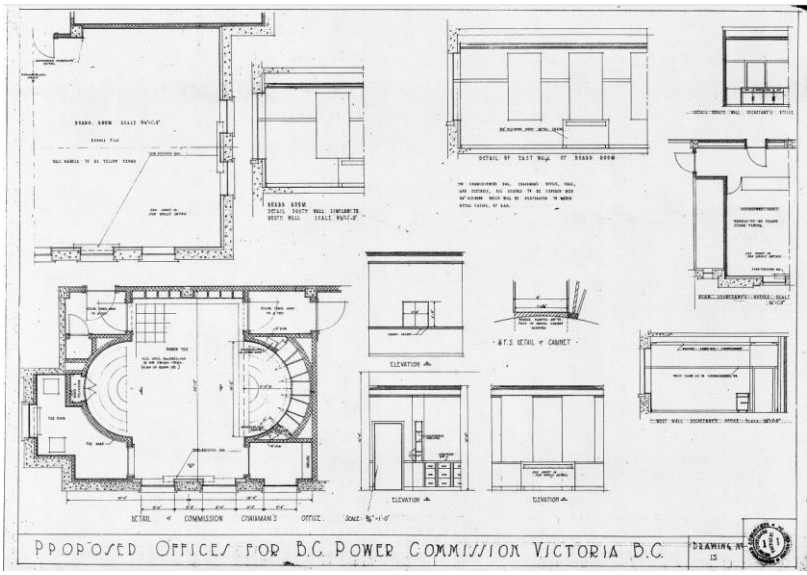
Section Thru West Entrance / Elevation of North Entrance



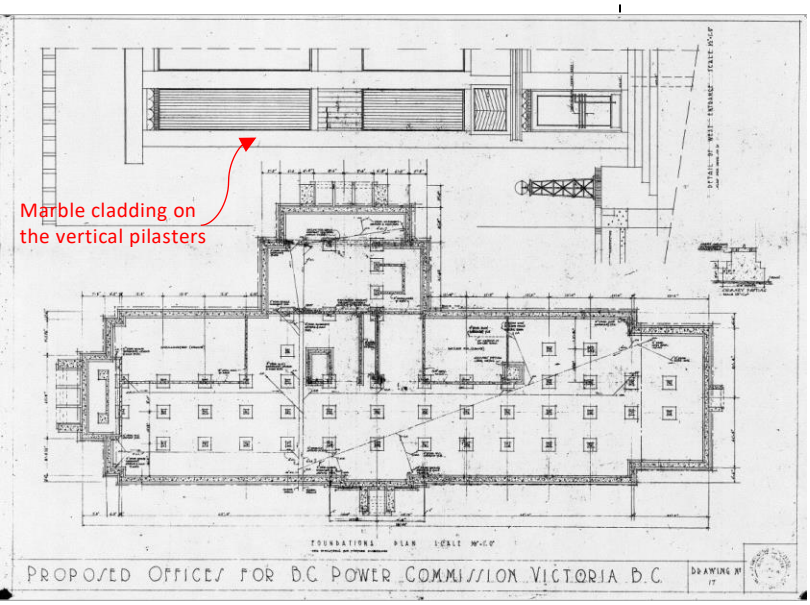
Section Thru North Entrance / Stairwell Plan



Details of South and East Entrance



Plan and Details of Chairman's Office and Boardroom

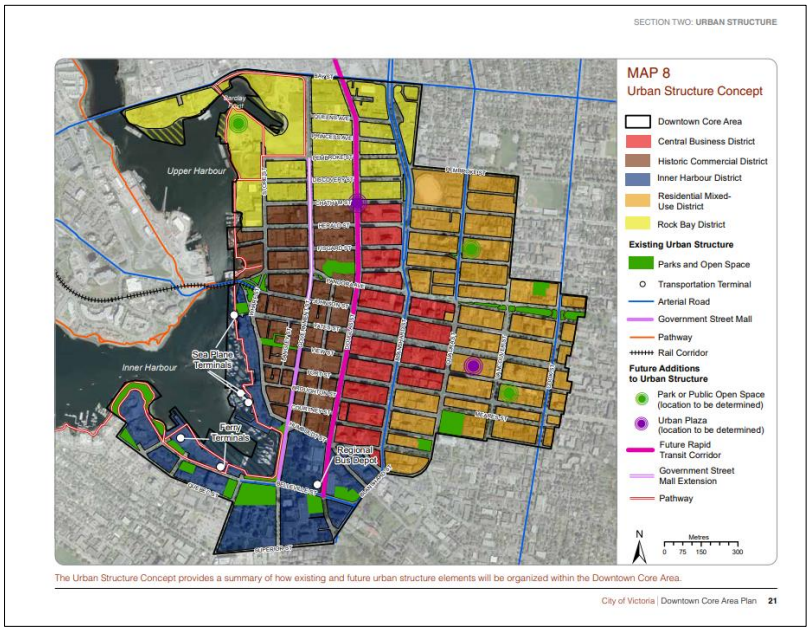


Foundation Plan and Details of West Entrance

These architectural drawings were sourced from Reliance Properties Ltd., who obtained them from the City of Victoria. The drawings included here are part of a larger set of architectural, electrical, heating, and mechanical/plumbing drawings that were released to Reliance Properties. Such archival drawings are immensely useful in providing information about the original design and detailing. The drawings could also be displayed along the corridors of the ground floor on the same level as the original Chairman's Office (now referred to as the Conference Room).

2.1.1 The Downtown Neighbourhood

The BC Power Commission building is located in Victoria's Downtown Neighbourhood. The area is bounded by Chatham Street to the north, Douglas Street to the east, and the Inner Harbour to the west, and Humboldt Street between Douglas Street and Government Street along the south edge, at which point the boundary moves further south to include the northern edge of the Inner Harbour Causeway and the Ship Point Marina.



However, the Downtown Neighbourhood is comprised of three Downtown Core Area Districts, as shown on OCP's Map 8 above. The BC Power Commission building situated at 780 Blanshard Street is located in the red zone identified as the Core Business District, which is outside of the Historic Commercial District.

2.1.2 Architect Henry Whittaker

Henry Whittaker was born to English parents in Rio de Janeiro, Brazil on May 15, 1886. He relocated to England in 1900, working for various architects before going to Sudan where he worked as an architect and engineer for the Sudanese Public Works Department. After five years, he returned to England for a short period and then moved to Canada arriving in Victoria in 1913 and secured a draftsman position with the Provincial Department of Public Works (DPW). After becoming DPW's Acting Supervising Architect in 1917, Whittaker was promoted to Supervising Architect in 1918, and then to Chief Architect for the province in 1928 until leaving his position in 1949. Whittaker was also the First Vice-President of The Royal Architectural Institute of Canada (RAIC) in 1936,

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

Henry Whittaker, 1886-1971. Source: Building the West: The Early Architects of British Columbia, page 428.

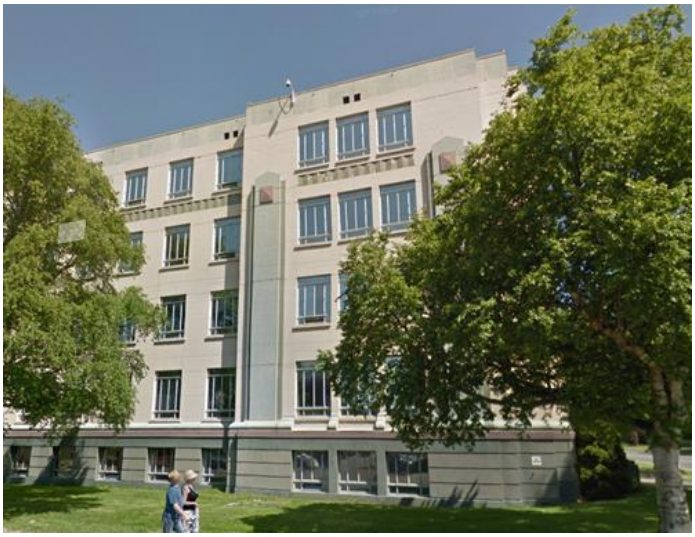
and later served on the RAIC Council. He also served as President of the AIBC in 1935-37.

During Whittaker's tenure at the DPW, he designed hundreds of buildings of varying sizes. The *Dictionary of Architects in Canada* biography described his early designs for public buildings as modest and traditional expressions of the Tudor Revival style with half-timber framing, transitioning to a more progressive Art Deco style by the mid-1930s. However, additional research shows he was still designing Tudor style provincial buildings in 1939, such as Provincial Building in Powell River while exploring the Art Deco style in his 1940-42 design of the Mount St. Mary Hospital in Victoria. The British Columbia Power Commission building was constructed in 1949-50 and is identified as one of Whittaker's best works. Although Whittaker retired as Chief Architect on June 30, 1949, he entered private practice in partnership with Donald Wagg, and continued to advise on government projects, including the British Columbia Power Commission building.

Henry Whittaker also designed the Douglas Building situated at 617 Government Street in Victoria, also constructed in 1949-50. The Douglas Building's multi-hued colour palette is not original.

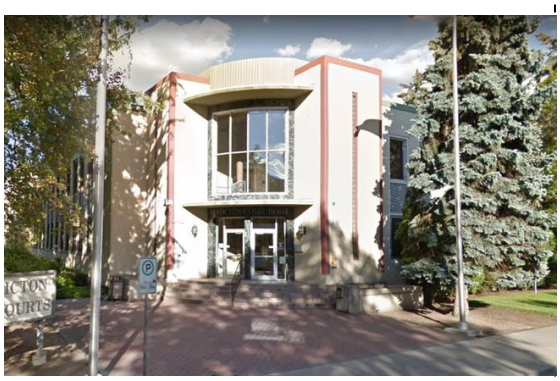
Provincial Building, Powell River, B.C, Designed by Henry Whittaker in 1939, c.1950. Source: www.flicker.com/photos/45379817@N08/7611652646

Douglas Building West Front Elevation, Victoria, B.C.



Douglas Building Southwest Front Elevation, Victoria, B.C.

While Chief Architect of the BC Department of Public Works, Whittaker also designed the Provincial Government Building situated at 100 – 420 Cumberland Road, Courtenay, B.C., and the Penticton Court House located at 100 Main Street in Penticton, B.C., both constructed in 1948-49. Henry Whittaker retired in 1954 and died in Victoria on August 18, 1971.



Penticton Court House

Right: Courtenay Provincial Government Building

B.C. Architect, Henry Whittaker Soon to End 36 Years' Service

Provincial Architect Henry Whittaker, 1815 Hollywood Crescent, will terminate 36 years of service with the Provincial Government, 35 of which he has spent as chief architect, when he retires at the end of this month.

However, substantial reminders of his work will remain throughout British Columbia.

These include all the buildings at Tranquille Sanitorium constructed since 1925, most of the buildings at Essondale Mental Hospital, including those now under construction, new Provincial Government offices at Government and Elliott Streets, additions to St. Joseph's Hospital, and hospitals at Smithers, Oliver, Prince Rupert, Hazelton, Burns Lake, Kelowna and Rossland.

HENRY WHITTAKER

OTHER WORKS

Mr. Whittaker also supervised construction of the motor vehicle building in Vancouver and drafting of recently-completed plans for a new T.B. wing at Vancouver General Hospital.

Following his retirement, he plans to resume limited private practice.

Born in Rio de Janeiro, where his father was a cotton manufacturer, Mr. Whittaker received most of his training in England and was articled to an Accrington, Lancashire firm of architects.

He was appointed assistant architect here on May 3 1913 having previously been in the service of the Government of the Egyptian Sudan, then a British mandate.

In 1912, Mr. Whittaker performed land evaluation work for the Lloyd George Government.

He is a past president of the Architects' Institute of British Columbia and also a former vice-president of the Royal Architectural Institute of Canada.

He will be succeeded as chief architect by Assistant Architect G. S. Ford who, however, is scheduled to retire in September.

Daily Colonist: June 9, 1949, page 14.

Top Architect Of Government Ends Service

H Whittaker, Chief Architect of the British Columbia Government ended 35 years of Government service in a brief ceremony yesterday in the office of Hon E. C. Carson, Minister of Public Works.

On behalf of the department Mr Carson gave him a gold wrist watch and an autograph book signed by members of the staff.

Mr. Whittaker joined the Government as assistant in 1913, was acting supervising architect during the Great War and was appointed chief architect in 1918.

EFFECTIVE JUNE 30

His retirement was effective June 30.

He designed most provincial construction projects over the last 30 years, including the Essondale Mental Hospital and the Tranquille Sanitarium. His last job was designing the new office buildings that will soon be under construction on Douglas Street.

In presenting the watch to Mr Whittaker, Mr. Carson said "he has left behind a monument of buildings in this province that will be pretty hard to beat in years to come."

G. S. Ford takes his place as chief architect.

Daily Colonist: June 16, 1949, page 3.

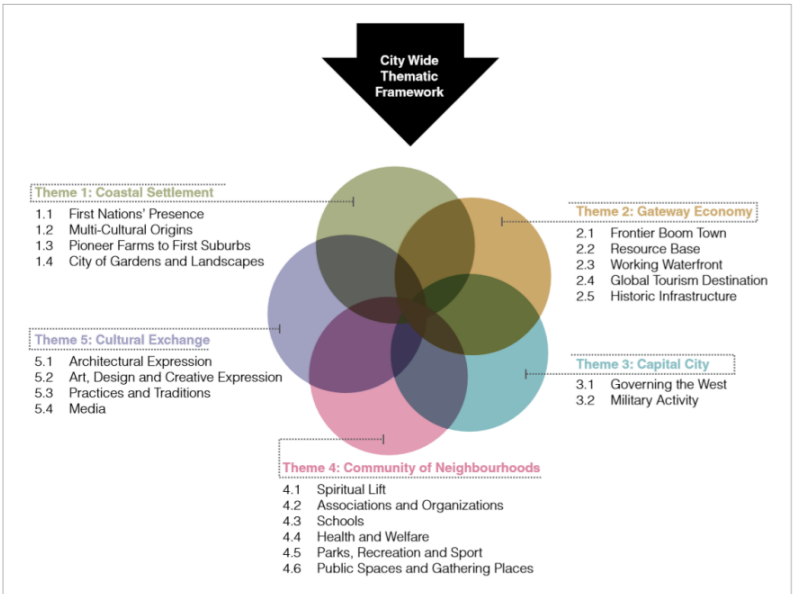
British Columbia Power Commission building, 1951. Source: Framed photograph on interior of building.

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:



2.2.2 Statement of Heritage Value

The British Columbia Power Commission is a large Art Deco style office building located at the edge of the Humboldt Valley in downtown Victoria. Built on a triangular steep sloping site, the building has a four-storey south-facing elevation and a three-storey north-facing elevation featuring a two-storey main entrance.

Theme 1.1: Coastal Settlement – First Nations' Presence

The location of the historic place is associated with the land of the Lekwungen, known today as the Songhees and Esquimalt First Nations (part of the indigenous North American Coast Salish people). The continuing presence of the First Nations is evident in several historic places that are identified with unique site markers that designate

culturally significant sites to the Songhees and Esquimalt Nations in Victoria.

Theme 2.2: Gateway Economy – Resource Base

The historic place has heritage value for its association with the public sector enterprise that helped shape British Columbia's waterpower industry. During the Second World War, Victoria was a wartime defense centre and Canada's major coast naval port. After the war, the city was impacted by thousands of returning demobilized troops. Many new families relocated to Victoria, which transformed the urban downtown core. The provincial economy was rapidly expanding and saw its population more than double between 1946 and 1966. Urban renewal to house the returning veterans led to new subdivisions and appealing neighbourhoods with bungalows representing the new modern spirit of domestic ideals.

One of the greatest obstacles to growth in British Columbia at the time was the lack of power. Outside of major Victoria and Vancouver, smaller cities, towns, villages, and remote ranches and homesteads obtained power from small diesel and hydroelectric plants operated by local municipalities.

South-facing view of British Columbia Power Commission building along Fairfield Road, BC Archives, i-51736_141, 1956.

Within this new urban context, the BC Power Commission was created by the Electric Power Act passed in 1945 by Premier John Hart. The building was constructed in 1949-50 as the administrative headquarter for the Commission. The mandate of the Commission was to oversee hydro power production in the province by merging generation and distribution facilities into one system, and to extend service to communities that did not have power at all. The goal was to stimulate population growth and industrialization. The Nanaimo Duncan Utilities (NDU) was the first utility acquired by the Commission, leading to 200 additional communities to its system over a fifteen-year period.

The building was also the location of the development of the Columbia River Treaty, which was signed in 1991, and led to the Commission amalgamating with BC Electric in 1962 to form what is now known as BC Hydro.

View of north entrance of the British Columbia Power Commission building from Burdett Avenue, May 6, 2017.

View of south facing facade of the British Columbia Power Commission building from Blanshard Street and Fairfield Road, May 6, 2017.

Theme 5.1: Cultural Exchange – Architectural Expression

The BC Power Commission Building has heritage value for its late representation of an Art Deco vernacular. The building is situated on a sloping triangular site of approximately 0.59 acres in area. The sloped site buries the mass of the building on the north side exposing two stories at the north entrance and four stories on the south side. The structure is constructed with a partial basement/ground level cast-in-place concrete slab-on-grade, with cast-place foundation walls. The overall structure is comprised of reinforced concrete.

The building's architectural style is a late expression of Art Deco with stylistic motifs that unify the mass composed of different elevations. The Art Deco geometric forms and ornamentation include horizontal incised speed-stripes along the first floor paralleled by a horizontal band of vertical bevels spanning the façade above the third-floor windows; low-relief chevron spandrels, zigzag geometrics, half disc motifs, and vertical ridges; beveled roof termination, decorative metal window grilles on the north entrance, and vertical corrugated glass panels separated by four vertical quadrangular pilasters that accentuate the west entrance; and a fluted parapet termination over the north, west and south entrances.

The interior of the building also contains heritage value. The third-floor entrance lobby expresses a vernacular adaption of Art Deco with flush wood panelling and columns and coves interpreting classical elements with rich detail and finish. The west side stairwell comprises of tall, corrugated glass windows, and aluminum rails within the stairwell contain frozen fountain motifs and

the B.C.P. initials integrated into octagonal insets. The Chairman's Office, also known as the "The Rounded Room" consists of blond unstained wood wall panelling that is quarter-sliced primavera veneer from Mexico. The darker inlays of the horizontal strips are zebrawood from West Africa, and diamond shapes are pomelle mahogany from Central America. Built-in cabinets circle one end of the symmetrical, oval room. The interior woodwork was by Victoria-based Crow Gonnason Company Ltd. Many of the interior fittings and fixtures remain intact, especially in the public spaces.

A building permit for the British Columbia Power Commission Building was issued on October 12, 1949. The cost to erect the building, including all sub-trades was $476,915.00. Henry Whittaker is noted as the architect, and Northern Construction Co. from Vancouver and J.W. Stewart Ltd as the builders. Henry Whittaker was born in Rio de Janeiro, Brazil on May 15, 1885. He retired in 1954 and died in Victoria on August 18, 1971. Whittaker came to Canada in 1913, after which he became an assistant in the drafting department of the BC Public Works Department in Victoria. Although other sources offer differing information, the fiscal year reports of the Minister of Public Works provide a reliable account that show Whittaker was promoted to Acting Supervising Architect in 1917-18, to Supervising Architect in 1918-19, and then to Chief Architect for the province in 1928-29 until leaving his position in 1949. Although Whittaker retired as Chief Architect on June 30, 1949, he entered private practice in partnership with Donald Wagg, and continued to advise on government projects, including the British Columbia Power Commission Building. The Douglas Building, constructed in Victoria in 1949-50, the Penticton Court House and a Provincial Government Building in Courtenay, BC, are other examples of his work. Whittaker was also the First Vice-President of The Royal Architectural Institute of Canada (RAIC) in 1936, and later serving on the RAIC Council. He also served as President of the AIBC in 1935-37.

The *Dictionary of Architects in Canada* biography identifies the British Columbia Power Commission Building as one of Whittaker's best works.

View of south elevation of the British Columbia Power Commission building from Fairfield Road, May 6, 2017.

View of west elevation from Burdett Avenue, May 6, 2017.

2.3 Statement of Significance

Description

The British Columbia Power Commission is a large Art Deco style office building located at the edge of the Humboldt Valley in downtown Victoria. Built on a triangular steep sloping site, the building has a four-storey south-facing elevation and a three-storey north-facing elevation featuring a two-storey main entrance.

Heritage Value

The British Columbia Power Commission building is valuable to the City of Victoria because of its distinctive architectural design, and for its connection with the public sector enterprise that helped shape British Columbia's waterpower industry.

This historic site was built in 1949-50 and first occupied in January 1951 as the headquarters of the British Columbia Power Commission, which was created by the provincial government in 1945. The building was designed by the BC Public Works Department's Chief Architect, Henry Whittaker, who in 1949 left his position after 36 years of service. Whittaker also served as the First Vice-President of the RAIC in 1936 and served as President of the AIBC in 1935-37. Although Whittaker's design is a fairly

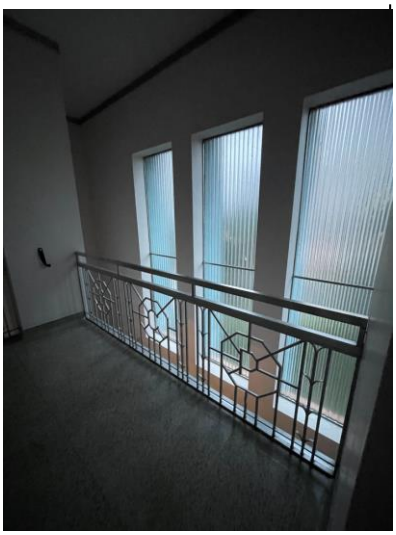
late expression of the Art Deco style, the poured concrete building's fine architectural composition is integral to its heritage role within the urban core of Victoria's downtown. Its geometric form and stylistic motifs provide a significant counterpoint to the typically Victorian nineteenth century architecture of nearby landmarks, such as St. Ann's Academy, and communicate a sense of modernity well suited to its original function as the control centre for the electrification of the province in the mid-twentieth century. The mural on the north entrance was applied in 1994, thus not an element of the building's original design.

The history of continuous public sector use of this building supports Victoria's role as a centre of government since the late nineteenth century. Furthermore, it is interesting to note that this building was the location of the development of the Columbia River Treaty which was signed in 1961.

Character-Defining Elements

The primary character-defining elements that distinguish the heritage character of the BC Power Commission building include, but are not limited to, the following:

- Location on the edge of the Humboldt Valley.
- Four-storey flat-roofed form and geometric massing.
- Architectural composition designed to accommodate its sloping lot and to accentuate the height of the southern façade.
- Association with the BC Power Commission as evidenced in such interior elements as the three-storey high aluminum stairwell screen with the initials B.C.P. and such exterior elements as incised signage on the north façade.
- All surviving Art Deco detailing relevant to its 1949-50 design.
- Surviving interior fittings and fixtures related to its original design.
- Original spatial configurations, fittings, and detailing of the third-floor Conference Room (originally the Chairman's Office).



Three-storey high aluminum stairwell screen with the initials B.C.P., January 2022.

North entrance, January 2022.

Chairman's Office (The Round Room), January 2022.

Example of Art Deco interior light fixtures, January

3. Conservation Approach

3.1 Primary Treatment

The British Columbia Power Commission building, also known as BC Power Commission, is a heritage-registered building listed on the City of Victoria's Register of Heritage Properties. Located in the Downtown Neighbourhood, it is considered a significant historic place in the City of Victoria.

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

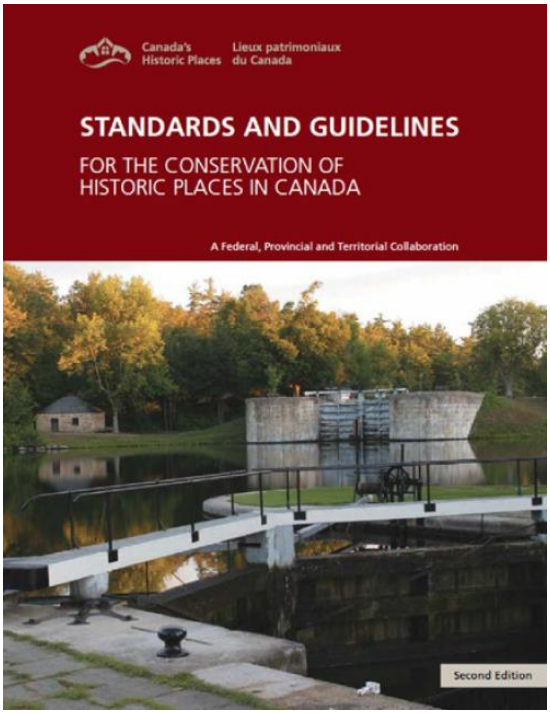
Restoration *involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Consider restoration as the* ***primary treatment*** *when:*

(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 British Columbia Power Commission building will consist of a combination of the above actions; however, the primary treatment will fall under Preservation and Rehabilitation, and will be described in more detail under Conservation Recommendations in Section 5 of this document.

3.2 Conservation Standards and Guidelines

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



General Standards for Preservation, Rehabilitation and Restoration

1	Conserve the heritage value of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2	Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3	Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4	Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5	Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6	Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* 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 *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8	Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9	Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10	Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11	Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* 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 *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

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

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 the *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

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.*

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 British Columbia Power Commission 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.

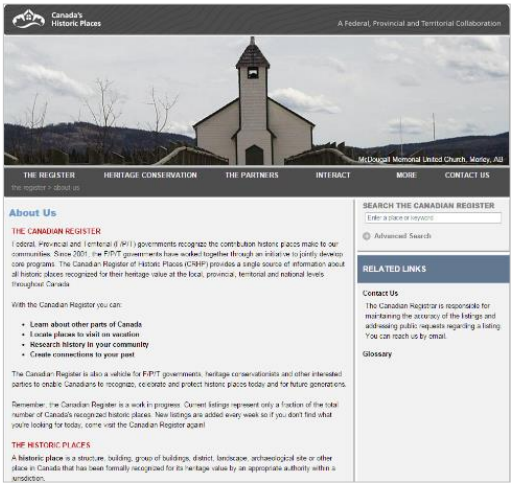
For heritage buildings, the *Table of Alternate Compliance Methods for Heritage Buildings* in Table 1.1.1.1. (5) may be substituted for requirements contained elsewhere in the Code and represents some methods of how restoration and rehabilitation of heritage buildings can be achieved without compromising 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 75 of this document.

4. Planning Policy Framework

4.1 National Framework

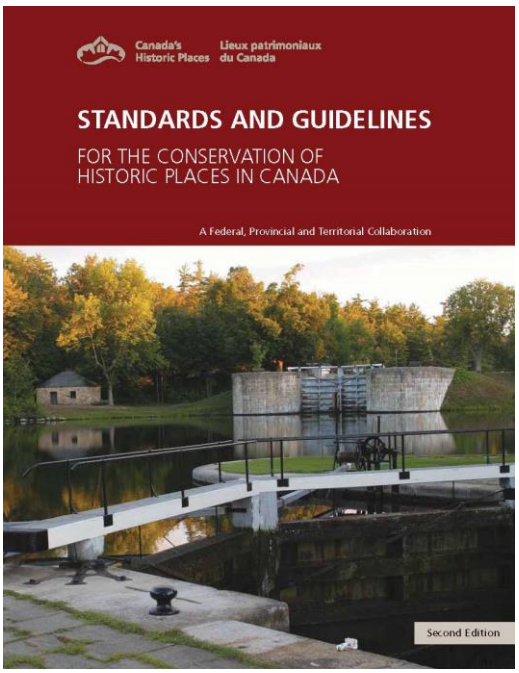
4.1.1 Canadian Register of Historic Places

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

4.3 Municipal Framework

4.3.1 Official Community Plan

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

The OCP's broad heritage related **Placemaking** objectives include:

8 (c) That new buildings and features contribute to the sense of place in development permit areas and heritage conservation areas through sensitive and innovative responses to existing form and character.

8 (i) That heritage values are considered in land management at every scale from sites to local areas.

8 (j) That heritage property is conserved as resources with value for present and future generations.

8 (k) That streetscape improvements include art in public places and reflect the culture and heritage of Victoria.

8 (l) That heritage and cultural values are identified, celebrated, and retained through community engagement.

The OCP's heritage related **Placemaking** policies for **City Form** include:

8.1 Continue to balance new development and heritage conservation throughout the Urban Place Designations in this plan.

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

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

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

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

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

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

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

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

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

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

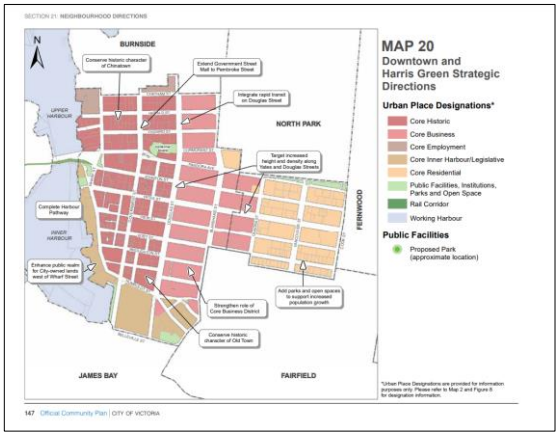
8.52 Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and zoning variances.

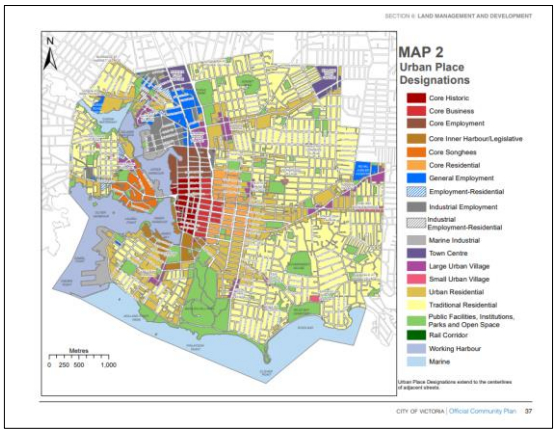
8.53 Require a heritage conservation plan, as appropriate, and heritage impact assessment, where relevant, for heritage alteration permits, heritage revitalization agreements, and rezonings to heritage properties.

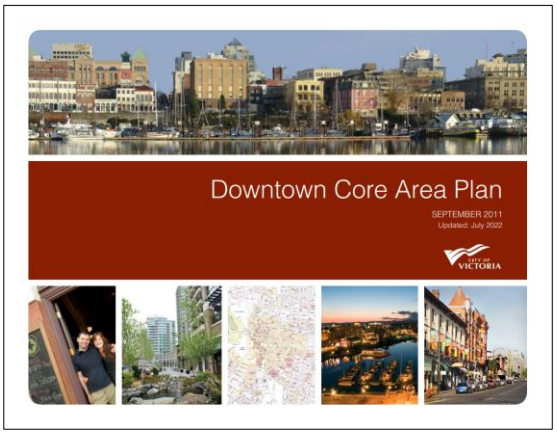
8.54 Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.

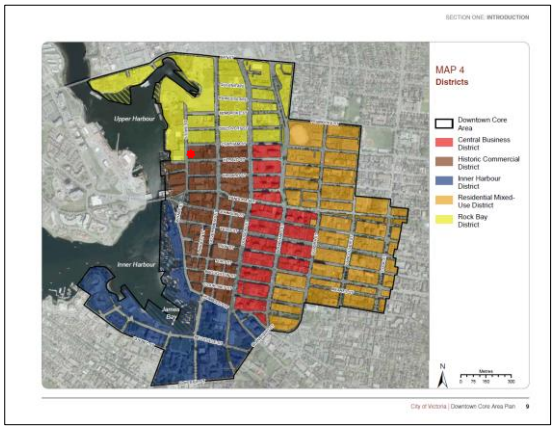
8.55 Continue to produce and update, as required, statements of significance for all property on the heritage register.

The location of the BC Power Commission building at 780 Blanshard Street is in the neighbourhood of **Downtown and Harris Green** as shown on Map 20 on page 147 of the OCP**.** The OCP's Vision in the citywide context for this area includes:









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

In addition to the heritage related objectives, policies, and strategic directions, the OCP established urban place designations, including built form, place character, land use and density characteristics to support development that provides a diversity of places throughout the city further confirmed in policy 6.2. The **Urban Place Designation** for 780 Blanshard Street is **Core Business** as shown on Map 2**.** This designation is related to new development and is included here because of the scale of the proposed addition to the heritage-registered 780 Blanshard Street. The urban place guidelines for this designation, as directed by policy are described in Figure 8 on page 47 of the OCP and includes buildings up to approximately 24 storeys in height in select locations, with high site coverage and to included commercial, institutional, and mixed-use buildings oriented to the street. Place Character Features that are building related include three to five storey building facades defining the street wall with upper storeys set back above. Uses consist of commercial, including office and retail along with complementary uses including residential, hotels and other visitor accommodation, civic and public facilities, and home occupations.

However, the OCP's **General Development Guidance** also states:

6.5 Guidelines specified in policy 6.2 and Figure 8 may be varied to achieve heritage conservation objectives where alternative guidelines are established for a heritage property or properties, or a Heritage Conservation Area.

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 British Columbia Power Commission building at 780 Blanshard Street is in the **Central Business District (CBD)**, which contains a concentration of higher density office buildings to support a range of commercial uses. Hotels also play a significant commercial role in the CBD.

Relevant heritage related DCAP objectives for the **Central Business District** include:

4. That new development respect the scale, character and function of the CBD.

Relevant heritage related DCAP policies and actions for the **Central Business District** include:

3.4 Support high density commercial buildings within the CBD to make efficient use of infrastructure and to maintain compact building footprints.

3.15 Amend the Zoning Regulation Bylaw to provide development standards for new commercial, residential and office developments that reflect the scale, density and context of the CBD.

3.18 Ensure that designs for new buildings located along the edges of the CBD consider scale, orientation, setback, mass and building height to provide sensitive transitions to surrounding Districts.

The British Columbia Power Commission building would be eligible to benefit from the **Downtown Heritage Building Seismic Upgrade Fund** under the following conditions:

4.23.1 Be located within the Downtown Neighbourhood and identified on the City of Victoria Heritage Register.

4.23.2 Complete the physical rehabilitation and seismic upgrading as stipulated within a Heritage Revitalization Agreement.

4.23.3 Agree to be designated by a Municipal Heritage Designation Bylaw, if not already.

4.23.4 Demonstrate the full and complete use of all other City of Victoria heritage financial incentives and programs.

The DCAP's **Section 7: Heritage Objectives** related to 780 Blanshard 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.

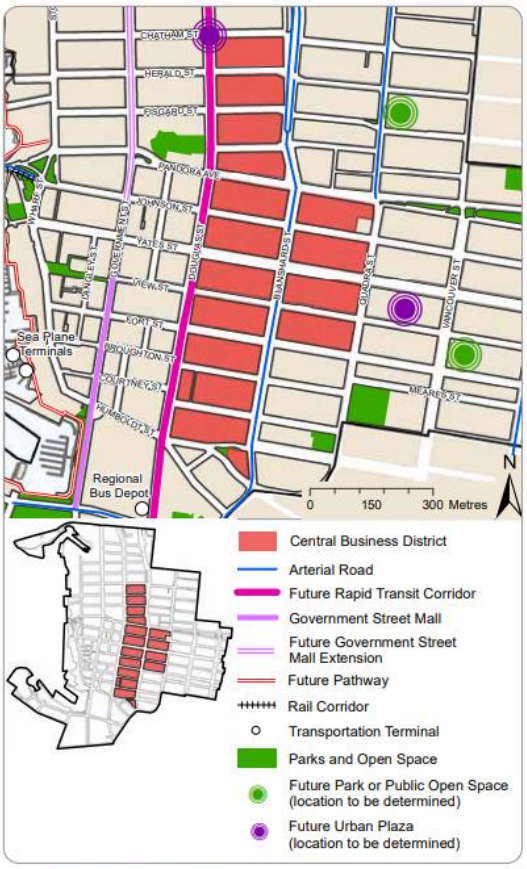
3. Heritage conservation and urban design are integrated in streetscaping and open spaces in beautification, arts and cultural programming and public history initiatives.

4. Properties with heritage value are identified and selected for retention and protection through community engagement.

5. City of Victoria support for the conservation and celebration of properties with heritage value is maintained and enhanced.

The DCAP's **Areas and Districts - Policies and Actions** related to 780 Blanshard Street include:

7.2 Continue to balance the demand for new development and heritage conservation in the Downtown Core Area.



Map 9: Central Business District

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.

7.5 Produce and update, as required, Statements of Significance for Heritage Conservation Areas within the Downtown Core Area.

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.

The DCAP's **Buildings and Sites - Policies and Actions** related to 780 Blanshard 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.

7.20 Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.

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.

7.25 Accumulate information about seismic conditions of all property with heritage value or character in the Downtown Core Area, particularly the landmarks identified in this plan, and property in the Historic Commercial District and Inner Harbour District.

7.26 Encourage owners of property with heritage value or character in the Downtown Core Area, particularly landmarks or those in the Historic Commercial District and Inner Harbour District, to upgrade the seismic conditions of buildings and structures.

7.28 Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.

The DCAP's **Heritage Incentives - Policies and Actions** related to 780 Blanshard 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.

The DCAP's **Community Engagement - Policies and Actions** related to 780 Blanshard Street include:

7.35 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.

The DCAP also includes design guidelines for **Heritage Buildings – Additions and Adjacencies** in Appendix 4 to ensure new buildings and additions complement adjacent heritage buildings within the Downtown Core Area. Section 5.2 Additions to Heritage Buildings is relevant to 780 Blanshard Street and recommends:

a. Where a rooftop addition is proposed as part of a heritage restoration and seismic upgrade project, ensure the rooftop addition is designed and integrated in a manner that is sensitive and compatible with the principal heritage building and that enables conservation of the whole building including its original structure to the greatest extent possible.
b. Construct new additions in such a manner that if removed in the future, the essential form and integrity of the heritage building would still be legible.
c. Conserve and reuse original finishes, columns, or other elements within publicly accessible, ground floor interior spaces.
d. Restore missing façade features and preserve existing features when a new rooftop addition is proposed.
e. Design new rooftop additions with high quality, durable materials and finishes.
f. Rooftop additions should be stepped back no less than 3 m from the façade of the building that faces a street in order to reduce the impact of the additional building mass on the public street, improve sunlight access on the public street and better distinguish the form and scale of the original heritage building.
g. Design and locate balcony railings, plantings, mechanical equipment, furniture, or any other structures associated with a new addition so that they are minimally visible when viewed from the adjacent street.

Similarly, Section 5.3 **Murals on Heritage Buildings** is also relevant, and states:

a. Avoid the application of murals on heritage building facades. Murals may be considered on secondary (not street fronting) facades provided they do not occupy the entire wall surface and

where they do not detract from the heritage value or character defining elements of the property.

4.3.3 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 on the OCP's Map 34 is designated as **Development Permit Area DPA 2 (HC): Core Business**.

4.3.4 Heritage Conservation Areas

Heritage Conservation Areas are distinct districts with special heritage value and character. The British Columbia Power Commission building is in **Development Permit Area DPA 2 (HC): Core Business** which, for the purposes of heritage conservation, requires a Heritage Alteration Permit for land, buildings or other structures, or portions thereof, which are listed

APPENDIX A: **DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS**

Map 34: DPA 2 (HC): Core Business

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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 185, the Core Business area is a major commercial and employment centre for Victoria and the surrounding region. Potential remains for revitalization through redevelopment, infill, building additions and heritage conservation, and high-density commercial development is identified for this area.

The OCP also places heritage value on Core Business area for its location at the eastern edge of Victoria's first commercial district in the Core Historic area. It contains high quality examples of Victoria and Edwardian architecture and streetscapes and visibly prominent features of heritage landmark buildings, such as the City Hall clock tower, the spires of St. Andrew's Presbyterian Church and St. Andrew's Cathedral and the Empress Hotel roofline, with the objective to protect these views from public vantage points.

The OCP identifies additional heritage-related objectives of this designation to include:

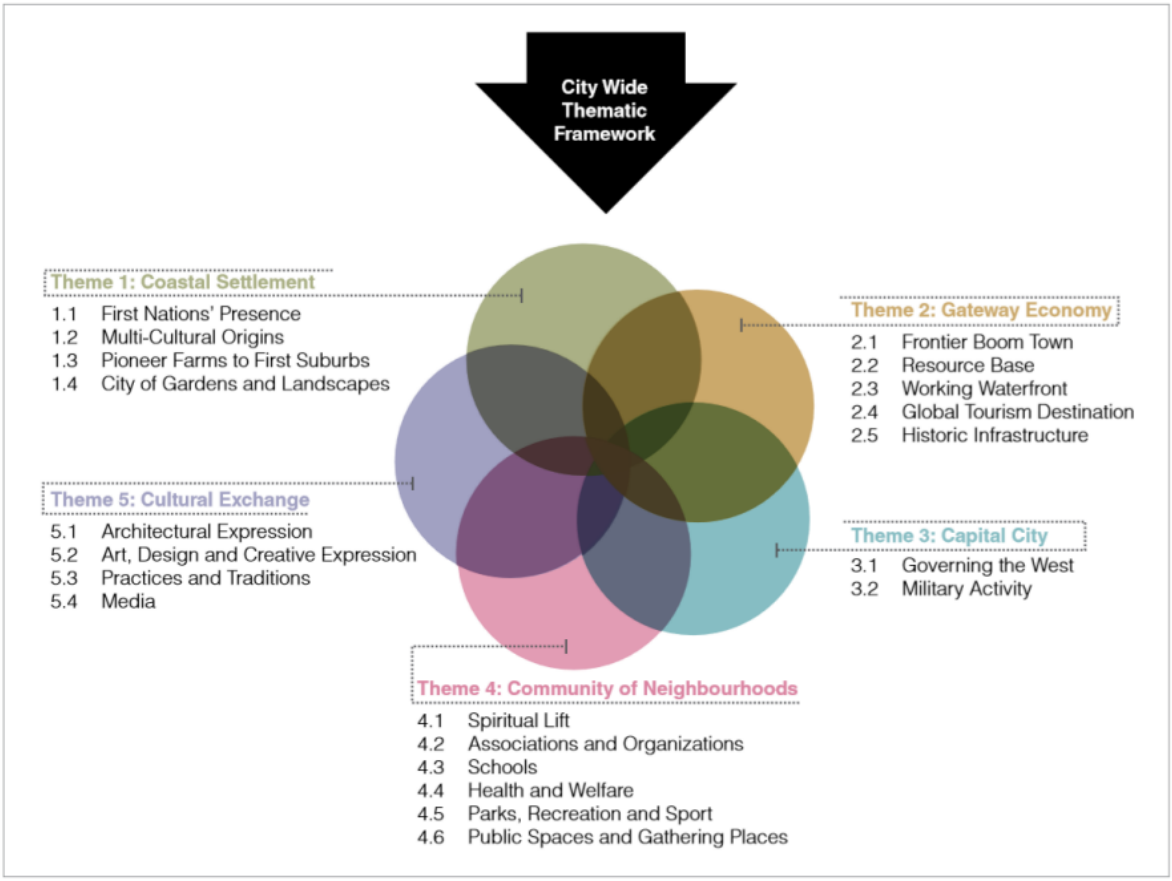
4. (b) To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area.

(c) To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

4.3.5 Victoria Heritage Thematic Framework

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

The Victoria Heritage Thematic Framework:



5. Conservation Recommendations

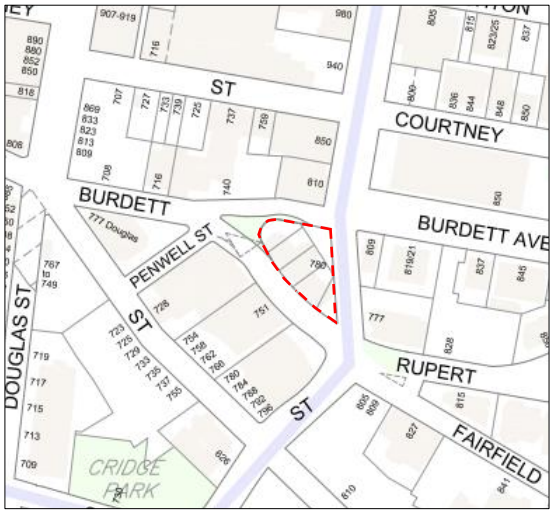
A condition assessment of the British Columbia Power Commission building was completed by NorthStar General Contracting Ltd. in April 2022. The assessment reviewed the exterior and interior of the building. Conditions were observed and photographed and at no time were materials or elements removed or damaged. Most photographs of the building's interior and exterior in this document were captured by Northstar, who also produced a condition assessment report.

The following recommendations are based on condition assessment results and research on building alterations. 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 Site Location

The British Columbia Power Commision building at 780 Blanshard Street is on the edge of the Humboldt Valley and is considered a character-defining element. The building is positioned on an irregular triangular sloping site that is bound on the north by Burdett Avenue, Fairfield Road along its south edge, and Blanshard Street to the east. The site's location abuts the east boundary of Downtown that separates it from the residential neighbourhood of Fairfield and the parkland of Beacon Hill Park, and is northeast of the Provincial Parliament Buildings and the Royal BC Museum. Immediately west of the building is Penwill Green, a small municipal park that adjoins with the landscape of the site.

Google Maps



Source: City of Victoria Downtown Address Map, December 2015

View looking west along Fairfield Road.

Site Location Conservation Approach:
Preservation

1	Retain and preserve the original location of the building and ensure all rehabilitation of the site is contained within the property lines.

View of the 1979 NE stairwell addition.

View of the handicap ramp installed in front of the north entrance in 1992.

Google Maps aerial view looking southwest.

5.2 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 British Columbia Power Commission is a large flat-roofed Art Deco style office building composed of a four-storey south-facing elevation and a three-storey north-facing elevation featuring a two-storey main entrance. Its architectural composition is designed to accommodate its sloping lot and to accentuate the height of the southern façade and is character-defining. The building's original geometry is largely intact aside from a four-storey stairwell addition on the northeast corner constructed in 1979 as a code upgrade. A handicap ramp installed at the north entrance in 1992 altered the two-storey façade's appearance and connection with the site.

View of west elevation with three-storey high vertical pilasters.

Although the exterior is prominently a stucco finish, the south entrance surround and closed stair rail was originally a dark marble. The vertical pilasters at the west entrance were also clad with marble and the side closed stair was likely marble as well, similar to the treatment of the south entrance. The marble at both entrances was removed and replaced with stucco in 1971, as detailed on the City's building card.

The exterior multi-coloured palette applied in 1994 is not original to the building, nor is the Wildlife Diversity Mural on the north entrance painted in the same year by Rick Thomas, a Victoria artist and employee of BC's Ministry of Environment at the time. The mural was funded by the Ministry, and Thomas was assisted by other employees to complete the mural over a two-week period. Likely, the incised letters "British Columbia Power Commission" were filled in at that time and painted over. The multi-coloured palette was meant to complement the building's Art Deco style. However, the mural does not represent the state of the building as it appeared in 1950 and is not considered a character-defining element with heritage value. With no indication of a maintenance agreement and considering a mural's normal life span is usually ten to twenty years, restoring the architectural aesthetic of the 72-year-old building without retaining the mural would respect Henry Whittaker's original design intent. The intent of the preserving the building is to restore the exterior to its original colour palette identified in a paint analysis study completed in August 2020.

The exterior form is dwarfed by surrounding high density development, except east of Blanshard Street that borders the neighbourhood of Fairfield. The proposed design for this site envisions a slim eighteen storey vertical tower of compatible finish with a confined footprint extending from the central core of the building between the north and south entrances. A glass hyphen transitions from the building to the tower and is

View of south entrance.

View of north entrance with ramp and Wildlife Diversity Mural.

set back from building's north and south parapet with minimal impact on the elongated massing to the east and west. Restraining the tower's footprint retains the original exterior form and scale of the building and emphasizes its horizontality by reflecting its dimensional mass in a vertical manner that is proportionately balanced.

Exterior Form Conservation Approach:
Preservation and Rehabilitation

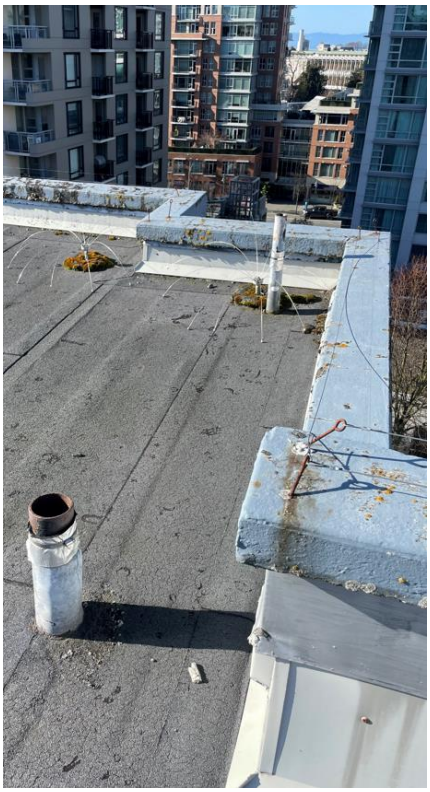
1	Preserve the original location of the building and ensure all rehabilitation of the site is contained within the property lines.
2	Retain the form, scale and massing of the original building and retain and preserve the historic frontages along Fairfield Road, the intersection of Blanshard Street and Burdett Avenue, as well as the entrance fronting Penwill Green.
3	Remove the 1979 four-storey exit stair on the northeast corner and reinstate the original fenestration opening and sill on each level. Repair the exterior form to match the existing texture, horizontal banding, and zigzag geometrics as detailed on Henry Whittaker's architectural drawings.
4	Remove the 1992 handicap ramp obscuring the north entrance. Select a new location to the side of the entrance, as well as a design that is physically and visually compatible, and distinguishable from the building.
5	If adding new features to address sustainability requirements, work with sustainability and conservation specialists to ensure compliance with energy efficiency objectives have minimal impact on the character-defining elements and overall heritage value of the building.

5.3 Roof

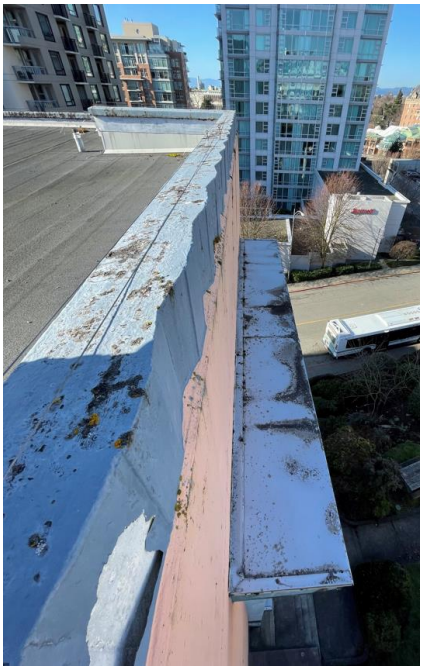
The British Columbia Power Commission building roof is flat and is an important architectural feature that contributes to the building's form and aesthetics. A raised parapet around the roof's perimeter is slightly inset from the wall. Over the north, south and west entrances the parapet transitions to a uniquely defined fluted treatment.

The condition assessment determined the roof assembly is approximately 11,550 ft² and in excess of 25 years old. It is a torched-on roof system and roof drains are in poor condition and need replacement. Some patching has been done but the roof will likely need to be replaced in four to five

View of flat roof looking east. Note the fluted profile of the parapet that defines the north entrance.



View of raised parapet, bird wire, vent stacks, stained surfaces, crazing, membrane deterioration, nesting materials,



View of fluted parapet defining west entrance, and top of horizontal canopy on parapet. Note droppings, organic growth, and staining.

years. The roof system consists of a low-sloped modified bitumen roof system that is presumably installed atop a layer of rigid insulation, supported by wood knee walls atop a concrete roof deck. The presence of a vapour barrier nor the thickness of the insulation could be confirmed as it would have required destructive testing. Roof drainage diverts water to internal roof drains which release to the municipal stormwater system. Roof penetrations consist of plumbing vents, roof drains, and a skylight above the stairwell at the northeast corner. The roof drains are in poor condition but there appears to be no active leaking, although the condition assessment noted evidence of moisture infiltration on ceilings within the building. There are also signs of crazing, membrane deterioration, nesting materials and debris.

The raised flat parapet shows signs of deterioration and bird wire needs replacement. Small, unsealed openings on the parapet cap may be from the removal of metal ties used to hold bird wire in place.

A section of the roof between the north and south entrances will be removed to accommodate the proposed tower. The majority of the roof area will be retained and rehabilitated to accommodate landscaping and site planting designed for on-site storm water management, and for hotel and residential use.

View of one of the roof drains in poor condition.

View of flat roof looking east. Note skylight over stair addition in the NE corner.

View of flat roof looking east. Note fluted edge defining south entrance.

Roof Conservation Approach:
Preservation and Rehabilitation

1	Preserve the original flat roof assembly beyond the footprint of the tower and rehabilitate for adaptive re-use as part of the rooftop landscaping and site planting for hotel and residential use. Rehabilitation will also address roof drainage, flashing replacement. Repairs may also include limited replacement in-kind, or replacement with an appropriate substitute material, of the roof covering, attachments, and penetrations.
2	Preserve the parapet around the perimeter of the roof and the fluted parapets emphasizing the north, south, and west entrances. Repair where necessary following a minimal intervention approach and include replacement in-kind based on documentary or physical evidence to ensure the repair matches the existing as closely as possible, physically, and visually. Consider protecting the flat horizontal surface of the parapet with a water-based waterproof sealant. Metal cap flashing could potentially cause future rust stains on the vertical face of the building.
3	Comply with energy efficiency objectives in upgrades to the roof assembly in a manner that respects the character-defining elements and heritage value of the historic building.

View of north elevation with two-storey entrance with the 1994 Wildlife Diversity Mural. Note the incised 'British Columbia Power Commission' letters are filled in. Existing colour palette is not original to the 1949 building, nor is the mural.

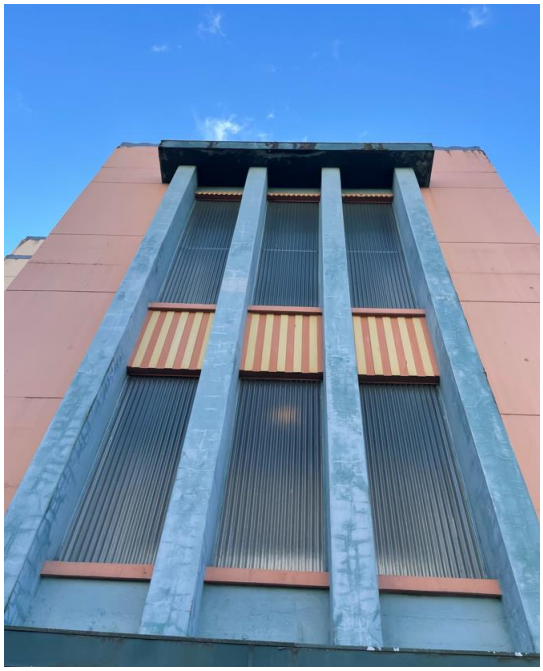
View of southeast corner along Fairfield Road.

View of east elevation.

5.4 Exterior Walls

The exterior walls of the British Columbia Power Commission building are constructed of poured-in-place concrete with a stucco finish. Art Deco detailing is depicted in horizontal banding along the perimeter of the lowest level and horizontal panels of zigzag geometry carry around the building. Each elevation is unique with the main north entrance occurring on the third floor due to the topography of the site. The north entrance is defined by chevron spandrels, horizontal bands of half-disc motifs, and angular pilasters.

The west elevation features a raised entrance with four rectangular pilasters, originally clad with marble, joined by a horizontal concrete metal-clad canopy over the entry doors and terminating with a similar projecting horizontal canopy at the fourth floor. Tall, corrugated glass windows rise up three stories interrupted by a band of zigzag geometry at the third level.



View of vertical pilasters on west façade. Pilasters are to be restored to original appearance clad in marble.

View of west elevation. Vertical pilasters and the closed stair retaining walls to be restored to original appearance clad in marble.

Organic accumulation and stains on window sills.

Cracks evident on window sill areas.

Cracks in closed stair retaining wall, as well as badly stained exterior stairs.

Peeling paint and staining on exterior wall surfaces.

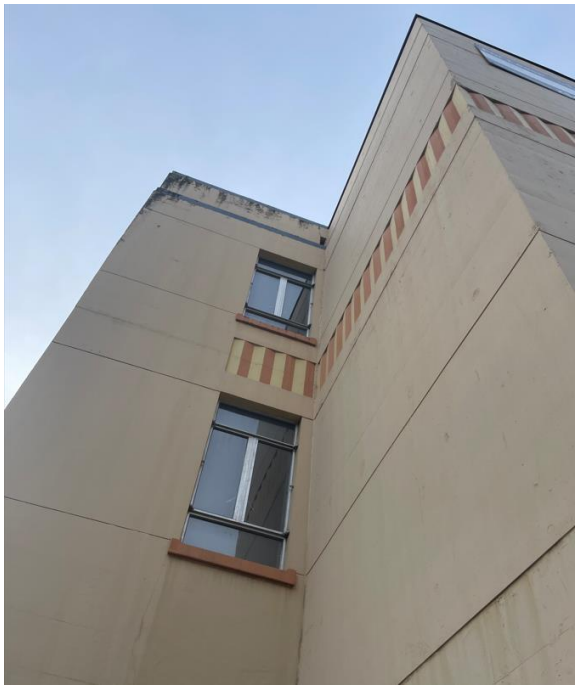
Organic accumulation and stains on base ledge.

Multi-coloured staining of chevron panels and geometric details.

Stained wall surfaces clearly evident from the multi-colour palette applied in 1994.

The condition assessment of the exterior walls was limited to ground-level observations. Generally, the exterior wall surfaces are in good condition and there appears to be some localized paint maintenance and repair. However, there is evidence of paint peeling, spalled concrete, cracks in the stucco, and staining. The concrete metal-clad canopies on the west elevation show signs of corrosion, efflorescence, deteriorating and loose concrete, and the soffits above the entrance doors are in disrepair. Paint finishes on the south elevation appear to be peeling and bubbling at various locations. Horizontal cracks in the concrete wall were also evident at various locations and are potentially indicative of significant movement. The northwest corner of the building is experiencing delamination of concrete with areas of exposed reinforcing steel and exterior base ledges and window sills have organic accumulation, stains, and cracking in some areas. Concrete retaining walls are located along north sections of the site and also bookend the south and west entrance stairs.

The proposed project intends to preserve the exterior walls, stairs, and west canopies. The exterior will be repainted to restore the original colour palette. The surround around the south entrance, including the closed stair retaining walls, will be restored to their original marble clad appearance. The west elevation's four vertical pilasters and closed stair retaining walls will also be restored to their original marble clad appearance. Marble cladding is detailed on Whittaker's 1949 architectural drawings; however, the drawings do not note marble cladding on the west entrance retaining walls as shown on the south entrance. Considering the prominence of this entrance, one would assume its treatment would be similar to the south entrance. Therefore, it is recommended that both entrances be treated in a similar manner by cladding the retaining walls with marble.



Multi-coloured stains on the exterior wall surface.

Stained and faded painted exterior wall surfaces.

Exterior Walls Conservation Approach:
Preservation, Rehabilitation, and Restoration

1	Complete a comprehensive survey of all concrete and metal surfaces to further document noticeable deterioration, areas requiring immediate protection and repair, and areas that may require monitoring.
2	Preserve all surviving original poured concrete and stucco surfaces that are sound or deteriorated but can be repaired, especially the Art Deco geometrics and chevron detailing. Restore elements that may be too deteriorated with in-kind masonry.
3	Protect masonry and stucco surfaces by cleaning and repairing any damaged areas and checking for moisture penetration and infestation. Take corrective action as soon as possible. Clean exterior masonry using the gentlest means possible, such as: water-based methods of soaking; low-pressure water washing;

Surround around south entrance and closed stair retaining walls to be restored to their original appearance clad in marble.

Four pilasters and closed stair retaining walls to be restored to their original appearance clad in marble.

	water washing supplemented with non-ionic detergent; and low-pressure hot water washing. A light scrubbing with a natural bristle or a synthetic bristle brush can facilitate cleaning textured surfaces or formed masonry. Always follow with a final water rinse to wash off the loosened soiling material from the surface. If chemical cleaning is required, only use approved chemical restoration cleaners that do not contain acids. Abrasive cleaning methods such as abrasive blasting and the use of grinders and sanding disks is never acceptable and is not permitted for use on heritage buildings.
4	Repair of the poured concrete exterior wall should be limited to extensively deteriorated areas or missing parts of an exterior wall and should be limited to replacement in-kind or with a compatible substitute material. Ensure the repair matches as close as possible to the physical and visual properties of the existing material.
5	All specifications for cleaning and repair of the exterior poured concrete wall should be reviewed by a Heritage Consultant prior to commencement of work.
6	All repairs to the exterior walls, including decorative elements, and exterior stairs, should follow a minimal intervention approach, such as limited replacement in-kind or replacement of an irreparable or missing element using a suitable substitute material. Repairs may also involve the dismantling of a poured concrete wall if a further condition assessment determines that more extensive repair or replacement is required.
7	Restore the exterior wall to its original appearance, including Art Deco geometrics, window sills, and horizontal banding along the base. upon removal of the 1979 exterior stairwell on the northeast corner of the building. Refer to Whittaker's original architectural drawings.
8	All holes, gaps or unnecessary openings in the masonry should be filled or replaced to match existing in-kind.
9	Restore the original appearance of the south entrance by facing the surround around the entrance and closed stair retaining walls with marble as shown on the original 1949 architectural drawings.
10	Restore the original appearance of the west entrance by facing the full height of the four vertical pilasters and closed stair retaining walls with marble as shown on the original 1949 architectural drawings.
11	Inspect lower and upper projecting concrete canopies over west elevation entrance doors to determine condition and extent of repair to preserve the integrity of each canopy and ensure their

	conservation. Repairs should follow a minimal intervention approach. If canopies require replacement due to safety hazards to the public, they should be replaced with a compatible substitute material that matches as closely as possible to the physical and visual properties of the existing canopies.
12	Repaint the exterior walls and Art Deco detailing by restoring the original colour palette identified and recommended in the Paint Analysis study completed in August 2020.
13	The heritage consultant should always be consulted regarding paint colours to be applied to existing painted surfaces of the historic building.

The upper projecting concrete canopy does not appear to be metal-clad along its fascia and overall deterioration of the canopy is not as severe as the lower canopy.

The lower projecting concrete canopy is metal-clad and appears far more deteriorated than the upper canopy, with corrosion, efflorescence on the concrete, loss of cladding material, and water ingress.

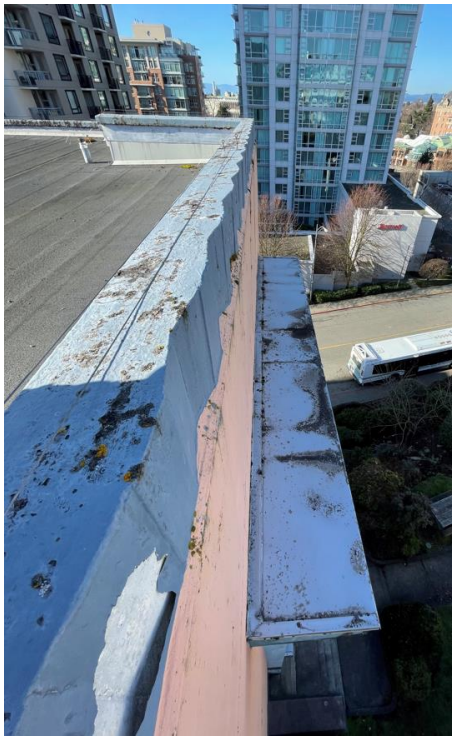


Image shows the upper projecting concrete canopy above the west entrance with metal cladding on the upper horizontal surface. Considerable staining and biological growth are evident.

Colour palette shown below and to the right are based on a paint layer analysis undertaken in August 2020. The report identifies the specific locations of the original paint colours.

Colours matched to the Benjamin Moore "Classics" palette collection.

Goldfinch
187

Sage Mountain
1488

Papaya
957

Adobe Beige
1128

Berber White
955

Above and below: Fixed and operable single glazed window units set within metal frames in punched openings.

Window modifications to accommodate piping and conduit on lower north elevation.

5.5 Windows, Doors, and Fenestration Openings

Windows, doors, and fenestrations tend to be the 'openings' to the soul of heritage buildings. They have a multitude of functions that bring in light, allow for views, enable the entry of fresh air, and allow for access to the building. Their integration into the building is a design element that has an impact on the building's overall appearance and heritage value. The *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends retention of windows and doors, including their functional and decorative elements, that are sound and repairable. Conservation of the building involves adaptive reuse of the interior for a continuing or compatible contemporary use, thus additional guidelines for rehabilitation projects will be applied.

The 188 windows installed in the British Columbia Power Commission building are Crittall metal units imported from Britain and consist of fixed and operable casement (pivot) and hopper single glazed units set within metal frames and installed within punched openings. Some units have been altered to accommodation ventilation units and grilles to accommodate access for piping and conduit.

Two-storey north elevation with decorative black metal grilles.

Windows on the north two-storey elevation are screened with decorative black metal grilles that will be preserved.

The overall condition of these existing windows, and the state of the surrounding assembly, is fair to poor and poses a challenge for the adaptive reuse that would see the building convert to a hotel as a compatible contemporary use. Additionally, the windows were not identified as a character-defining element, nor were they included as having heritage value in the narrative of the Statement of Significance. Yet, the windows are part of the building's historic character. Preservation must always be the first consideration in a rehabilitation project and, if repair is infeasible, then replacement units would need to match the original windows in design and appearance so as not to diminish the building's historic character.

Deterioration of metal sections of the window frame.

An evaluation of the physical condition of the windows was undertaken by Northstar General Contracting Ltd. From initial observations of their exterior condition, all the windows appear to be in equally fair condition on all elevations. However, assessing the window and structural opening condition from the interior shows evidence of deterioration of metal sections, severe deterioration of glazing compounds, lack of exterior perimeter caulking, water ingress at exterior pivot points, no sign of weatherproofing, and lack of a waterproof membrane on the interior concrete surround causing severe rust of steel mesh and extensive deterioration of the concrete and interior sills. It is unknown whether internal corrosion exists within the metal sections, and the as-built condition of the fasteners which secure the concrete wall sections, and

Two-storey north elevation decorative black metal grilles will be preserved in situ.

Deterioration of metal sections of the window frame.

Deterioration of glazing compounds and lack of exterior perimeter caulking.

Deteriorated concrete sills, no evidence of waterproofing, and spalling paint a clear sign of moisture.

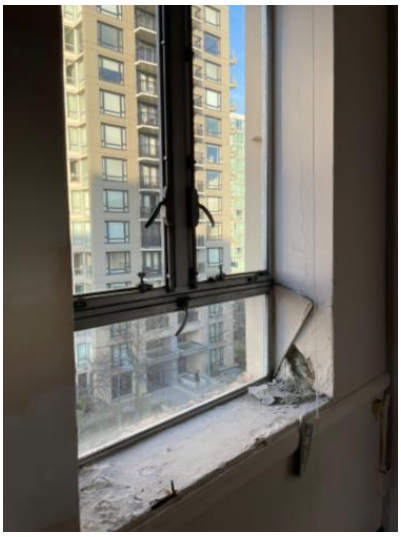
Deterioration of glazing compounds.

Deterioration of concrete, rusted metal mesh, and lack of a waterproof membrane at the sill and concrete surround.

the window systems were concealed and could not be observed through a visual inspection. It is also unknown as to the number units that may require glass replacement, replacement, and re-fabrication of missing screws, broken fasteners, hinges, pivots, handles, and other hardware. Several windows are inoperable, caulked shut, and have experienced deferred maintenance. There is also the potential of varying levels of asbestos.

When portions of the interior were rented to tenants in 2021, a number of windows, sills, and concrete surrounds in those areas were repaired and fir liners inserted as a prototype for rehabilitation, similar to relined window surrounds on the third floor. The conclusion found the repair, at best, a temporary measure with a lifespan of five to ten years.

Rehabilitation appears beyond routine maintenance, repair, and weatherization. Repair of the structural conditions would require the removal of all retained windows to enable the concrete surrounds to be




Deterioration of concrete sills and concrete surround throughout the building.

repaired, a waterproof membrane installed, and sills reconstructed. Window refurbishment would likely occur off-site by skilled workers specializing in metal window restoration. This would require orderly removal by labeling each window and its parts to their specific opening; removing hinges to dismantle the operable metal hopper sash; unbolting or unscrewing the upper fixed sash; and unbolting the casements from each pivot point. The subframe is normally left in place however, in this case, it would likely be removed to enable the entire concrete surround to be assessed, repaired, a waterproof membrane installed, and a new interior sill constructed.

The lack of energy efficiency and noise buffering of the metal single-glazed windows is also a concern. This could be addressed in various ways, but it is also site specific in terms of its feasibility and success. Aside from caulking and weatherstripping, options include laminated glass, operable storm windows (which would not be compatible with the original window

Loss of substrate integrity at several locations.

Paint bubbling and lifting from concrete surface. Lack of a waterproof membrane.

Corrugated glass windows rise three storeys and are a character-defining feature of the west façade.

Corrugated glass windows to be preserved in situ.

sash configurations), new thermal glass to replace existing single-glazed panes, and interior secondary glazing to match the fixed and operable units.

Overall, considering the interior physical condition of the 188 windows and their substrate, the extent of removal to an off-site location and the cost associated with their restoration, the potential replacement of glass with laminated glass or a thermal unit (if dimensionally possible), or the installation of additional interior secondary glazing, weakens the rationale for retention and repair of the 1950 metal windows. Lack of thermal efficiency and acoustical abilities of the single-glazed units makes retention even more questionable.

Given the existing condition of the windows, the *Standards and Guidelines for the Conservation of Historic Places in Canada* provides additional guidelines for rehabilitation projects that accept replacement of windows and doors when repair or limited replacement is not feasible. Replacement is based on physical evidence of existing windows and should be compatible in size, scale, material, style, and colour. The new windows should also duplicate, as closely as possible, the operability, number and size of panes, the profile and proportion of metal sections, as well as the reflective quality of the glass panes.

The proposed project intends to replace 178 windows with new high-performance windows to match the existing style of heritage windows. It also intends to replace two windows on each level one and two on the northeast elevation and six windows on level 2 on the northwest elevation with new entry doors and will have minimal impact on the building's character as these areas are partially hidden from view due to the rise in ground levels. Window openings removed on the north elevation to accommodate the four-storey stair addition will also be restored, and the corrugated glass windows that rise three stories above the west entrance will be preserved in situ.

North entrance door and sidelight.

Northeast entrance doors.

West entrance doors.

Exterior doors are comprised of single glazed units set into metal frames, some of which possess Georgian Wire Glass (GWG) inserts. The project intends to replace the original single-glazed doors with new energy efficient door systems. Replacement should be compatible in size, scale, material, style, and colour to complement the building's character.

South entrance doors.

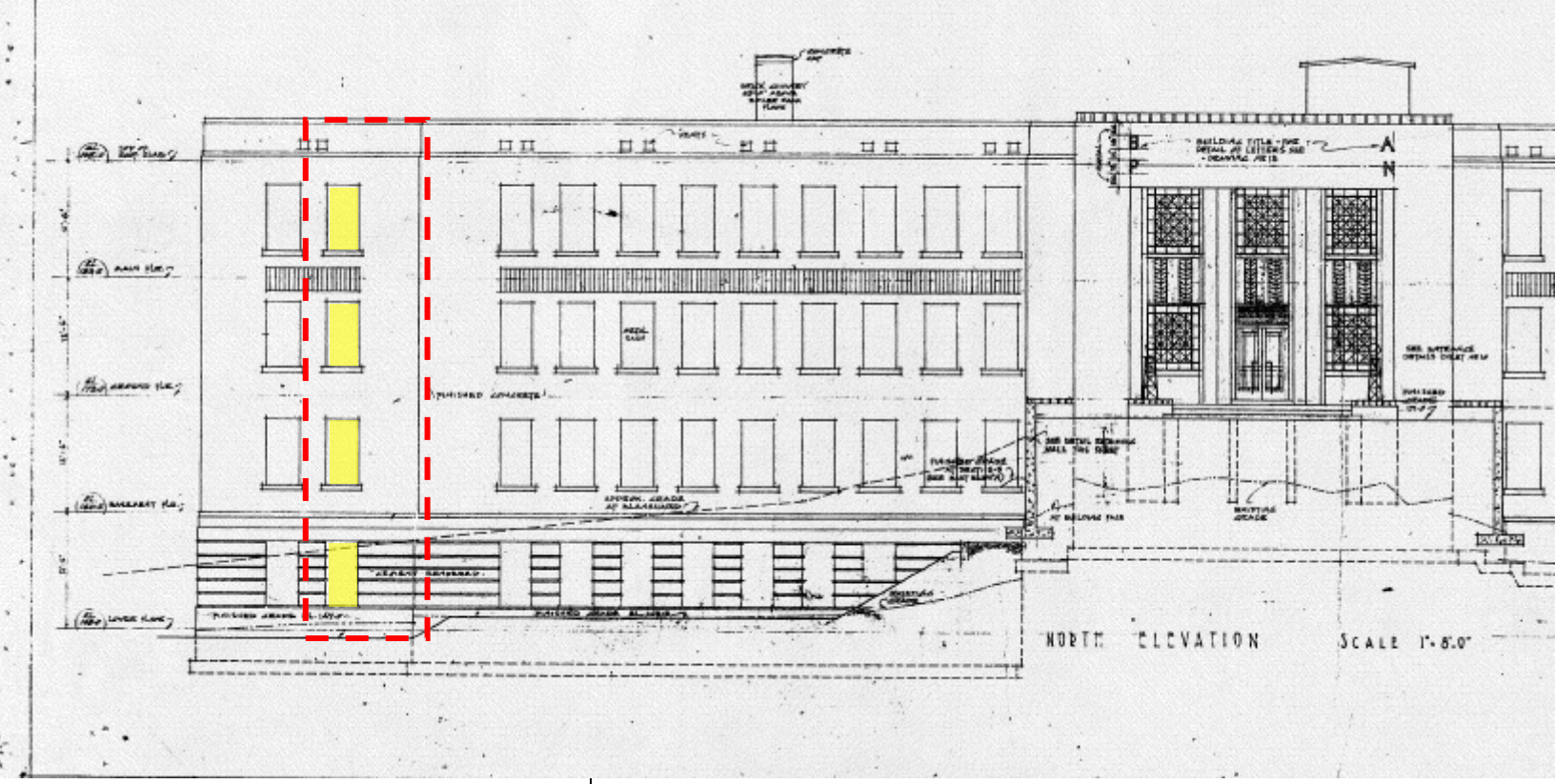
Windows, Doors and Fenestration Openings
Conservation Approach:
Preservation, Rehabilitation, and Restoration

1	Undertake a thorough visual inspection of all original Crittall metal window assemblies and document extent of repair to confirm with the heritage consultant that replacement is necessary.
2	If repair of the window assemblies is determined to be feasible, a protocol should be prepared to guide further documentation and condition assessment; window removal procedures; and protecting the windows for transport to an off-site location for refurbishment.
3	If the repair of window assemblies is determined to be unfeasible, replacement window assemblies should be based on the original window assembly and should be compatible in size, scale, material, style, and colour. Replacement windows should also duplicate, as closely as possible, the operability, number and size of panes, the profile and proportion of metal sections, as well as the reflective quality of the glass panes.
4	Preserve the corrugated glass windows on the west elevation. Protect and maintain the corrugated glass and ensure they are weather-tight by re-caulking the exterior perimeter and inspecting the interior perimeter and repairing or replacing seals or gaskets that may exist. Assess the severity of any cracks in the corrugated glass to identify the cause. Do not attempt to remove the glass. If necessary, use a two-part epoxy that consists of a resin and a hardener to seal the crack. Thoroughly clean the glass and then fill the crack with epoxy. Leave the excess in place to allow it to cure. Once hardened, use a razor blade or a utility knife to scrape off any dried resin.
5	Install four new window assemblies in the fenestration openings that will be restored with the removal of the 1979 exterior four-storey stair addition. Refer to Whittaker's original architectural drawings. The new windows should be based on the original window assembly and should be compatible in size, scale, material, style, and colour. They should also duplicate, as closely as possible, the operability, number and size of panes, the profile and proportion of metal sections, as well as the reflective quality of the glass panes.
6	Restore the original fenestration openings on the east corner of the north façade to accurately represent the state of the building as it appeared in 1950. Refer to Whittaker's original architectural drawings.

Metal Crittall window.

Cracked corrugated glass on west elevation.

Right: Exterior stair addition from 1979 to be removed and fenestration openings on each level to be restored.



Location of 1979 exterior stair addition caused the removal of four windows that impacted all four levels. The fenestration openings will be restored, along with the slip sills, and all surface detailing.

West side stair tower with tall, corrugated glass windows and a bent aluminum screen with B.C.P. initials worked into octagonal insets.

5.6 Interior Features

The interior of the British Columbia Power Commission building remains in its original configuration with a central corridor as the spine to offices, meeting rooms, multi-purpose rooms, storage areas, and mechanical rooms.

Significance gives particular heritage value to the three-storey high aluminum stairwell screen with the initials B.C.P., the Conference Room, originally called the Chairman's Office and also referred to as The Round Room, and surviving interior fittings and fixtures related to its original design. As noted in Don Luxton's Capital Regional District' s survey of Art Deco and Moderne buildings,

> *Especially worthy of note is the stair tower on the west side, with tall corrugated glass windows that run up an interior stairwell; in the divisions between the stairs there is a bent aluminum screen that runs up three stories that incorporates frozen fountain motifs as well as the B.C.P. initials worked into octagonal insets. The ceiling banding in this stairwell is a trip horizontal aluminum section. The third floor entrance lobby is an excellent example of a vernacular adaptation of Art Deco, with flush wood panelling and columns and covings that show*

View of third floor lobby from entrance vestibule. Note fluted columns, cove detail, and Art Deco ceiling fixture.

East side of interior lobby adjacent interior stair circulation connecting all floor levels. Note the flush wood panelling, fluted columns, and covings that provide a classical interpretation.

View of inner vestibule that leads into lobby. Note the Art Deco light fixtures on the fluted columns flanking the entry doors.

> *interpretations of classical elements and an overall richness of detail and finish. The interior fittings are virtually intact, especially in the public spaces; light fixtures, doorways and washrooms remain in their original condition. Of particular interest is the Conference Room, originally the Chairman's Office…This room is striking for its use of inlaid wood, and indicates the taste of the period for "blond" unstained wood panelling. Built-in filing cabinets ring one end of this symmetrical, oval space. All interior woodwork was by Crowe Gonnason Company Ltd., Victoria.*

The overall condition of the interior is very good. Wall finishes within the building consist of a combination of painted concrete, wood panelling, and ceramic wall tiles. The ceiling finishes consist of a combination of exposed structure and suspended ceiling assemblies complete with lay-in ceiling tiles, and particle board tile glued to the solid concrete ceiling in some areas. Floor finishes consist of a combination of sealed concrete slabs, carpeting, vinyl tiles, terrazzo, and ceramic tiles, with some chipped, cracked, and spalled floor surfaces.

View of Conference Room (originally the Chairman's Office) on the west end of the third floor. The open door leads to the original Secretary Office and a Commissioner Office.

The wood detailing of the Conference Room (originally the Chairman's Office, and also known as "The Rounded Room") is superb. The wall panelling is quarter slices primvera veneer from Mexico. The darker inlays are zebrawood from West Africa for the horizontal strips, and pomelle

View of original Secretary Office directly connected to what was once the Chairman's Office.

View of original Commissioner Office.

Plaque located inside the west entrance to the Conference Room, originally the Chairman's Office. Note the plaque refers to the office as "The Round Room."

mahogany from Central America for the diamond shapes. The Secretary's Office and a Commissioner Office connect with what was once the Chairman's office but were not identified as character-defining elements in the Statement of Significance.

View of east end of Conference Room, previously known as the Chairman's Office. The left door leads to the offices of the Secretary and the Commissioner. The right door leads to a storage room/closet.

View of west end of Conference Room, previously known as the Chairman's Office. The left door leads to the washroom, which is fully intact, and the right door leads to a storage room and the west exit door adjacent to the west aluminum stairwell screen and corrugated glass windows.

View south side of Conference Room, originally the Chairman's office. Door on the left leads to the storage/closet room and the right door leads to the fully intact washroom.

View of Library looking northwest.

View of Library looking south.

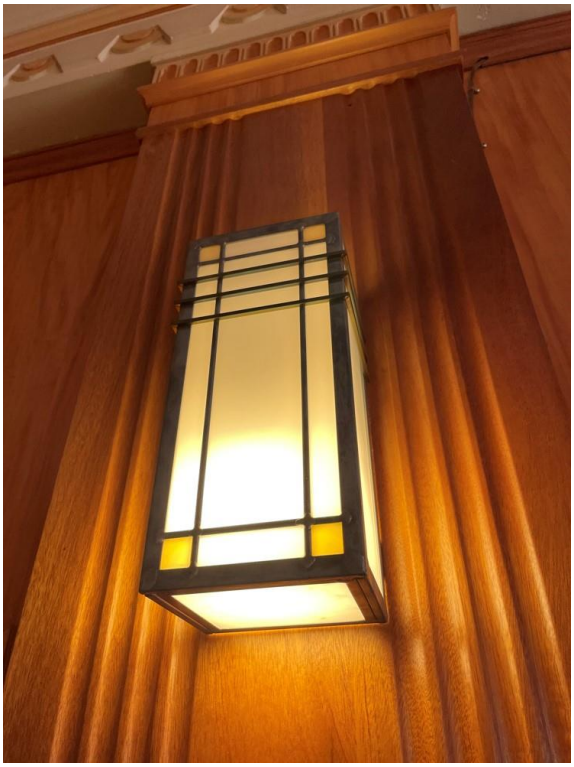
View of Library looking north.

The fourth-floor library is also finished with wood panelling and built-in shelving, cabinet work, and a moulded perimeter cove.

The interior also contains a number of Art Deco light fixtures that have the potential to be reused in the lobby area.

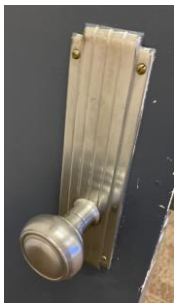
Art Deco light fixture in entrance vestibule.

Art Deco light fixture in lobby.



Art Deco light fixtures on fluted columns in lobby.

Art Deco door hardware also has the potential to be reused in interior areas not requiring the use of code-required lever style hardware.



The intent of the proposed project is to preserve the interior character-defining elements identified in the Statement of Significance. Although the original spatial configuration will be adapted for reuse as a hotel, the Conference Room (Chairman's Office), including the adjoining washroom and storage room/closet, west entrance and the wood panelled vestibule leading to the original Secretary Office) will remain fully intact and be used as a hotel amenity space. The west stairwell and aluminum screen will also remain fully intact and continue to be a feature connecting the upper three levels. The double-loaded corridor along a central east-west circulation spine is retained and the proposed interior partition scheme is compatible with the existing building fenestration pattern. The historically intact third-floor entrance lobby and the original wood panelled library on the fourth floor were not identified as character-defining elements in the Statement of Significance, however the intention is to achieve interior layouts that enable the retention and/or re-use of these features to the greatest degree possible.

Interior Features Conservation Approach:
Preservation and Rehabilitation

1	Preserve the historic circulation pattern and spatial relationships of the double-loaded corridor along the east-west circulation spine.
2	Respect the interior arrangement of the building in a manner that minimizes impact on window configuration and contributes to the historic building's inherent sustainability, such as natural daylight and ventilation.
3	Retain all sound and repairable interior features that are character-defining and contribute to the building's heritage value and character.
4	Preserve the west stairwell, the bent aluminum screen that runs up three stories and incorporates frozen fountain motifs, as well as the B.C.P. initials worked into octagonal insets.
5	Preserve the third-floor Conference Room (Chairman's Office) spatial configuration, as well as all wood panelling, inlays, perimeter ceiling coving, wood panelled radiator cabinets with Art Deco grilles, built-in cabinets, the "The Rounded Room" plaque (and its current location), adjoining storage room/closet, adjoining washroom with all original fixtures and finishes, the west entrance, and the vestibule between the Conference Room and the original Secretary Office.
6	Protect and maintain the interior features of the Conference Room washroom through appropriate repairs to ceramic finishes, the sink and toilet, as well as appropriate surface cleaning as required.

7	Retain all wood panelling in situ where possible. Reuse wood panelling as a feature finish in the configuration of the hotel rooms.
8	Preserve in situ the original finishes of the third-floor lobby, where possible, including the Art Deco light fixtures on the ceiling and on the fluted columns, as well as Art Deco door hardware. If elements cannot be preserved in situ, retain the finishes, fixtures, and hardware for reuse in the newly configured hotel/residential lobby in a manner the closely resembles the original arrangement in a manner that draws a clear distinction between what is historic and what is new.
9	Retain and reuse the wood panelled desk in the third-floor lobby as a feature element in the newly configured hotel/residential lobby, or in another interior area of the heritage building, if possible.
10	Carefully remove Art Deco door hardware and light fixtures without damaging the elements. Protectively wrap each element and carefully place in a solid container with a label identifying contents and the location the elements were removed from. Store the contained elements on location for future reuse in the hotel area.
11	Retain wood panelled radiator casings and metal Art Deco grilles in situ, where possible, as an interior feature within the hotel rooms and amenity spaces.
12	Retain all wood panelled window sills that are in good repair and refurbish as necessary to ensure their longevity.
13	Repair interior features that are character-defining elements, or are being retained for reuse, by using a minimal intervention approach. Such repairs might include limited replacement in kind, or replacement with an appropriate substitute material.
14	Where replacing in kind an irreparable interior feature it should be based on physical and documentary evidence. If using the same material and design details is not technically or economically feasible, a compatible substitute material or details may be considered.

6. Building Maintenance Plan

A condition assessment was undertaken in 2022 by NorthStar General Contracting Ltd. The assessment reviewed the exterior and interior of the historic 1949-50 British Columbia Power Commission building that is now owned by Reliance Properties Ltd.

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 concrete, stucco, paint, 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 extend its expected service life.

6.3 Maintenance Logbook

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

6.4 Inspecting the Building

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

6.5 Inspection Checklist

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

SITE

SITE

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

FOUNDATIONS

MOVEMENT

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

MOISTURE

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

EXTERIOR WALLS

WALLS

- ◯ Have roots of ivy, creepers or over-growth penetrated the surface of the walls?
- ◯ Are there any lichens and mosses present?
- ◯ Is there any mold or mildew present?
- ◯ Is the wall out of plumb, crooked or bulging?
- ◯ Are there any new cracks in the stucco or concrete substructure?
- ◯ Are there open joints around the metal door and window frames?
- ◯ 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
◯	Are there any signs of surface degradation, such as bubbles, blisters, cracks in the membrane, holes, small punctures, or tears, blistering granular loss, rotting, or rusted and loose fasteners?
◯	Are any roof drains blocked by loose debris such as leaves, roofing material, animal waste, or other organics. Blocked drains may increase water pooling on the flat surface and lead to serious issues.
◯	Are nails popping up, loose, or appearing above the sheet metal flashing?
◯	Are there any cracks or holes in the flashing, or flashing that is missing altogether?
◯	Is there any pooling of water leading to “ponds”? Standing water can exert pressure on the roofing material, often causing small leaks to develop and lead to major issues.
◯	Are there any cracked or deteriorated sealants?
◯	Are caulking and tar still effective at all structural openings, plumbing collars, corners of penetrative vents, and coping joints?
◯	Are the HVAC vents blocked? This can also lead to possible leaks.
◯	Are the screens, flashing and caulking over roof ventilation vents (ridge vent, soffit vent, gable end vent) in good condition and clear of debris?
◯	Is there any evidence of mould, fungus, moss, or algae on the flat roof, as this is an indication of the presence of moisture on the roof?
◯	Are there any insect or bird nests near protected roof areas?
◯	Is there any evidence of internal structural damage or degradation, such as damaged joists, mould or mildew on joists, and cracked sealants on reglets? Even subtle signs of damage need to be taken seriously before it develops into more serious issues.

PARAPETS AND CHIMNEYS

- ◯ Is the connection between the parapet walls and roof sound?
- ◯ Is the flashing covering the parapet in good condition?
- ◯ Is the flashing rusted or pulling away from the roof?
- ◯ Are the roof drains and scuppers (drain holes in the parapet wall) clear of debris?

WINDOWS AND DOORS

WINDOWS

- ◯ Are there any broken windows, allowing water to seep into the metal sections and onto window sills?
- ◯ Are all metal window and door assemblies, both interior and exterior, in good condition and painted or sealed?
- ◯ Are there any signs of rust?
- ◯ Are there any metal windows misaligned, bent, shifted, or have misaligned hardware that is not allowing proper window closure?

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?
- ◯ Is there any rust on the metal doors?
- ◯ Is there any broken glass?

INTERIOR

BASEMENT

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

FLOOR AND CEILING

- ◯ Does the floor have any popped nails, loose boards, loose tiles, or spongy areas that may indicate a joist issue?
- ◯ Are there any stains on the ceilings from a roof or plumbing leak?
- ◯ Is there any new sagging or cracks in areas that were not evident before?

◯	Are there any popped screws or nails on the drywall or new cracks in the plaster?
◯	Are stair balustrades in good condition, sturdy and secure?

6.6 Inspection Frequency

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

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

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

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

INSPECTION FREQUENCY CHART

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

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

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

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

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

WOOD AND WOOD PRODUCTS

RECOMMENDED	NOT RECOMMENDED
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.	Failing to identify, evaluate and treat the causes of wood deterioration.
Inspecting coatings to determine their condition and appropriateness, in terms of physical and visual compatibility with the material, assembly, or system.	
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	Stripping paint or other coatings to reveal bare wood thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear.

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.	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.
Retaining all sound and repairable wood that contributes to the heritage value of the historic place.	Replacing wood that can be repaired, such as wood components from old growth timber that is inherently more durable.
Repairing wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.	Replacing an entire wood element, when repair and limited replacement of deteriorated or missing parts is appropriate.
Removing or encapsulating hazardous materials, such as lead paint, using the least-invasive abatement methods, and only after adequate testing has been conducted.	
Selecting replacement materials for character-defining old-growth, exotic, or otherwise unavailable wood,	

based on their physical and visual characteristics.	

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.	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.
Cleaning concrete, only, when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	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	Removing paint that is firmly adhered to concrete. Removing paint from historically painted concrete unless it is damaging the underlying concrete.

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.	 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 of significance of the crack.

ARCHITECTURAL AND STRUCTURAL METALS

RECOMMENDED	NOT RECOMMENDED
Protecting and maintaining architectural and structural metals 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.	Failing to identify, evaluate and treat the causes of corrosion.
Cleaning soft metals, such as lead, tin, copper, aluminum, brass, silver, bronze, and zinc, with appropriate non-abrasive methods. **Using** the gentlest cleaning methods for hard metals, such as cast iron, wrought iron and steel, to remove excessive paint build-up and corrosion. **Applying** an appropriate protective coating to an unpainted metal element that is subject to frequent use and handling, such as a bronze door or brass hardware, or to corrosion due to environmental factors, such as abrasives in winter. The coating should be regularly applied, as required, to ensure ongoing protection. **Re-applying** appropriate paint or coating systems after cleaning to decrease the corrosion rate of painted or coated metals.	Using abrasives on soft metals.
Retaining all sound and reparable metals that contribute to the heritage value of the historic place.	Replacing metals that can be repaired.

Repairing parts of metal elements by welding, soldering, patching, or splicing, using recognized conservation methods.	Replacing an entire metal element, when repair and limited replacement of deteriorated or missing parts is possible.
Replacing in kind, extensively deteriorated or missing parts of metal elements, based on physical and documentary evidence.	Replacing an entire metal element, when limited replacement of deteriorated and missing parts is appropriate.

GLASS AND GLASS PRODUCTS

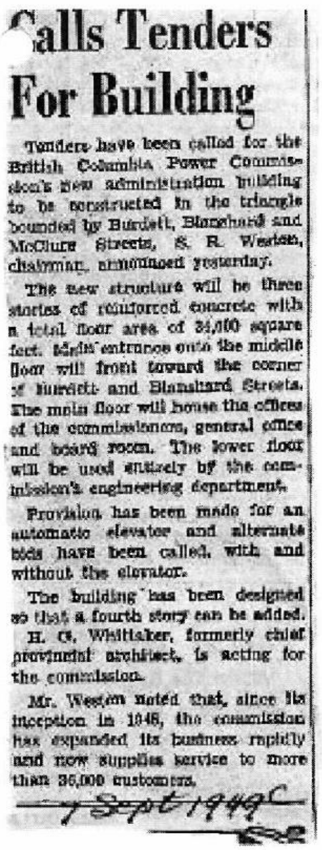
RECOMMENDED	NOT RECOMMENDED
Assessing and treating the causes of glass damage, breakage, or deterioration of its frame or structure.	Failing to consider the impact and condition of surrounding frames or structural elements, before identifying the new level of conservation work required.
Protecting glass from breakage, chipping and alteration caused by ongoing maintenance.	
Assessing the impact of previous maintenance practices on glass and adjacent materials.	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.
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.	Using cleaning methods that alter or damage the colour, texture or finish of the glass elements.
Retaining sound or deteriorated glass elements that can be repaired.	Removing or radically changing glass elements that contribute to the heritage value of the historic place.
Repairing parts of glass elements by patching, piecing-in, or otherwise reinforcing, suing recognized conservation methods.	Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the glass element, nor is physically or chemically compatible.

PLASTER AND STUCCO

RECOMMENDED	NOT RECOMMENDED
Protecting and maintaining plaster and stucco from damage by preventing moisture penetration, accumulation of organic matter, and structural movement.	
Applying and appropriate coating or paint system. The selection of the system should be based on its compatibility with previous layers of character-defining paint, colour, finish and texture.	Using coatings of inappropriate colour, finish or texture that will have a negative impact on the heritage value of the historic place.
Removing layers of paint from plaster details to make them legible, using recognized conservation methods.	Using paint removal methods and materials that damage plaster details, and failing to test paint removal methods in an inconspicuous location before beginning the work.
Securing and protecting deteriorated plaster and stucco by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated plaster or stucco that could be stabilized or repaired.
Repairing plaster pr stucco by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods.	Using a substitute material that neither conveys the same appearance as the surviving parts of the plaster or stucco, nor is physically or chemically compatible.
Replacing in kind irreparable or missing parts of plaster or stucco elements, based on documentary and physical evidence.	Replacing an entire plaster or stucco element when repair and limited replacement of deteriorated or missing parts is possible.
Repairing plaster or stucco by removing the damaged material and patching with new stucco or plaster that duplicates the old in strength, composition, colour, porosity, and texture.	Removing sound plaster and stucco or repairing with new material that does not match the old in strength, composition, colour, porosity, and texture.
Removing or encapsulating hazardous materials contained in plaster or stucco, such as asbestos, by using the least-invasive abatement methods, and only after adequate testing has been conducted.	

Appendix A

Newspaper Clippings



Calls Tenders For Building

Tenders have been called for the British Columbia Power Commission's new administration building to be constructed in the triangle bounded by Burdett, Blanshard and McClure Streets, S. R. Weston, chairman, announced yesterday.

The new structure will be three stories of reinforced concrete with a total floor area of 34,000 square feet. Main entrance on the middle floor will front toward the corner of Burdett and Blanshard Streets. The main floor will house the offices of the commissioners, general office and board room. The lower floor will be used entirely by the commission's engineering department.

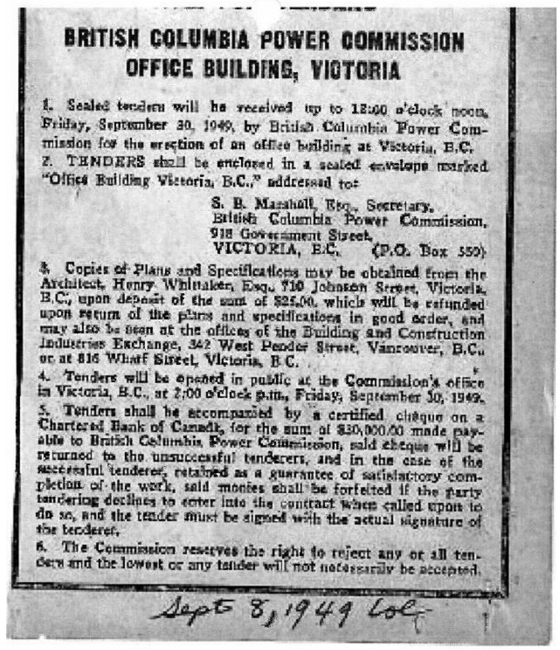
Provision has been made for an automatic elevator and alternate bids have been called, with and without the elevator.

The building has been designed so that a fourth story can be added. H. C. Whittaker, formerly chief provincial architect, is acting for the commission.

Mr. Weston noted that, since its inception in 1945, the commission has expanded its business rapidly and now supplies service to more than 36,000 customers.

7 Sept 1949 C

Call for Tender, Daily Colonist, September 7, 1949.



BRITISH COLUMBIA POWER COMMISSION OFFICE BUILDING, VICTORIA

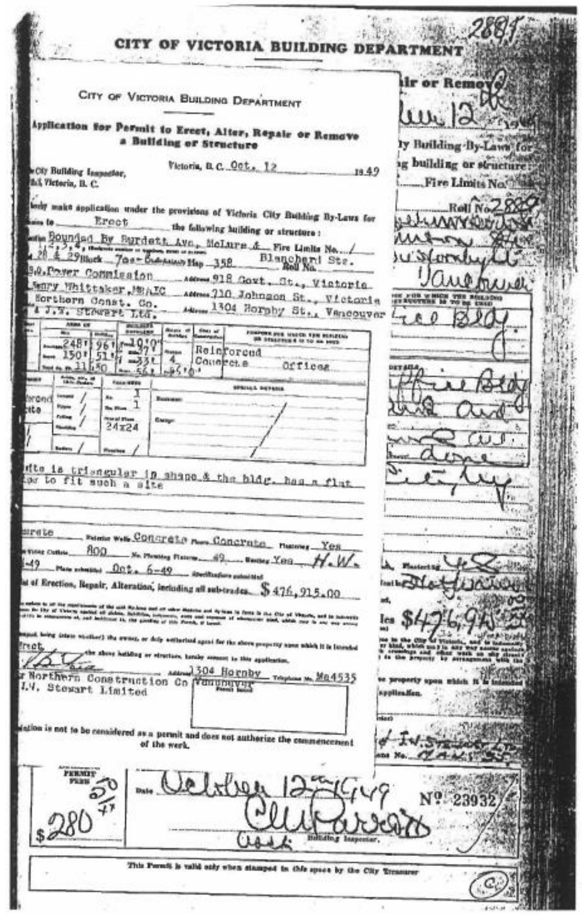
1. Sealed tenders will be received up to 12:00 o'clock noon, Friday, September 30, 1949, by British Columbia Power Commission for the erection of an office building at Victoria, B.C.
2. TENDERS shall be enclosed in a sealed envelope marked "Office Building Victoria, B.C.," addressed to:

S. B. Marshall, Esq., Secretary,
British Columbia Power Commission,
918 Government Street,
VICTORIA, B.C. (P.O. Box 550)

3. Copies of Plans and Specifications may be obtained from the Architect, Henry Whittaker, Esq., 710 Johnson Street, Victoria, B.C., upon deposit of the sum of $25.00, which will be refunded upon return of the plans and specifications in good order, and may also be seen at the offices of the Building and Construction Industries Exchange, 342 West Pender Street, Vancouver, B.C., or at 816 Wharf Street, Victoria, B.C.
4. Tenders will be opened in public at the Commission's office in Victoria, B.C., at 2:00 o'clock p.m., Friday, September 30, 1949.
5. Tenders shall be accompanied by a certified cheque on a Chartered Bank of Canada, for the sum of $30,000.00 made payable to British Columbia Power Commission, said cheque will be returned to the unsuccessful tenderers, and in the case of the successful tenderer, retained as a guarantee of satisfactory completion of the work, said monies shall be forfeited if the party tendering declines to enter into the contract when called upon to do so, and the tender must be signed with the actual signature of the tenderer.
6. The Commission reserves the right to reject any or all tenders and the lowest or any tender will not necessarily be accepted.

Sept 8, 1949 Col.

Call for Tender, Daily Colonist, September 8, 1949.



CITY OF VICTORIA BUILDING DEPARTMENT

CITY OF VICTORIA BUILDING DEPARTMENT

Application for Permit to Erect, Alter, Repair or Remove a Building or Structure

Victoria, B.C. Oct. 12 1949

City Building Inspector, Victoria, B. C.

... make application under the provisions of Victoria City Building By-Laws for ... to Erect the following building or structure:

Bounded By Burdett Ave., McLure & Blanchard Sts. Fire Limits No. 1

1, 2, 3, 4, 28 & 29 Block 7 Map 358

B.C. Power Commission Address 918 Govt. St., Victoria

Henry Whittaker, MRAIC Address 710 Johnson St., Victoria

Northern Const. Co. & J.V. Stewart Ltd. Address 1304 Hornby St., Vancouver

Reinforced Concrete — Offices

24x24

Site is triangular in shape & the bldg. has a flat ... to fit such a site

Concrete — Exterior Walls Concrete — Floors Concrete — Plastering Yes

800 — No. Plumbing Fixtures 49 — Heating Yes H.W.

Plans submitted Oct. 6-49

Cost of Erection, Repair, Alteration, including all sub-trades $476,915.00

Address 1304 Hornby, Vancouver Telephone No. Ma4535

Northern Construction Co. J.V. Stewart Limited

... is not to be considered as a permit and does not authorize the commencement of the work.

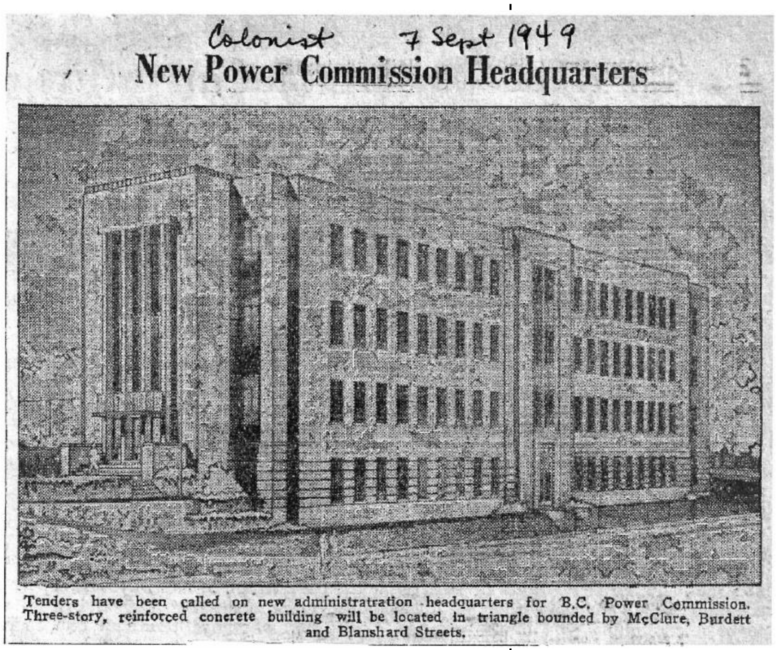
Permit Fees $280

Date October 12th 1949 Nº 23932

Building Inspector

This Permit is valid only when stamped in this space by the City Treasurer

Building Permit, City of Victoria, October 12, 1949.



Colonist 7 Sept 1949

New Power Commission Headquarters

Tenders have been called on new administration headquarters for B.C. Power Commission. Three-story, reinforced concrete building will be located in triangle bounded by McClure, Burdett and Blanshard Streets.

New Power Commission Headquarters, Daily Colonist, September 7, 1949.

(#54538-in BA Book)

Location: BLANSHARD 780 PLAN 23932-35110 01-027-001

Lot: 1, 2, 3, 4 Block: Section: 21/9 Plan: 35 B Roll: 20034

Date: 24.7.50 Permit No: 23932 Value: $476,915.

Owner or Agent: ~~B.C. Power Commission~~ B.C. BUILDINGS CORPORATION

Address: 780 BLANSHARD ST

Architect: Contractor: Lic:

Zone District: Fire Limits:

Occupancy: OFFICES No. of Rooms:

Converted to: Date: Case No:

Class Construction: Size Bldg: Height:

Size Lot: Setbacks: (side) (front) (back)

Joists: (Grnd) (2nd) (3rd) (Ceiling)

Foundation: Ext. Walls: Posts: Beams:

Floors: Rafters: Chimneys: Basement:

Roof: Stairs: Exits: Heating:

Plumbing: PR 13264 (T.10) Wiring:

Other Structures:

780 Blanshard Street Building Card 1, City of Victoria.

Alterations and Repairs:	Date:	Permits	Value:
(Bever Cong's Coordinance) erect partitions in board room	17.6.55	35110	$ [illegible]
(Farmer Construction) alterations to partitions install new A.C. stairway etc. as per plans	14.10.55	36837	$20,600.
(Shawnigan Lab Yards) install mineral acoustic board on ceilings of office building in accordance with city by-laws	22.7.52	29153	$10,344.
(F.W. Bayliss) remove existing tile partitions on 4th floor. No alteration in occupancy	19.6.57	39215	$1000.00
Install new partitions & general alterations - Farmer Construction	9.6.64	54538	$900.00
E.M. [illegible] (Burns) Tank only	08.2.66	14893	—
Remove exterior marble front & replace with stucco. William Bray Williams	6.5.71	66777	2500.00
I.A.P. [illegible]	11.10.72	18637	—
Alter + code upgrading to offices.	80.04.22	76737	140,000.00
1st, 2nd + 3rd flrs: Int. alters only - offices	92.03.26	90955	50,000.-
Add handicapp ramp - north entrance - office	92.06.01	91191	8,600.-

780 Blanshard Street Building Card 2, City of Victoria.

ALTERATIONS & REPAIRS	DATE	PERMIT	VALUE
Install 20'x12' concrete pad for storage - office	FINAL 93.12.3 93/09/15	92904	1,200.-
Interior alterations to offices	FINAL 94.4.21 93/12/23	93284	44,457.-
Int. upgrading to 4 flrs. w/shwrs - office	95.03.03	94809	41,000.-

780 Blanshard Street Building Card 3, City of Victoria.

Top Architect Of Government Ends Service

H Whittaker, Chief Architect of the British Columbia Government ended 35 years of Government service in a brief ceremony yesterday in the office of Hon E. C. Carson, Minister of Public Works.

On behalf of the department Mr Carson gave him a gold wrist watch and an autograph book signed by members of the staff.

Mr. Whittaker joined the Government as assistant to the supervising architect in 1910, was acting supervising architect during the Great War and was appointed chief architect in 1919

EFFECTIVE JUNE 30

His retirement was effective June 30

He designed most provincial construction projects over the last 30 years, including the Essondale Mental Hospital and the Tranquille Sanitarium His last job was designing the new office buildings that will soon be under construction on Douglas Street.

In presenting the watch to Mr Whittaker, Mr. Carson said "he has left behind a monument of buildings in this province that will be pretty hard to beat in years to come."

G E. Ford takes his place as chief architect.

Daily Colonist, June 16, 1949, page 3.

B.C. Architect, Henry Whittaker Soon to End 36 Years' Service

Provincial Architect Henry Whittaker, 1815 Hollywood Crescent, will terminate 36 years of service with the Provincial Government, 35 of which he has spent as chief architect, when he retires at the end of this month.

However, substantial reminders of his work will remain throughout British Columbia

These include all the buildings at Tranquille Sanitorium constructed since 1925, most of the buildings at Essondale Mental Hospital, including those now under construction, new Provincial Government offices at Govarnment and Elliott Streets, additions to St. Joseph's Hospital, and hospitals at Smithers, Oliver, Prince Rupert, Hazelton, Burns Lake, Kelowna and Rossland.

HENRY WHITTAKER

OTHER WORKS

Mr. Whittaker also supervised construction of the motor vehicle building in Vancouver and drafting of recently-completed plans for a new T.B wing at Vancouver General Hospital.

Following his retirement, he plans to resume limited private practice.

Born in Rio de Janeiro, where his father was a cotton manufacturer, Mr. Whittaker received most of his training in England and was articled to an Accrington, Lancashire firm of architects

He was appointed assistant architect here on May 3 1913 having previously been in the service of the Government of the Egyptian Sudan, then a British mandate.

In 1912, Mr. Whittaker performed land evaluation work for the Lloyd George Government.

He is a past president of the Architects' Institute of British Columbia and also a former vice-president of the Royal Architectural Institute of Canada.

He will be succeeded as chief architect by Assistant Architect G E. Ford who, however, is scheduled to retire in September.

Daily Colonist, June 9, 1949, page 14.

The Local Scene

With Additional District News on Page 21

City Sets New One-Day Record As Building Rush Hits Officials

Without question yesterday was the biggest day in the history of the city building department, according to J. W. Oosterink, city building inspector.

Building permits authorizing new construction valued at more than $3,000,000 were issued by the building inspector in the single day of operations.

Probably the largest single building permit ever issued by the city was made out to Northern Construction Co. and J. W. Stewart Ltd. of Vancouver, for the construction of the new $2,062,700 Post Office and Federal Building on Government Street.

The same company was also issued the permit for construction of the $476,915 B.C. Power Commission Building at 780 Blanshard Street. The proposed four-story office building will hold 11,659 square feet of floor space and is to be constructed of reinforced concrete.

Daily Colonist, October 13, 1949, page 3.

Expect to Finish Work by Autumn On New $477,000 Office Building

The British Columbia Power Commission's new office building, now under construction on the triangle of land formed by the intersections of Humboldt, Blanshard and McClure Streets, will be ready for occupation late this Autumn. Henry Whittaker, architect in charge, predicted yesterday the building would be occupied well before the year's end.

More than 2000 cubic yards of rock has been drilled, blasted and removed from the site of the $477,000 structure. Some of this rock will be brought back to be used in terracing the site.

SLOWED BY WEATHER

Weather has slowed the excavation and the early concrete work, Mr. Whittaker explained. Moreover, excavation had to be taken unexpectedly deep in some places—30 feet at one point—to find bedrock.

Contractors, Northern Construction Company and J. W. Stewart Limited, will have a crew of more than 50 men on the job shortly.

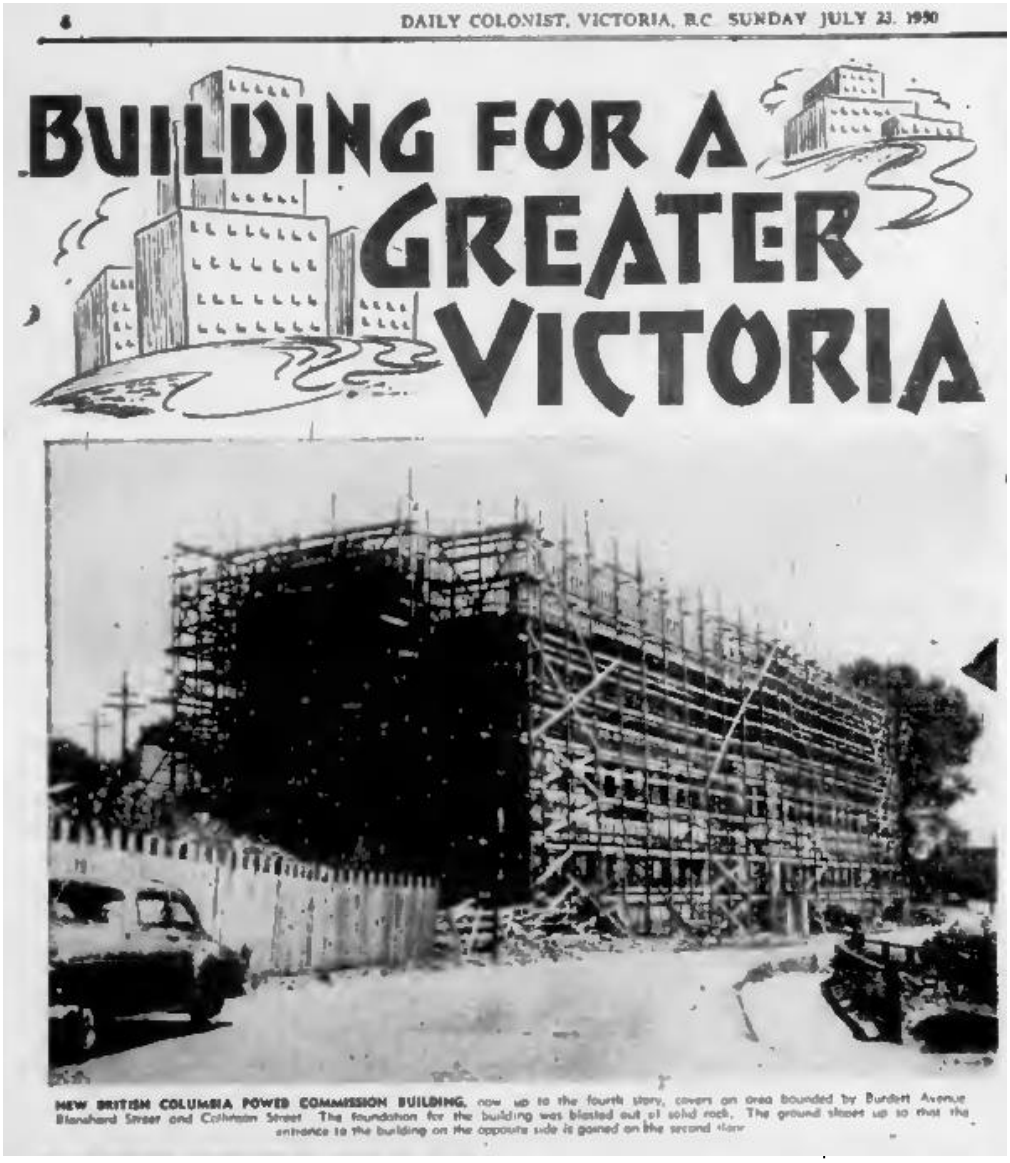
"We can estimate completing about a floor a month," Mr. Whittaker said. "The roof slab should be on by the end of June."

PRE-MIXED CEMENT

Cement for this four-story steel and concrete structure will be premixed and truck-hauled for pouring by Evans, Coleman & Johnson Limited. This method precludes the need of mixing machinery on the job and generally speeds up operation.

Concrete workers, general construction laborers and carpenters are already at work and plumbers and electricians will be able to commence setting pipe immediately.

Daily Colonist, February 22, 1950, page 3.

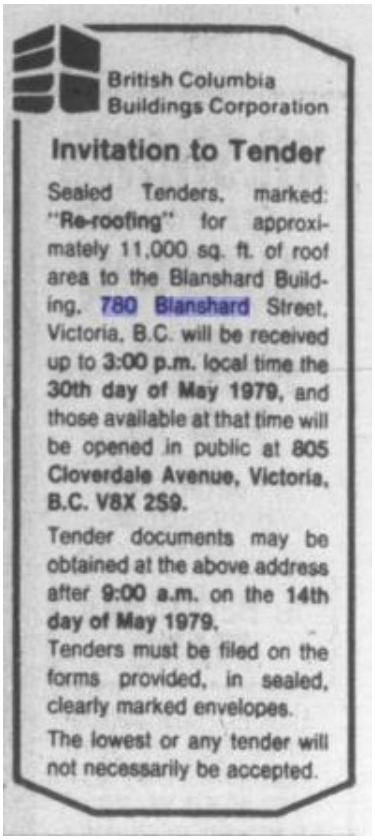


DAILY COLONIST, VICTORIA, B.C. SUNDAY JULY 23, 1950

BUILDING FOR A GREATER VICTORIA

NEW BRITISH COLUMBIA POWER COMMISSION BUILDING, now up to the fourth story, covers an area bounded by Burdett Avenue, Blanshard Street and Courtenay Street. The foundation for the building was blasted out of solid rock. The ground slopes up so that the entrance to the building on the opposite side is gained on the second floor.

Daily Colonist, July 23, 1950, page 42.



British Columbia Buildings Corporation

Invitation to Tender

Sealed Tenders, marked: "**Re-roofing**" for approximately 11,000 sq. ft. of roof area to the Blanshard Building, 780 Blanshard Street, Victoria, B.C. will be received up to **3:00 p.m.** local time the **30th day of May 1979**, and those available at that time will be opened in public at 805 **Cloverdale Avenue, Victoria, B.C. V8X 2S9.**

Tender documents may be obtained at the above address after **9:00 a.m.** on the **14th day of May 1979.**

Tenders must be filed on the forms provided, in sealed, clearly marked envelopes.

The lowest or any tender will not necessarily be accepted.

Daily Colonist, May 11, 1979, page 51.

British Columbia Buildings Corporation

Invitation to Tender

Project PM 2059 - Renovations to 780 Blanshard Street, Victoria, B.C., Contract # 001.

SEALED TENDERS are invited for the renovations to 780 Blanshard Street, Victoria, B.C.

TENDERS will be received by British Columbia Buildings Corporation at **300-910 Government Street, Box 1112, Victoria, B.C. V8W 2T4** on or before **April 11, 1980** at **2:00 p.m.** Tenders available at this time will be opened in public at this address.

Tender documents may be obtained by General Contractors only from the office of the Architect, **Peterson & Lester, 1010 Langley Street, Victoria, B.C. V8W 1V8** upon receipt of a refundable deposit of Fifty Dollars ($50.00) payable to the Corporation. Tender Documents will be available on or after **March 19, 1980.** Bid depository for subtrades listed in the Instructions to Bidders will close on **April 9, 1980** at **3:00 p.m.** at the Construction Association offices located in Vancouver, Victoria and Nanaimo.

Information regarding bonding is confained in the Instructions to Bidders. The lowest or any tender will not necessarily be accepted. General enquiries may be directed to the Architect at **386-1431** in Victoria or Project Coordinator at **387-3739** in Victoria.

Daily Colonist, March 19, 1980, page 47.

British Columbia Buildings Corporation

Revised Invitation to Tender

Project 2059 - Renovations to 780 Blanshard Street, Victoria, B.C.

Scope of the work for the above Project has been increased to incorporate Interior Tenant Improvement Work. Supplementary plans and specifications for this additional work which includes interior demolition, construction of partitions, electrical and telephone installation, interior painting, millwork and hardware will be issued to prospective bidders on **April 10, 1980.**

Tender closing date for this combined project is extended to **April 18, 1980** at the Corporation's office at **300-910 Government Street, Box 1112, Victoria, B.C.** at **2:00 p.m.**

Bid Depository for subtrades will close at **3:00 p.m.** on **April 16, 1980** at the Construction Association offices in Vancouver, Victoria and Nanaimo.

Daily Colonist, April 4, 1980, page 49.

Appendix B

Sources

- Biographical Dictionary of ARCHITECTS IN CANADA 1800 - 1950. *Whittaker, Henry*. www.dictionaryofarchitectsincanada.or/node/375
- Canadian Museum of History. 2020. *The History of Health Care in Canada, 1914 - 2007*. https://www.historymuseum.ca/cmc/exhibitions/hist/medicare/medic-4k01e.html
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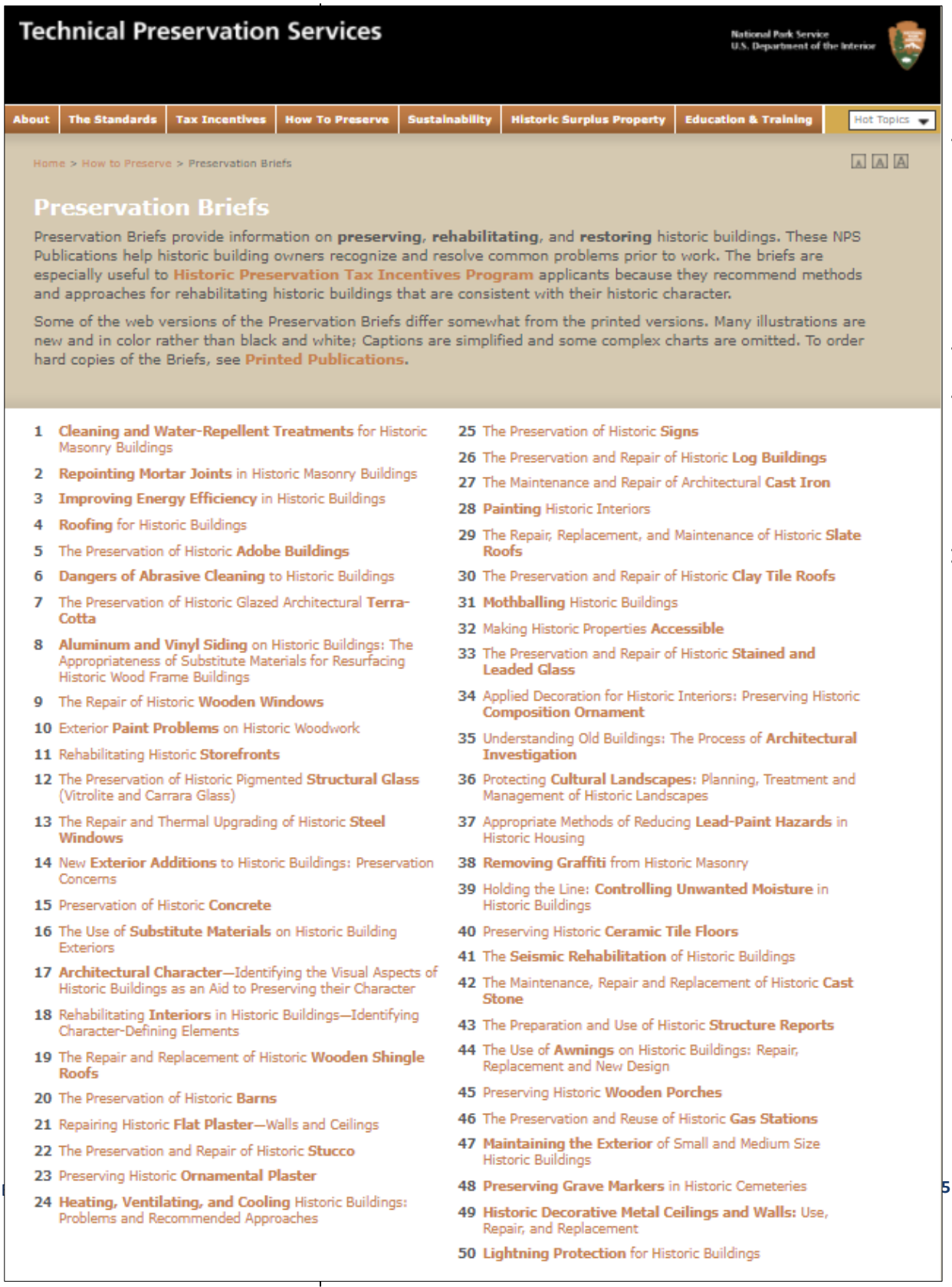
- Luxton, Donald. 1984. *Capital Regional District: Art Deco and Moderne*.
- Luxton, Donald (Editor). 2007. *Building the West: The Early Architects of British Columbia*. Revised Second Edition. Vancouver B.C.: Talonbooks.
- Minister of Public Works. Report for the Fiscal Year 1949-50. https://open.library.ubc.ca/collections/bcsessional/items/1.0342772
- Minister of Public Works. Report for the Fiscal Year 1950-51. https://open.library.ubc.ca/collections/bcsessional/items/1.0343150
- Morawetz, Tim. 2017. *Art Deco Architecture Across Canada*. Toronto Ont.: Glue Inc.
- Pitchin File: 243985.000, Baseline Property Condition Assessment with Specialist Review of the Elevator System, July 16, 2019.
- Province of British Columbia. Sixth Annual Report of the British Columbia Power Commission for the Year Ended March 31st, 1951. http://www.llbc.leg.bc.ca/public/pubdocs/bcdocs2016/272602/1951.pd
- Thomas, Rick. 2013. *WILDLIFE DIVERSITY MURAL 780 Blanshard St., Victoria BC.* [Blog]. June 23, 2013. http://rickthomasart.blogspot.com/
- Wong, Hugo; Internal Communications, Corporate Initiatives Division | Ministry of Forests. Lands, Natural Resource Operations and Rural Development, Victoria BC. 2020. History of the BC Power Commission Building. Telephone Interview by Lauren Martin, July 24, 2020.
- 780 Blanshard Street Condition Assessment Report, Northstar 2000 Ltd. General Contracting, Investigation and photography by Geoff Purdon, Operations Manager. Report prepared by Anna Quinn, Project Assistant.

Appendix C

Technical Preservation Briefs



Technical Preservation Services

National Park Service
U.S. Department of the Interior

About | The Standards | Tax Incentives | How To Preserve | Sustainability | Historic Surplus Property | Education & Training | Hot Topics

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**.

1 **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
2 **Repointing Mortar Joints** in Historic Masonry Buildings
3 **Improving Energy Efficiency** in Historic Buildings
4 **Roofing** for Historic Buildings
5 The Preservation of Historic **Adobe Buildings**
6 **Dangers of Abrasive Cleaning** to Historic Buildings
7 The Preservation of Historic Glazed Architectural **Terra-Cotta**
8 **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9 The Repair of Historic **Wooden Windows**
10 Exterior **Paint Problems** on Historic Woodwork
11 Rehabilitating Historic **Storefronts**
12 The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
13 The Repair and Thermal Upgrading of Historic **Steel Windows**
14 New **Exterior Additions** to Historic Buildings: Preservation Concerns
15 Preservation of Historic **Concrete**
16 The Use of **Substitute Materials** on Historic Building Exteriors
17 **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18 Rehabilitating **Interiors** in Historic Buildings—Identifying Character-Defining Elements
19 The Repair and Replacement of Historic **Wooden Shingle Roofs**
20 The Preservation of Historic **Barns**
21 Repairing Historic **Flat Plaster**—Walls and Ceilings
22 The Preservation and Repair of Historic **Stucco**
23 Preserving Historic **Ornamental Plaster**
24 **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
25 The Preservation of Historic **Signs**
26 The Preservation and Repair of Historic **Log Buildings**
27 The Maintenance and Repair of Architectural **Cast Iron**
28 **Painting** Historic Interiors
29 The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
30 The Preservation and Repair of Historic **Clay Tile Roofs**
31 **Mothballing** Historic Buildings
32 Making Historic Properties **Accessible**
33 The Preservation and Repair of Historic **Stained and Leaded Glass**
34 Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
35 Understanding Old Buildings: The Process of **Architectural Investigation**
36 Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
37 Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
38 **Removing Graffiti** from Historic Masonry
39 Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings
40 Preserving Historic **Ceramic Tile Floors**
41 The **Seismic Rehabilitation** of Historic Buildings
42 The Maintenance, Repair and Replacement of Historic **Cast Stone**
43 The Preparation and Use of Historic **Structure Reports**
44 The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
45 Preserving Historic **Wooden Porches**
46 The Preservation and Reuse of Historic **Gas Stations**
47 **Maintaining the Exterior** of Small and Medium Size Historic Buildings
48 **Preserving Grave Markers** in Historic Cemeteries
49 **Historic Decorative Metal Ceilings and Walls:** Use, Repair, and Replacement
50 **Lightning Protection** for Historic Buildings

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

Appendix D

Alternate Compliance Methods for Heritage Buildings

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

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
27	Illumination of Exit Signs Sentence 3.4.5.1.(3) and 3.4.5.1.(4), Sentence 9.9.11.3.(3) and 9.9.11.3.(4) *Exit* signs are required to be illuminated continuously while the *building* is occupied.	Where *exit* signage may compromise historic appearances, or authenticity of displays, *exit* 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. Stair risers shall not be closer than 300 mm from an *exit* door.	Except as permitted in Sentences 3.4.6.11.(3) or 9.9.6.6.(2), existing *exit* doors shall not extend beyond the first riser.
29	Fire Escapes Subsection 3.4.7., Sentence 9.9.2.1.(2) Fire escapes are required to conform to Subsection 3.4.7.	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 *building* is *sprinklered*.
30	Fire Escape Construction Article 3.4.7.2., Sentence 9.9.2.1.(2)	Existing *combustible* fire escapes are permitted if the *building* is permitted to be of *combustible construction* by Part 3, Part 9 or by this Table.
31	Protection of Fire Escapes Article 3.4.7.4., Sentence 9.9.2.1.(2) Openings in the exterior wall adjacent to the fire escape are required to be protected by *closures*.	Existing openings in the exterior wall adjacent to the fire escape are not required to be protected by *closures* provided: (a) the *building* is *sprinklered*, 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. *Vertical service spaces* are required to be separated from the adjacent floor area by a rated *fire separation*.	Existing *vertical service spaces* that do not completely conform to the rated *fire separation* requirements are acceptable provided the vertical service spaces are *sprinklered*.
33	Height of Rooms Subsection 3.7.1., Section 9.5. The height of rooms is required to comply to minimum dimension requirements.	Existing rooms are not required to comply to the minimum dimension requirements of Subsection 3.7.1. or Subsection 9.5.3.
34	Washroom Requirements Subsection 3.7.2., Section 9.31. *Buildings* are required to be provided with a minimum number of washroom fixtures.	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 *authority having jurisdiction*.
35	*Access* for Persons with Disabilities Section 3.8. of Division B	Article 3.8.4.5. shall apply to existing *buildings*.
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 and Plumbing Systems Part 6 and Part 7	Existing mechanical and *plumbing systems* in *buildings* 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 *authority having jurisdiction*.

6) For the design and construction of *alterations* to existing *buildings* to add a *secondary suite*, not including the design and construction of new additions or new *buildings*, the Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite in Table 1.1.1.1.(6) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(6).)