

# DICKSON, CAMPBELL & CO. BUILDING

1900 STORE STREET, VICTORIA, BC



## CONSERVATION PLAN

JANUARY 2022



# Contents

<b>1. Introduction.....</b>	<b>3</b>
<b>2. Understanding the Historic Place</b>	
2.1 Historical Overview.....	5
2.1.1 History of the Downtown Neighbourhood.....	5
2.1.2 Architects Wright and Sanders, and L.B. Trimen.....	7
2.2 Heritage Value Assessment.....	8
2.2.1 Victoria Heritage Thematic Framework.....	8
2.2.2 Statement of Heritage Value.....	9
2.3 Statement of Significance.....	18
<b>3. Conservation Approach</b>	
3.1 Primary Treatment.....	21
3.2 Conservation Standards and Guidelines.....	22
3.3 Environmental Sustainability.....	24
3.4 Health, Safety and Security.....	24
3.5 Accessibility.....	25
3.6 Alternate Compliance.....	25
<b>4. Planning Policy Framework</b>	
4.1 National Framework.....	26
4.1.1 Canadian Register of Historic Places.....	26
4.1.2 Standards and Guidelines for the Conservation of Historic Places in Canada.....	26
4.2 Provincial Framework.....	26
4.2.1 British Columbia Building Code.....	26
4.2.2 Energy Efficiency Act.....	27
4.3 Municipal Framework.....	27
4.3.1 Official Community Plan.....	27
4.3.2 Downtown Core Area Plan.....	28
4.3.3 Old Town Design Guidelines.....	30
4.3.4 Local Government Act.....	31
4.3.5 Heritage Conservation Areas.....	31
4.3.6 Victoria Heritage Thematic Framework.....	32
<b>5. Conservation Recommendations</b>	
5.1 Exterior Form.....	33
5.2 Roof.....	35
5.3 Exterior Walls.....	35
5.4 Windows, Doors and Fenestration Openings.....	39
5.5 Architectural Metals.....	47
5.6 Interior Features.....	49
<b>6. Building Maintenance Plan</b>	
6.1 Permitting Process.....	51
6.2 Cleaning, Repairing and Replacing.....	52

6.3 Maintenance Logbook.....	52
6.4 Inspecting the Building.....	52
6.5 Inspection Checklist.....	53
6.6 Inspection Frequency.....	57
6.7 Standards and Guidelines for the Conservation of Historic Places in Canada.....	59

## Appendices

A. Articles of Interest.....	66
B. Research Sources.....	68
C. Preservation Briefs.....	69
D. Alternate Compliance Methods for Heritage Buildings.....	70
E. Building Condition Assessment.....	76



## HISTORIC PLACE

### HISTORIC NAME:

- Dickson, Campbell & Co.

### OTHER NAMES:

- Victoria Roller Flour and Rice Mills
- Capital Iron & Metals Inc.

### CIVIC ADDRESS:

- 1900 Store Street, Victoria, BC

### ORIGINAL OWNER:

- Dickson, Campbell & Co.

### CURRENT OWNER:

- Reliance Properties Inc.

### DATE OF CONSTRUCTION:

- 1862

### HERITAGE STATUS:

- Heritage-Registered

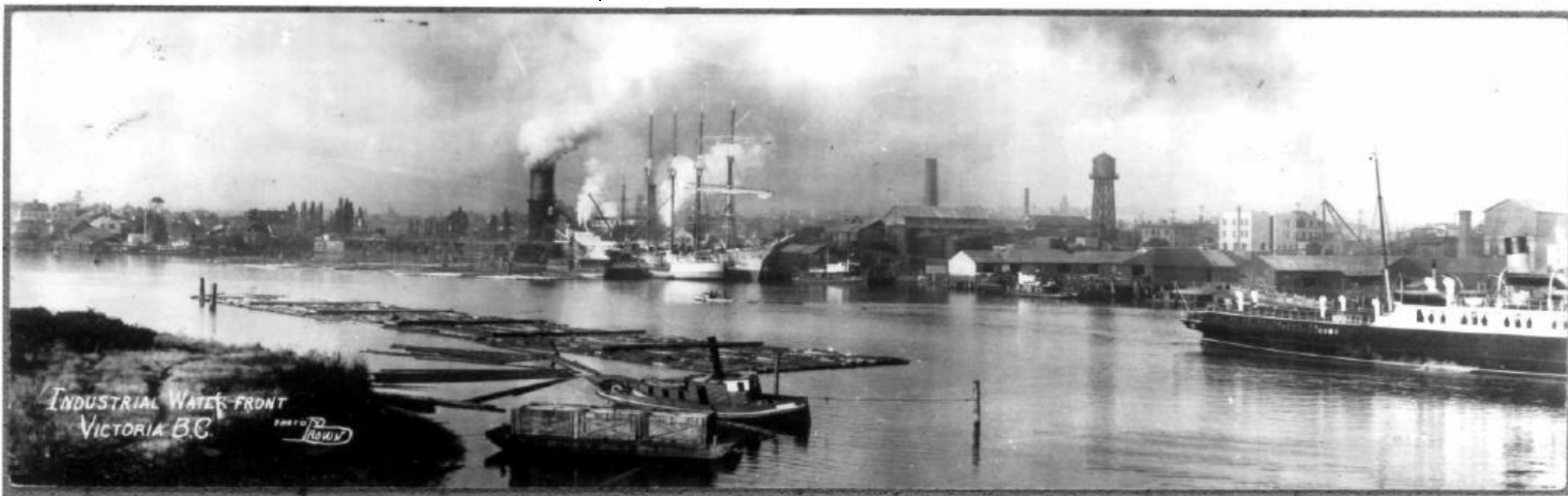
*Industrial Waterfront, Victoria, BC, Provincial Archives  
of British Columbia A-8304.*

# 1. Introduction

The Dickson, Campbell & Co. building, once known as the Victoria Roller Flour and Rice Mills and currently known as Capital Iron, is situated at 1900 Store Street in the Downtown Neighbourhood of Victoria, BC. The building is valued for being one of the earliest industrial buildings constructed north of Johnson Street along the waterfront. It was designed by architects Wright & Sanders for Dickson, Campbell & Co. commission merchants, and built in 1862 as a two-storey freestone and rubble stone structure on wharf side and exposing the upper one-storey main façade at street level facing Store Street. Dickson, Campbell & Co. used it as an office and warehouse.

The location of the building is part of one of only three pre-contact archaeological sites in Victoria's Inner Harbour associated with the traditional territory of the Songhees and Esquimalt First Nations, whose original settlement was once situated on the upper eastern shore of the Inner Harbour as a high-positioned defensive site. In 1976, the Museum of British Columbia found the remains of an ancient village in the form of shell midden in the vicinity of Store and Chatham Streets, on the north side this building for 24 metres, and extending 40 metres north under Store Street.

The Dickson, Campbell & Co. building is significant for its connection with Victoria's gateway economy and its association with the Cariboo District gold rush of 1862 at a time when Victoria became the trade centre and was incorporated as a city that same year. The building represents a growing resource base of local industry and new commercial enterprises spawned by the gold rush period and the construction of warehouses and factories enabling the rise of an industrial waterfront and the development of Victoria as a port city and a gateway to the Orient with the import and export of goods beyond what the Hudson's Bay Company could provide the settlement.



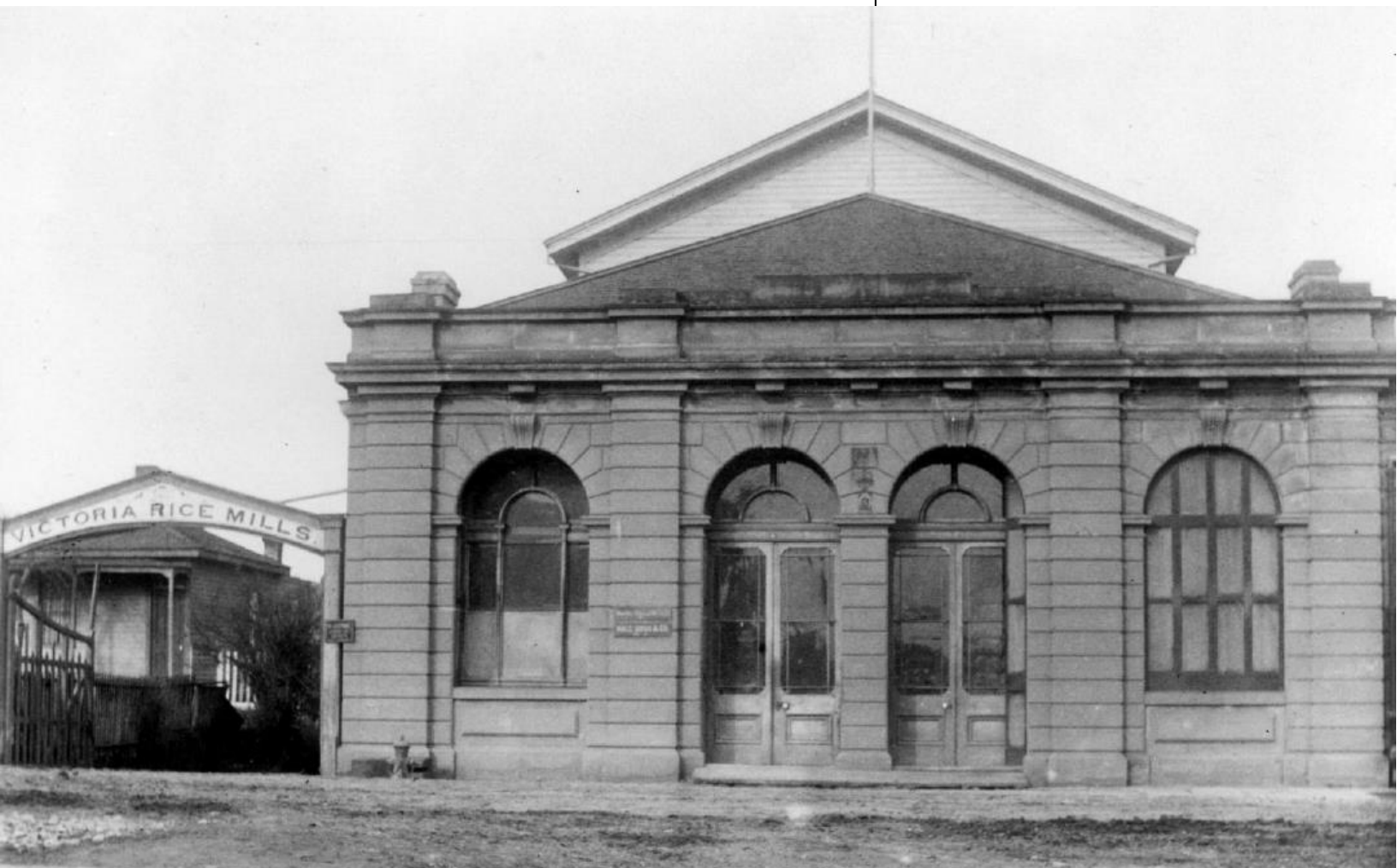
The Dickson, Campbell & Co. building is also significant for its association with Victoria's cultural exchange through its architectural expression of the Renaissance Revival style in Victoria under the design of architects Wright & Sanders, and later the blend of Tudor Revival, Classical Revival, and Gothic Revival as seen in the upper two-storey addition designed by local architect Leonard B. Trimen in 1891. The building is listed on the Victoria Register of Heritage Properties as "heritage-registered" and does not hold formal designation.

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

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

The aim of this Conservation Plan is to ensure the sensitive preservation, rehabilitation and restoration of 1900 Store Street within the mixed-use and highly diverse development. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places* was the guiding document in the preparation of this plan.

*Victoria Rice Mills: Halls, Ross & Co. Representing the Mount Royal Rice Milling & Manufacturing Co. c.1887 View of 1900 Store Street, National Archives of Canada, PA118199.*



## HISTORIC PLACE

### HISTORIC NAME:

- Dickson, Campbell & Co.

### OTHER NAMES:

- Victoria Roller Flour and Rice Mills
- Capital Iron & Metals Inc.

### CIVIC ADDRESS:

- 1900 Store Street, Victoria, BC

### ORIGINAL OWNER:

- Dickson, Campbell & Co.

### CURRENT OWNER:

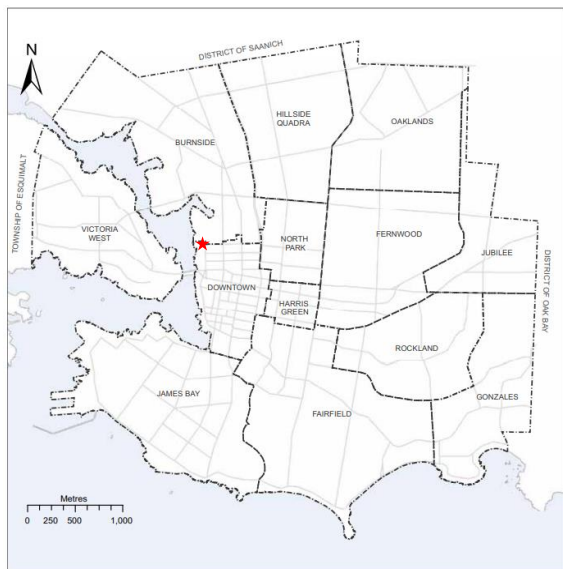
- Reliance Properties Inc.

### DATE OF CONSTRUCTION:

- 1862

### HERITAGE STATUS:

- Heritage-Registered



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

## 2. Understanding the Historic Place

### 2.1 Historical Overview

The Dickson, Campbell & Co. building at 1900 Store Street is located within Victoria's Downtown Neighbourhood. The original building displayed in the main floor street-level façade represents the Renaissance Revival style generally called the Italianate style, or sometimes referred to as "Neo-Renaissance" or "Post-Renaissance" popular in Victoria from 1860 to the turn of the 20<sup>th</sup> century. The upper two-storey addition 30 years later is reflective of the Tudor Revival, Classical Revival, and Gothic Revival styles that inspired many architects in the later part of the 19<sup>th</sup> century. The building is a visible record of the earliest industrial buildings constructed during the opening of Victoria's gateway economy. The building signifies the rising need for a more diverse resource base of local industry and is an example of the type of commercial enterprises spawned by the gold rush period that led to the construction of industrial waterfront warehouses, factories and adjoining wharfs for the import and export of goods for the expansion of settlement.

#### 2.1.1 History of the Downtown Neighbourhood

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

#### Statement of Significance – Old Commercial District

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

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

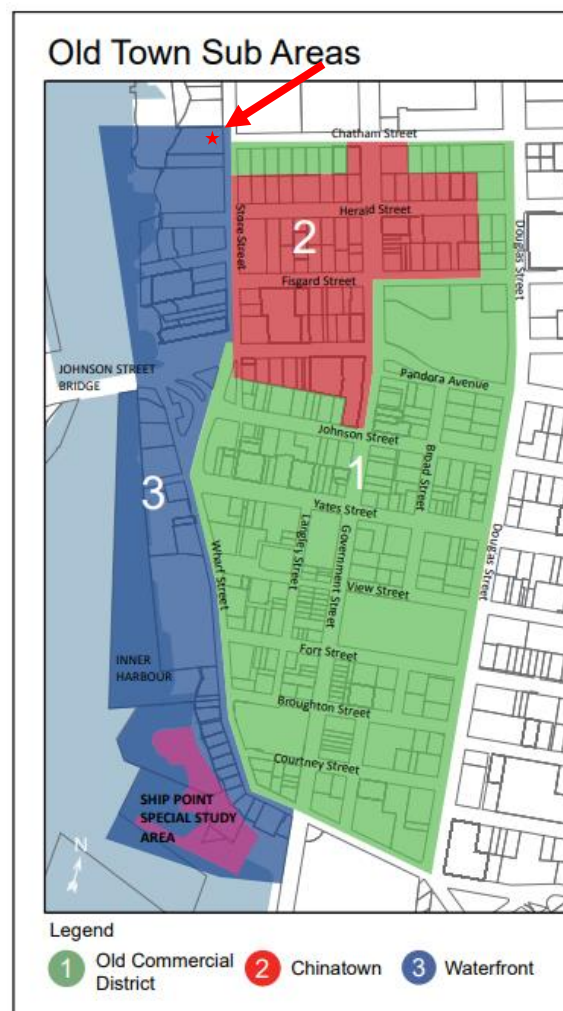
expectation to maintain protocol throughout the Empire. The significant architectural styles in the Old Town District embody Victoria's transformation from a gold rush boom town to a permanent port and centre of trade. The confident styles of the commercial architecture in the late nineteenth century (1870–1900) are valuable as they represent the replacement of the business-minded Hudson's Bay Company by the American entrepreneurs of Victoria's merchant community in this period of rapid growth. This shift to centralized business endeavors in Victoria, which began in the mid-1880s when Vancouver became the terminus of the Canadian Pacific Railway and climaxed in the early twentieth century, is particularly evident in such structures as the warehouses that line Wharf Street, and the retail and wholesale buildings on Government Street. Architectural themes in the Old Town District are valuable indications of the trends occurring in Canada before the First World War. The presence of Victorian, Italianate, Edwardian, and Commercial Style structures portrays Victoria as a modern contemporary city (as opposed to a frontier town). Vernacular design elements, such as the adaptation of metropolitan styles to accommodate local building materials and craftsmanship, combined with more traditional elements, form a significant architectural hybrid representative of Victoria as a Canadian outpost of the British Empire.

### Character-Defining Elements – Old Commercial District

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

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

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



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





*John Wright, 1830-1915, image sourced from Building the West: The Early Architects of British Columbia.*



*George Hipsley Sanders, 1838-1920, image sourced from Building the West: The Early Architects of British Columbia.*



*Congregation Emanu-El Temple, designed by Wright & Sanders, 1863.*

- Prefabricated structural and decorative components of exterior facades of commercial buildings such as wood brackets and tin cornices;
- The presence of pedestrian paths, mews, alleys and courtyards within and through blocks; and
- Architecturally distinctive buildings at street heads.

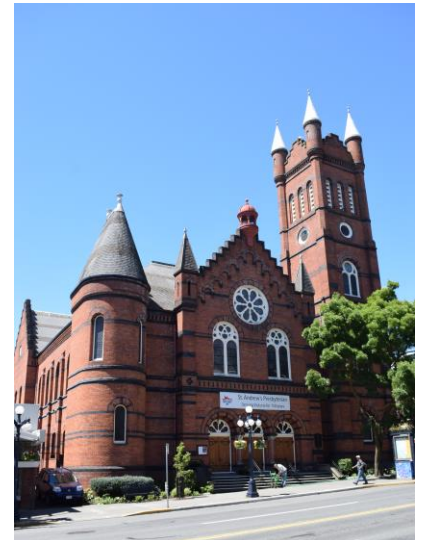
### **2.1.2 Architects Wright and Sanders, and L.B. Trimen**

John Wright was born in 1830 at Killearn, Scotland and immigrated to Guelph, Ontario in 1845 where he began as a contractor. In 1858 he relocated to Victoria with his wife and ten children where he designed and built many of the most well-known homes and public buildings still surviving from the early days of the colony, some of which include: the Fisgard Lighthouse with fellow architect H. O. Tiedemann (first lighthouse on the coast) in 1860, the Point Ellice House, and the federally-designated historic sites of the 1863-64 Richard Carr House (family home of Emily Carr) and the 1863 Congregation Emanu-El Temple, the oldest surviving synagogue in Canada. Wright and his partner and brother-in-law, George Sanders, moved to San Francisco in 1867 where the Wright & Sanders architectural firm grew to one of the largest in California. Wright retired from the profession in 1895. Wright died on August 23, 1915, at the Royal Jubilee Hospital while visiting Victoria.

George Hipsley Sanders was born in Canada and articulated with an architectural firm in Hamilton. By 1859, Sanders resided in Victoria and was invited by John Wright to form an architectural partnership. Their work consisted of ecclesiastical, institutional, commercial and residential buildings in Victoria, Nanaimo and New Westminster, BC. Sanders followed Wright to San Francisco where their work flourished. When Wright retired, Sanders continued under the joint name until 1900, after which he continued to practice under his own name until 1914. After moving to Berkeley, CA in c.1914, Sanders died January 24, 1920.

Leonard Buttress Trimen designed the two-storey addition above the original 1862 building in 1889-91 after arriving in British Columbia from England in the early 1880s.

Trimen had a brief architectural career in Victoria where he designed commercial and residential buildings, many were elite and prominent residences, as well as the St. Andrew's Presbyterian Church in 1890. During his practice he was known to have introduced the Gothic Vernacular Revival style that was further developed by Samuel Maclure, Francis Rattenbury and Percy James.



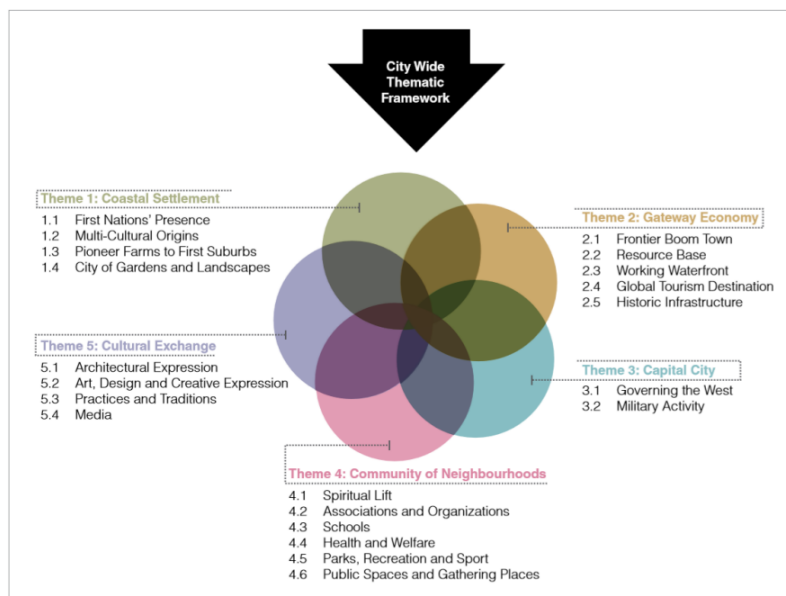
*St. Andrew's Presbyterian Church, Victoria, BC. Late Victorian ecclesiastical architecture. Designed by Leonard Buttress Trimen in 1890.*

## 2.2 Heritage Value Assessment

### 2.2.1 Victoria Heritage Thematic Framework

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

#### The Victoria Heritage Thematic Framework:



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







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



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

## 2.2.2 Statement of Heritage Value

The Dickson, Campbell & Co. building is a three-storey, front-gabled, stone and wood-frame industrial/commercial structure situated on the west side of Store Street in the Downtown Neighbourhood of Victoria, BC. The main floor street-side façade is articulated by four large arched windows and pilasters of parged sandstone replicating the original large, quarried sandstone blocks terminated by a horizontal dentil cornice. The upper two storeys are of wood-frame construction with three bays of multi-paned windows, horizontal shiplap siding, half-timbered detailing with overlay scrolls and quatrefoil panels.

### Theme 1.1: Coastal Settlement – First Nations’ Presence

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

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

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

### Theme 2.1: Gateway Economy – Frontier Boom Town

The historic place has heritage value for its association with the gold rushes and immigration that occurred between 1858 and 1870. Two large gold rushes occurred in British Columbia – the Fraser River gold rush in 1858 and the Cariboo District gold rush in 1862. Miners arrived in Victoria from San Francisco to obtain a license to prospect for gold. At the time, Fort Victoria had around 500 immigrants who mainly worked for the Hudson's Bay Company or farmed with their families. Within two months the population of Victoria thrived with immigrants arriving from Scotland, England, Germany and China. Most, however, came from San Francisco after the end of the California gold rush. When Victoria became the trade centre for the Cariboo gold rush, it was incorporated as a city in 1862. The economic activity and growth were short-lived and in 1866 Vancouver Island and the Mainland, both in economic downturn, became a Crown colony of British Columbia, with Victoria selected as the capital city in 1868.

In 1871, British Columbia joined Confederation, providing relief from growing debt and becoming the terminus for the transcontinental railway to bring renewed wealth and permanence. However, in 1886 the terminus of the Canadian Pacific Railway (CPR) arrived at the Burrard Inlet, leaving Victoria with the terminus of the regional Esquimalt and Nanaimo Railway that led to the decline of Victoria's economic position. Victoria's shipping, commercial and manufacturing functions moved to the mainland, leaving Victoria as the government, naval, tourist and retirement centre.

### Theme 2.2: Gateway Economy – Resource Base

The historic place has heritage value for its association with industry spawned by the 1858 Fraser River gold rush that brought plentiful opportunity and demand for a wide range of new enterprises beyond what the Hudson's Bay Company could provide the settlement. Victoria quickly grew into one of the most powerful establishments of industry in the northwest and led to the development of the Albion Iron Works foundry, sawmills, shipyards, soap and paint factories, coal gas and turpentine plants, rice and flour mills and breweries. The construction of warehouses and factories enabled the rise of import and export of goods, and storage of the same, which also gave rise to Dickson, Campbell & Co. using this building as a warehouse starting in 1863 as evidenced in the 1863 Victoria City Directory. On May 20, 1867, Dickson, Campbell & Co. advertised that they had bonded their "stone warehouse." Rates for bonded storage were "3 bits per ton per month."

### Theme 2.3: Gateway Economy – Working Waterfront

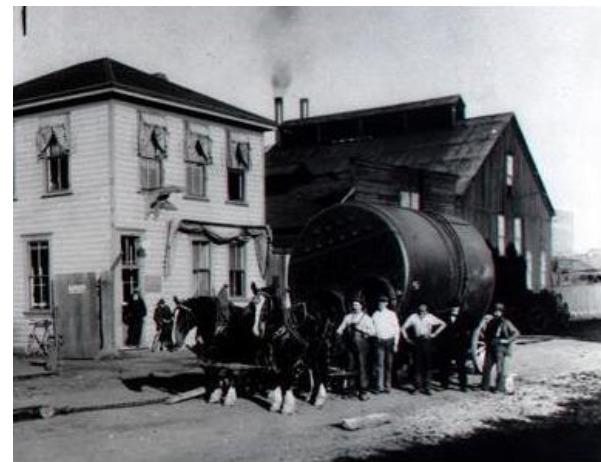
The historic place has heritage value for its association with commercial enterprises and resource-based industries of the Upper Harbour waterfront, which extends north from the Johnson Street Bridge to the Point Ellice Bridge, known as the Bay Street Bridge. Victoria's industrial waterfront functioned as a port of entry and transshipment for fur traders, gold miners, immigrants, imports and exports. A water-powered sawmill



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



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



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

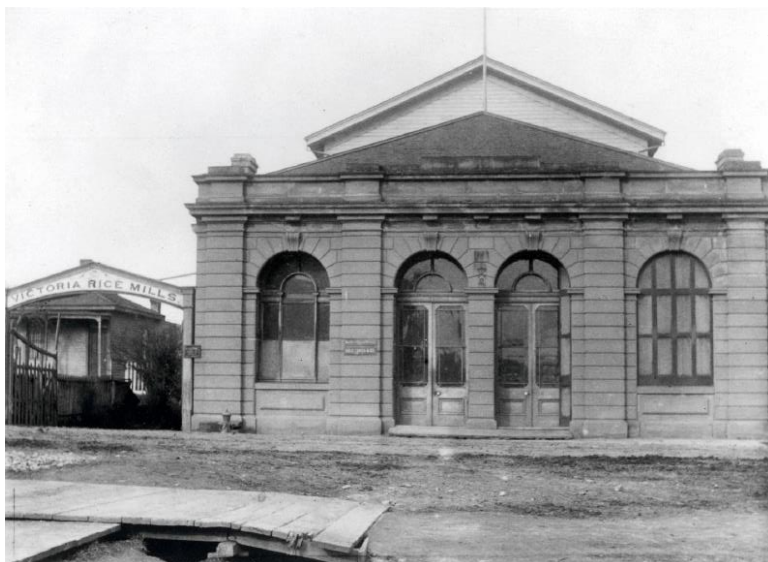




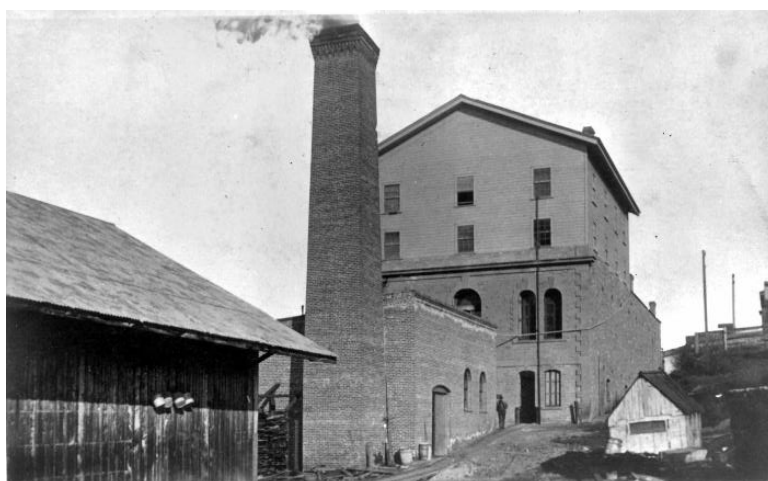
*Dickson, Campbell & Co. 1963 building on far right showing original two-storey wharf side and one-storey street side, with a flat roof. Photo sourced from the RBCM Staff Profiler, The Capital Iron Site, DcRu-116. Victoria Harbour, January 25, 2018.*

was established in the 1860s and was soon followed by such industries as Albion Iron, the Victoria Roller Flour and Rice Mills, and the Victoria Gas Company. Resource-based industries along downtown's industrial waterfront, as well as in the adjacent neighbourhood of Burnside, were particularly important to the economy of Victoria and to British Columbia.

Originally, the building was designed and constructed for London and San Francisco based commission merchants (i.e. importers) Dickson, Campbell & Co. as a bonding warehouse. In 1885, the Mount Royal Milling and Manufacturing Co. Limited of Montreal acquired the building, at which point it operated as the Victoria Roller Flour and Rice Mills. On November 26, 1885, a Daily Colonist article noted, "The Victoria rice mill is now ready



*Victoria Rice Mills: Halls, Ross & Co. Representing the Mount Royal Rice Milling & Manufacturing Co. c.1887 View of 1900 Store Street, National Archives of Canada, PA118199.*



*Wharf side view of Mount Royal Rice Milling & Manufacturing Co. c.1887 Provincial Archives of BC, D-5995.*



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

*Thermopylae*, for £5,000. The clipper ship was famous for once being the world's fastest sailing ship, and carried rice from Thailand, Vietnam, and China to Victoria for processing and packaging at the mill. The *Thermopylae* was based in Victoria c.1890 to c.1897, and then sold to the Portuguese navy as a training ship. Financial difficulty forced the mill to cease operations in 1923.

In 1934, Morris L. Greene rented the 1900 and 1824 Store Street buildings before purchasing both from Mount Royal Milling and Manufacturing Co. at the start of WWII. As the son of a Polish immigrant family in New York, Greene entered the scrap metal business first in Vancouver with Atlas Iron & Metals. He later opened his company in Victoria called Capital Iron & Metals Ltd. with Izzy Stein and Harry B. Wagner. He operated a rag factory at 1824 Store Street and scrap metal salvaging at 1900 Store Street. In the 1930s, they dismantled vessels at the foot of the store which, in the 1870s was Spratt's Wharf. Their efficiency increased to where they completely scrapped a vessel in six weeks. Nearly 100 ships were dismantled at the Store Street wharf and salvaged by Capital Iron, such as the 1908 *Lillooet* built in Esquimalt for the Canadian Hydrographic Service, and the *Princess Mary* in 1952.

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

### Theme 5.1: Cultural Exchange – Architectural Expression

The Dickson, Campbell & Co. building is one of the oldest buildings in Victoria and has heritage value for its association with the architectural partnership of Wright & Sanders, arriving from Upper Canada in 1858. During this period of Victoria's growth, architectural expression began to

for operation, and only awaits the arrival of an overdue ship to commence the cleaning of rice and manufacture of flour and other products." In 1890, the Mount Royal Milling and Manufacturing Co. purchased the clipper ship



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



*Capital Iron & Metals Ltd. 1938, Image from Canadian Science and Technology Museum online archives and Model Railroad Hobbyist Magazine. Morris Greene moved into these buildings in 1934. Note sign on 1900 Store Street and on the south side of 1824 Store Street.*



*Victoria Roller Flour and Rice Mills, Store Street, c.1891, BC Archives, Call No. 41523 B-7491 & G-02970.*



*Victoria Rice Mills: Halls, Ross & Co. Representing the Mount Royal Rice Milling & Manufacturing Co. c.1887 View of 1900 Store Street, National Archives of Canada, PA118199. Prior to the two-storey addition above the back half of the building, the original 1862 structure had a flat roof.*



*Wharf side view of Mount Royal Rice Milling & Manufacturing Co. c.1887, Provincial Archives of BC, D-5995.*

mature. The architectural skills of Wright & Sanders were sought after by Victoria's well-established businessmen, the elite, and government. Wright & Sanders were responsible for many early buildings in Victoria before locating to California in 1867.

The building also has heritage value for its ground floor representation of the Renaissance Revival style that focuses on forms and motifs inspired by the Italian Renaissance of the 16<sup>th</sup> century. During the 19<sup>th</sup> century, architects experimented with the decorative expression of architecture throughout America. The revival of various styles was inspired from around the world and often blended to create unique expressions of their own. The Renaissance Revival style is generally called the Italianate style, or sometimes referred to as "Neo-Renaissance" or "Post-Renaissance," but was more simplified and geometrically based and drew inspiration from the Renaissance rather than ancient Rome. Characteristics of the style focused more on decoration rather than form, thus Renaissance Revival decoration could be applied to any building made of masonry or stone and intended to enhance size and scale. Renaissance Revival structures are classical, symmetrical and refined. Characteristics include a dominating ground floor of rusticated stonework, horizontal bands of stone, arched windows and doorways on the ground floor, pilasters, pediments, string courses, quoins, hood mouldings, brackets, round arches, low-pitched and hipped roof, and symmetrical designs with no protrusions such as porches or entryways. Materials are chosen to emphasize heaviness to give rich texture and contrast.

The original two-storey building at wharf side exposing the upper main façade at street level facing Store Street was built in 1862 by commission merchants Dickson, Campbell & Co. On December 8, 1862, the Daily Colonist wrote:

*A short distance to the north of Messrs. Janion & Green's, on Store Street, and adjoining Mr. Leneveu's residence, Messrs. Dickson, Campbell & Co. intend also to erect a fine large warehouse and wharf, under the super-intendence [sic] of Messrs. Wright & Sanders, architects. The building will be 46 feet in width by 120 feet in depth, and two stories high. It is to be constructed throughout of fine freestone from Salt Spring Island, and will probably be the handsomest and most substantial structure in the city. The wharf will be 120 feet front by 240 feet in depth, and will afford a great deal of accommodation for vessels. The cost of the warehouse and wharf combined will reach \$25,000. The building operations will commence about the first of January next.*

The flat roof was replaced with a low hipped roof before 1885.

The original freestone and rubble stone structure is one of the oldest buildings in Victoria and contains 120-foot longitudinal wood beams with only one joint. This is unheard of today and speaks to the massive size of trees used to construct the beams.





The Montreal-based Mount Royal Milling and Manufacturing Co. leased the building in 1885 and constructed a two-storey addition on the back harbour-side of the building and built a low-sloped hip roof over the front portion facing Store Street. They also built a large brick boiler and engine house behind the stone building, but it has long been demolished. Rice mill machinery was also installed, and the building operated as the Victoria Roller Flour and Rice Mills and used Dickson, Campbell & Co.'s wharf for the discharge of rough rice from sailing vessels to car and taken to the elevator, which carried it to the top floor for processing.

Between 1889 and 1891, Mount Royal Milling built a two-storey addition with a blend of Tudor Revival, Classical Revival, and Gothic Revival motifs designed by architect L.B. Trimen. Trimen was one of the local architects who established the half-timber vernacular in Victoria and the Gothic Revival style was his trademark. Characteristics of the Tudor Revival style can be found in the decorative half-timbering, rows of three or more casement windows, and tall narrow windows. Classical Revival motifs include the imposing triangular moulded cornice with bands of dentils, and Gothic Revival influences are seen in the quatrefoil motifs.

The two-storey mill on the south side at 1824 Store Street was built at the same time and designed by Trimen as well. Both buildings operated as a mill until 1923.

*Victoria Roller Flour and Rice Mills, c.1889-1891, Robert Redford Fonds, Museum of Anthropology, UBC, Item a032713\_2.*



*Victoria Roller Flour and Rice Mills, Store Street, Victoria, BC / Fleming Bros. c.1891, BC Archives, Call No. 36005 B-4318 & CVA Store Street #4.*





*Capital Iron & Metals Ltd. 1938, Image from Canadian Science and Technology Museum online archives and Model Railroad Hobbyist Magazine.*

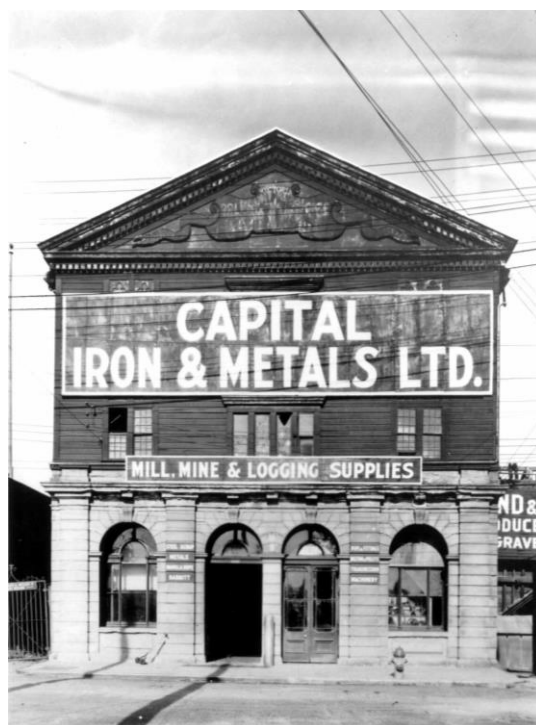
*Morris Greene moved into these buildings in 1934. Note sign on 1900 Store Street and on the south side of 1824 Store Street.*



*Bird's-eye view of Capital Iron and Metals Ltd., c.1947, source unknown.*

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

By 1934, Morris Greene acquired the 1900 and 1824 Store Street buildings to operate a scrapyards, acting as a minesweeper for salvaged items. A large Capital Iron & Metals Inc. sign was erected across the full width of the upper third storey of 1900 Store Street. The same was painted on the south side of 1824 Store Street, and a Mill, Mine & Logging Supplies fascia sign was installed along the upper cornice of the



*Capital Iron & Metals Ltd., Mill, Mine and Logging Supplies, 1900 Store Street, c.1950s, CVA 99204-05-3965.*

original one-storey façade. By this time, half-timber detailing had been removed on the front façade, but remained on the west elevation, and the north and south sides. The shiplap siding on the front façade, rear and sides were painted a darker colour, as was the pedimented gable and cornice. Installation of the third-storey sign caused a change in appearance of the window mouldings and brackets evident between the central window bay of the second and third storeys.





*Capital Iron, 1900 Store Street, c. 1960s, CVA 99204-05-3962.*

In the 1950s, stucco was applied to the original street-facing stone façade, and new windows installed, and the shiplap siding was repainted to match

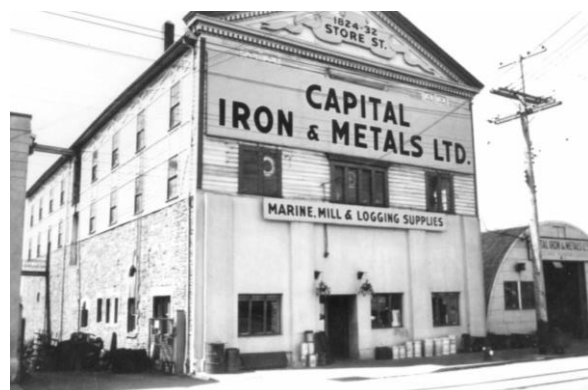


*Morris Greene, Founder of Capital Iron & Metals Inc.  
Source: Photograph displayed in Capital Iron.*

the light colour of the stucco to revive the building considering the Modern Movement in Victoria from 1945 to 1975. The alteration changed the appearance of the original façade by framing over the arched entry and windows and leaving simple squared rectangular fenestration openings with minimal character and detail. New rectangular openings also appear on the south main-level rubble stone wall on either side of the original arched fenestration.



*Capital City Supply Company and Capital Iron and Metals Ltd., 1824-32 Store Street (now 1824 & 1900 Store Street, c. 1960s, CVA 99204-05.*



*Capital Iron & Metals Ltd., 1832 Store Street, (now 1900 Store Street), 1960, VCA 9802-19-1313.*



*Capital Iron & Metals Ltd., 1900 Store Street, 1965, Old Time Trains - TrainWeb e-newsletter, [www.trainweb.org](http://www.trainweb.org).*



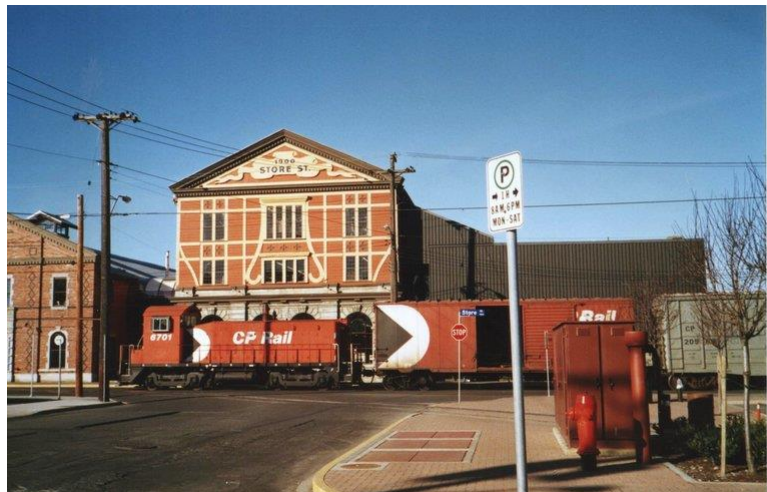


*Partial exterior restoration of Capital Iron, 1900 Store Street, c.1970. TrainWeb.org (train is 1957).*

The large Capital Iron & Metals Ltd. sign was removed in 1969 and the upper two storeys were restored with the return of half-timber detailing with scrolls and quatrefoil panels to match the original 1891 design, as well as repainting the upper two storeys on all sides with a lighter colour to enhance the contrast of detail.



*Capital Iron, 1900 Store Street, July 2021, Photo by Geoff Purdon of NorthStar Contracting Ltd.*



*Complete exterior restoration of Capital Iron, 1900 Store Street, February 29, 1990, TrainWeb.org.*

An addition on the north side was designed by local architect Claude Maurice in 1976, who also guided the restoration of the building to its original 1891 appearance in 1980 under the direction of Ronald Greene, president of Capital Iron and son of Morris Greene. The restoration was recognized with a Hallmark Society Award of Merit in 1981 and a Letter of Commendation from the City of Victoria.

The east and west bridge connecting 1900 and 1824 Store Street buildings occurred in 1986, and a restoration and rehabilitation of the west ground floor windows and central entrance in 1994, as evidenced in plans submitted to the City of Victoria by Claude Maurice.

## 2.3 Statement of Significance

### Description

The 1862 Dickson, Campbell & Co. building is a three-storey, medium-gabled, stone and post and beam wood-frame industrial/commercial structure situated on the west side of Store Street in the Downtown Neighbourhood of Victoria, BC. The main floor street-side façade is articulated by four large arched windows and pilasters of parged sandstone replicating the original large, quarried sandstone blocks terminated by a horizontal dentil cornice. The upper two storeys built in 1891 are of wood-frame construction with three bays of multi-paned windows, horizontal shiplap siding, half-timbered detailing with overlay scrolls and quatrefoil panels.

### Heritage Value

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

The heritage value of the Dickson, Campbell & Co. building, now known as Capital Iron, resides in its association with Victoria’s gateway economy of gold rushes, immigration, local industry and the industrial waterfront; and its association with cultural exchange in its blended expression of Renaissance Revival, Tudor Revival, Classical Revival, and Gothic Revival architectural influences.

The building is also valued for its association with the 1862 Cariboo District gold rush when Victoria was incorporated as a city and transformed into one of the most powerful establishments of commercial enterprise and resource-based industries in the northwest. The Dickson, Campbell & Co. building is a good example of the type of warehouses and factories constructed along the Upper Harbour that enabled the rise of import, export and storage of goods. Originally, the building was designed and constructed for London and San Francisco-based commission merchants (i.e. importers) Dickson, Campbell & Co. as a bonding warehouse and office with freestone from Salt Spring Island and 120-foot longitudinal wood beams with only one joint. In 1885, the Montreal-based Mount Royal Milling and Manufacturing Co. Limited (MRMM) acquired the building and constructed a two-storey addition on the back harbour-side of the building and a low-slope hip roof over the front portion facing Store



1834-1832 Store Street, c.1891, BC Archives B-04318.



1900 Store Street, 2021, Google Street View.



Street and operated it as the Victoria Roller Flour and Rice Mills. In 1890, the MRMM purchased the clipper ship *Thermopylae* for £5,000. The clipper ship was based in Victoria c.1890 to c.1897 and was famous for once being the world's fastest sailing ship, and carried rice from Thailand, Vietnam, and China to Victoria for processing and packaging at the mill. Expanded operations led to extending the 1885 two-storey addition to the east in 1889-91. The mill ceased operations in 1923.

In 1934, Morris L. Greene rented this building and the adjacent 1824 Store Street building before purchasing both from MRMM at the start of WWII. Greene opened his scrap metal salvaging company, Capital Iron & Metals Ltd., where nearly 100 ships were dismantled at the Store Street wharf and salvaged by Capital Iron, such as the 1908 *Lillooet* built in Esquimalt for the Canadian Hydrographic Service, and the *Princess Mary* in 1952. After Morris Greene's death, the ship dismantling / scrap metal operations ceased in 1972. Morris Greene's son, Ronald Greene, sold the company to his son-in-law in 1997, and it continues as a successful hardware store under the current ownership and management of the Black family.

The original stone building has heritage value in its Renaissance Revival architecture designed by architects Wright & Sanders whose architectural skills were sought after by Victoria's well-established businessmen, the elite, and government. Wright & Sanders were responsible for many early buildings in Victoria, such as the Fisgard Lighthouse, the Point Ellice House, and the Richard Carr House (family home of Emily Carr). The main floor street façade and two-storey wharf-side design reflects Renaissance Revival influences characterized by its dominating ground floor of rusticated stonework, horizontal bands of stone, arched windows and doorways, pilasters, horizontal dentilled cornice, string courses, quoins, brackets, round arches, and symmetrical design. Materials are chosen to emphasize heaviness to give rich texture and contrast.

Further heritage value lies in the blend of Tudor Revival, Classical Revival, and Gothic Revival influences in the 1889-91 two-storey extension of the 1885 addition designed by local architect L.B. Trimen. Trimen established the half-timber vernacular in Victoria and was influenced by Gothic Revival detailing. Characteristics of the Tudor Revival style can be found in the decorative half-timbering, rows of three or more casement windows, and tall narrow windows. Classical Revival motifs include the imposing triangular moulded cornice with bands of dentils, and Gothic Revival influences are seen in the quatrefoil motifs.

In 1980, the building was restored to its original 1891 appearance and was recognized with a Hallmark Society Award of Merit in 1981, a Letter of Commendation from the City of Victoria, and a Regional Award of Honour from the Heritage Canada Foundation (National Trust) in 1982.

## Character-Defining Elements

The primary character-defining elements that distinguish the heritage character of the Dickson, Campbell & Co. building include, but are not limited to, the following:

- Location within Victoria's Upper Harbour, situated on the west side of Store Street as a focal point at the foot of Chatham Street with no setback.
- Industrial/commercial form, scale and massing in its three-storey height, rectangular footprint, medium-gabled roof, and lower-level access on the harbour side and upper-level access to Store Street.
- Architectural elements relevant to its restored 1862 Renaissance-Revival design including original rubble stone foundation; front façade horizontal bands of cast concrete replicating the original rusticated block design; arched window and door fenestrations with voussoirs and a central moulded keystone intersecting a moulded stringcourse; pilasters; horizontal dentilled cornice; hood moulding; lower side treatment of rubble stone masonry; west elevation dressed sandstone, quoined corners; basement-level central entrance flanked by pairs of camber-arched fenestration openings with sandstone sills, restored (1994) multi-paned camber-arched double-casement wood windows, decorated headers and textured keystones, metal anchor and patterned tile embedded in concrete pad at base of elongated fenestration to the right of the central entrance; rear main floor central arched fenestration opening flanked by pairs of arched fenestration openings with multi-paned wood windows and crenelated or quoined surround and textured keystone treatment; arched fenestration with a crenelated or quoined surround and a textured keystone on the southeast portion of the south rubble stone wall on the main level; and decorative round rim board anchors on the north and south walls (8 each side).
- Architectural elements relevant to the restored 1891 and its blend of Tudor Revival, Classical Revival and Gothic Revival influences, including decorative half-timbering with scrolls and quatrefoil panels; wood-framed pedimented gable with a sheet metal dentilled cornice; three bays of multi-paned windows set in horizontal shiplap siding; hood moulding above the second and third-storey central window bays; metal flag holders; upper side regularly spaced, multi-paned, double-hung wood sashes; west elevation regularly spaced double-hung multi-paned wood sashes; and steel window shutters on south side at ground level.
- Commonalities between 1900 Store Street and 1824 Store Street designed by Leonard Trimen as a complimentary pair as seen in the triangular pediments, façade composition, ground floor arched windows, and Gothic Revival motifs.
- Interior elements of the 1862 structure including exposed rubble stone and brick walls; original fenestration openings; cast iron columns in the wharf-side ground level; a mixture of carved round wood columns and plates and post and beam construction supporting 120-foot-long wood beams on the street-side main level, and metal shutters.
- Interior elements of the 1885 and 1891 addition including original timber columns and beams with rectangular moulded wood plates; and a wood plank floor in the top level.

## 3. Conservation Approach

### 3.1 Primary Treatment

The Dickson, Campbell & Co. building, known as Capital Iron, is a heritage-registered building listed on the City of Victoria's Register of Heritage Properties. Located in the Downtown Neighbourhood, it is considered a significant historic place in the City of Victoria.

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

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

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

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

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

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

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



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

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

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

### 3.2 Conservation Standards and Guidelines

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

#### General Standards for Preservation, Rehabilitation and Restoration

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

## Additional Standards Relating to Restoration

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

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

## Additional Standards Relating to Rehabilitation

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

### 3.3 Environmental Sustainability

Most communities across Canada embrace the four-pillar model of sustainability representing environmental responsibility, economic prosperity, 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 2<sup>nd</sup> edition of the pan-Canadian collaboration of *Standards and Guidelines for the Conservation of Historic Places in Canada* published by Parks Canada, the Federal Provincial Territorial Historic Places Collaboration (FPTCHPC) published the pan-Canadian *Building Resilience: Practical Guidelines for Sustainable Rehabilitation of Buildings in Canada*, which provides a set of best practices that can be applied to existing and traditionally constructed buildings and formally designated heritage buildings.

### 3.4 Health, Safety and Security

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

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



## Potential Gains from Building Conservation

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

#### ENVIRONMENTAL

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

#### SOCIO-CULTURAL

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

#### Economic

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



### 3.5 Accessibility

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

### 3.6 Alternate Compliance

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

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

For heritage buildings, the *Table of Alternate Compliance Methods for Heritage Buildings* in Table 1.1.1.1. (5) may be substituted for requirements contained elsewhere in the Code and represents some methods of how restoration and rehabilitation of heritage buildings can be achieved without compromising the objectives of the Code. However, each heritage building must be considered on an individual basis due to the unique circumstances that may exist or arise. Application of the Alternate Compliance Methods is not mandatory, and the building owner may choose acceptable or alternate solutions, alternate compliance methods or a combination thereof as noted in the BCBC under A-1.1.1.1. (5) Heritage Buildings, and in Appendix D on page 82 of this document.

## 4. Planning Policy Framework

### 4.1 National Framework

#### 4.1.1 Canadian Register of Historic Places

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

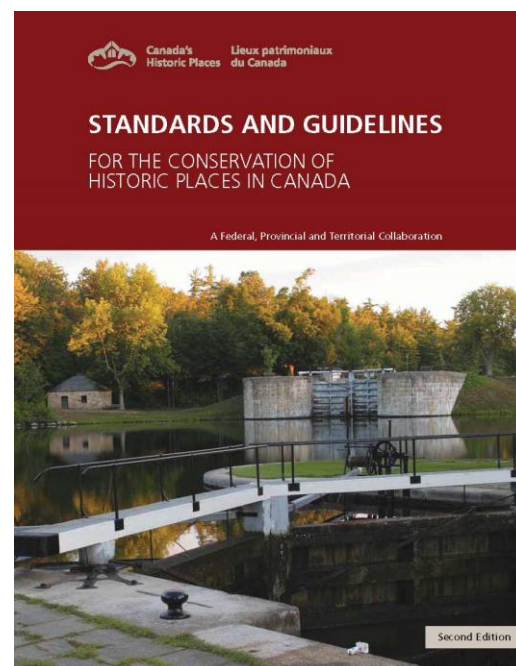
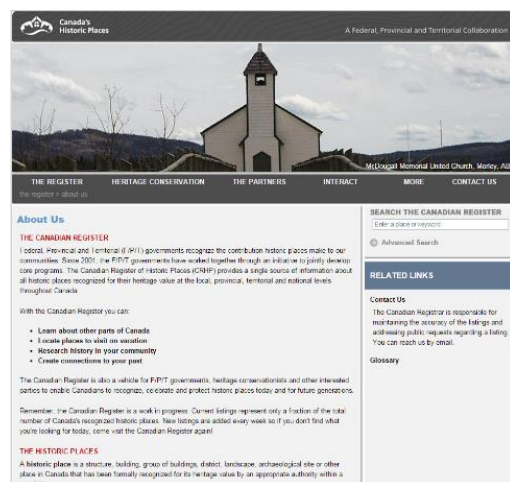
#### 4.1.2 Standards and Guidelines for the Conservation of Historic Places in Canada

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

### 4.2 Provincial Framework

#### 4.2.1 British Columbia Building Code

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





#### 4.2.2 Energy Efficiency Act

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

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

### 4.3 Municipal Framework

#### 4.3.1 Official Community Plan

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

The OCP’s broad objectives related to **Heritage** include:

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

The OCP’s policies related to **Buildings and Sites** include:

- 8.49 *Continue to support new additions that conserve and enhance heritage property, as consistent with the National Standards and Guidelines for the Conservation of Historic Places in Canada.*
- 8.50 *Encourage new development to avoid the demolition of heritage property, or one or more of its facades.*



- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local plans.*
- 8.52 *Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and zoning variances.*
- 8.53 *Require a heritage conservation plan, as appropriate, and heritage impact assessment, where relevant, for heritage alteration permits, heritage revitalization agreements, and rezonings to heritage properties.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*
- 8.55 *Continue to produce and update, as required, statements of significance for all property on the heritage register.*

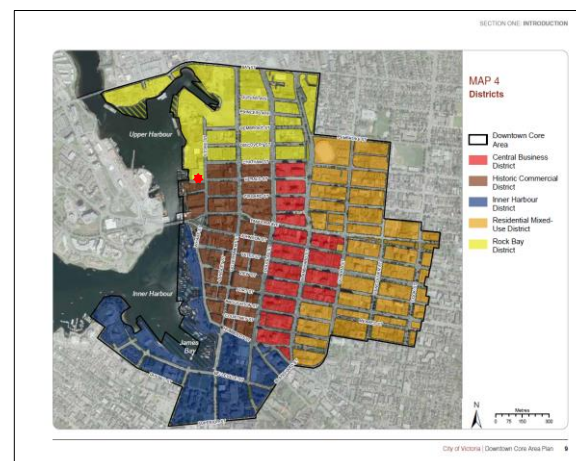
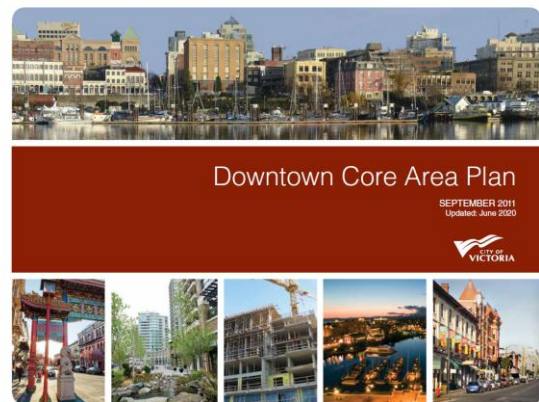
#### 4.3.2 Downtown Core Area Plan

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

The Dickson, Campbell & Co. building at 1900 Store Street is in the Downtown Core Area Rock Bay District (RBD), which contains both marine and non-marine related industrial and industrial-support activities along the waterfront, as well as other industrial and commercial uses throughout the area.

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

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



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

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

The DCAP's **Heritage Objectives** related to 1900 Store Street include:

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

The DCAP's **Areas and Districts - Policies and Actions** related to 1900 Store Street include:

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

The DCAP's **Buildings and Sites - Policies and Actions** related to 1900 Store Street include:

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

*upgrade the seismic conditions of buildings and structures. (Note: 1900 Store Street is not in the Historic Commercial District nor the Inner Harbour District.)*

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

The DCAP's **Heritage Incentives - Policies and Actions** related to 1900 Store Street include:

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

The DCAP's **Community Engagement - Policies and Actions** related to 1900 Store Street include:

- 7.36 *Partner with the Songhees and Esquimalt First Nations to acknowledge and integrate the culture, values and heritage of First Peoples in the Downtown Core Area, particularly in the Historic Commercial District and Inner Harbour District.*
- 8.3.2 *Continue to prepare or update Statements of Significance for properties listed on the City's Register of Heritage Properties, and for properties proposed to be added to the Register.*

#### 4.3.3 Old Town Design Guidelines

The *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings (2019)* is a document meant to provide design principles and guidelines for contextually sensitive new buildings and additions, as well as rooftop additions, on heritage buildings in Old Town. The conservation approach for the Dickson, Campbell & Co. building at 1900 Store Street does not include a new addition to the building. However, the Old Town Design Guidelines would apply to any new development within the boundary of Old Town.



#### Old Town Design Guidelines

New Buildings and Additions to Existing Buildings (2019)





#### 4.3.4 Local Government Act

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

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

#### 4.3.5 Heritage Conservation Areas

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

APPENDIX A: DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 59: DPA 9 (HC): Inner Harbour



236 Official Community Plan | CITY OF VICTORIA

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

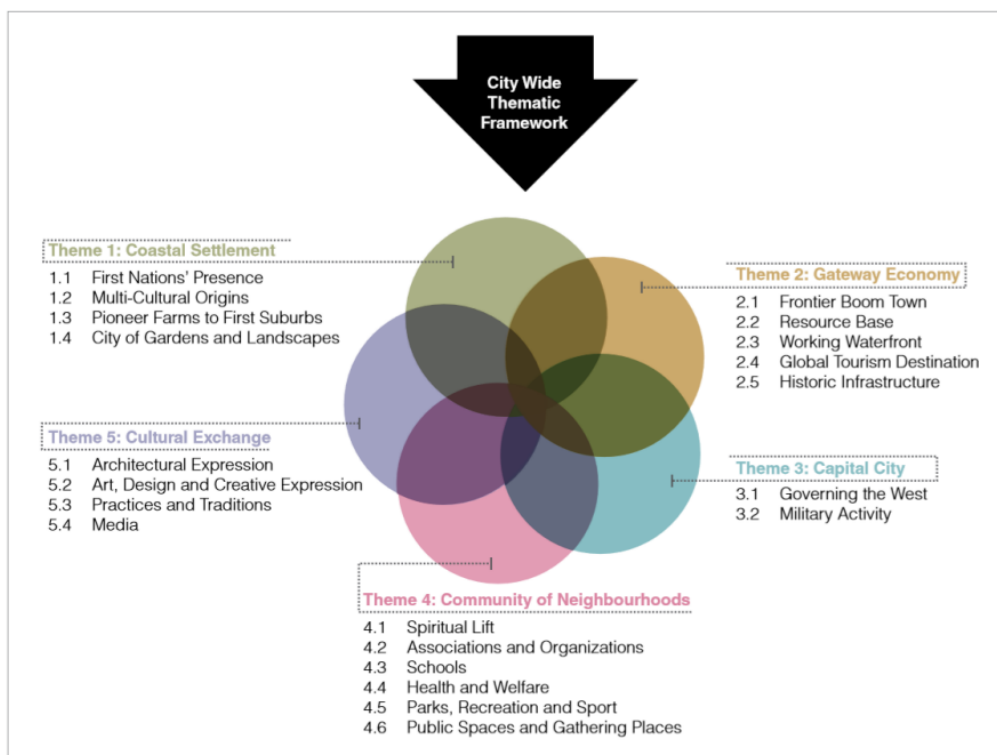
4. (b) *To conserve the heritage value, special character and the significant historic buildings, features and characteristics in the Inner Harbour area.*

#### 4.3.6 Victoria Heritage Thematic Framework

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

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

### The Victoria Heritage Thematic Framework:



## 5. Conservation Recommendations

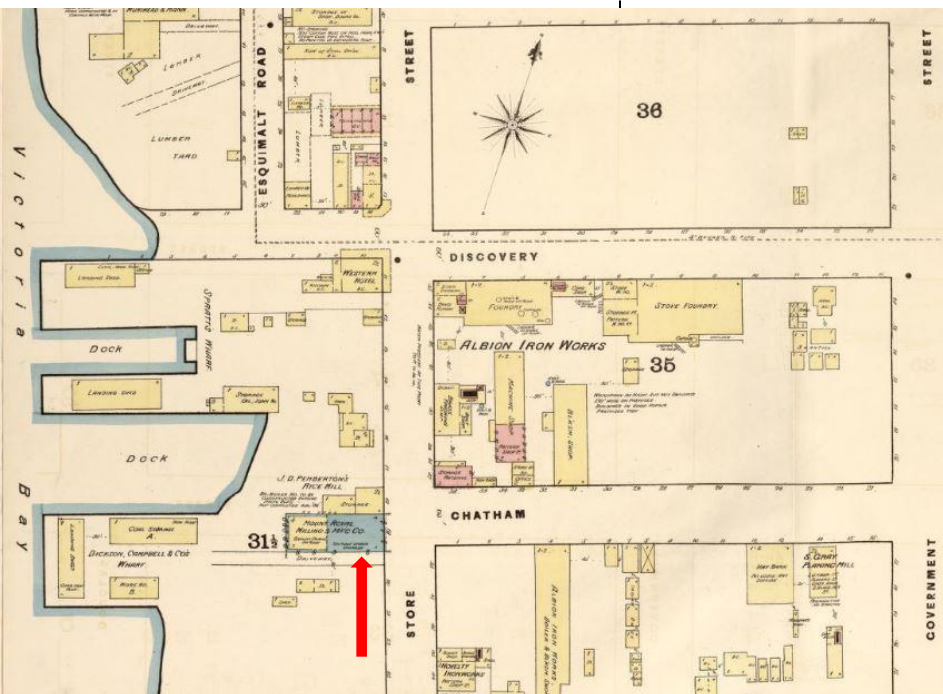
A condition assessment of 1900 Store Street was undertaken in June and July of 2021 by Geoff Purdon of NorthStar General Contracting Ltd. The assessment reviewed the exterior and interior of the building, including the 1976 addition on the north side. Conditions were observed and photographed and at no time were materials or elements removed or damaged.

The following recommendations are based on condition assessment results, research on the various phases of building alterations, and consideration of the 1980 restoration that returned the historic building to its original 1891 appearance. Materials and their condition are described for the historic building only and a conservation approach is recommended for the historic building (not including the 1976 north addition) based on the Park's Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

### 5.1 Exterior Form

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

1885 Fire Insurance Map, Library of Congress.



The Dickson, Campbell & Co. building, known as Capital Iron, is a rectangular three-storey stone and wood-frame industrial/commercial structure located at 1900 Store Street (previously addressed as 1832 Store Street), and is situated in its original location on the west side of Store Street fronting the intersection of Chatham Street.

The building sits on a large lot with its primary façade built to the property line on the east side and the west rear façade facing the wharf. The lower two rubble stone levels were constructed in 1861. The upper two-floor wood-frame addition on the back half was constructed in 1885 and the two-floor wood-frame front half addition was constructed in 1891. The building's industrial/commercial form, scale and massing, footprint, and low-sloped gabled roof are character-defining elements that should be preserved. The building's form,



scale and massing are largely intact aside from a 1976 north addition connected by a series of skylights from east to west planned to be removed. An adjacent two-storey brick building to the south is also connected to 1900 Store Street by small east and west enclosed walkway bridges constructed in 1986.

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

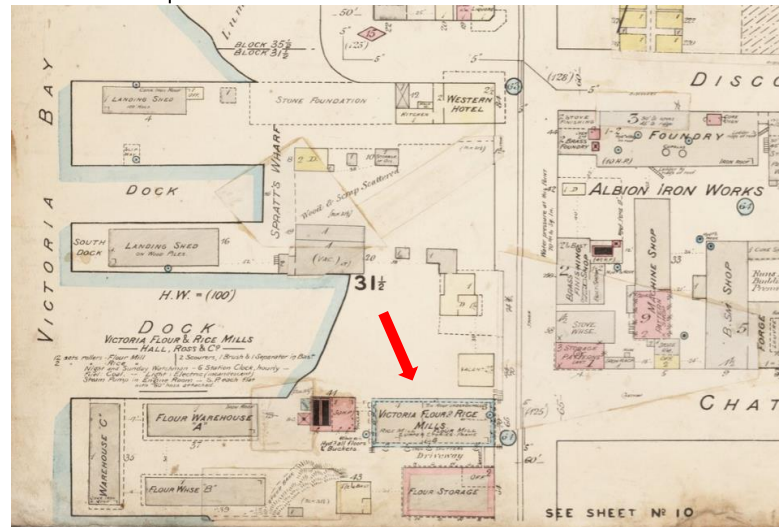
The block west of Store Street is proposed to have marine industrial uses along the waterfront with a possible marina building at the south end. The existing heritage buildings, without the 1976 Capital Iron extension, will be retained without any extensions toward the waterfront. Two new taller buildings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

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

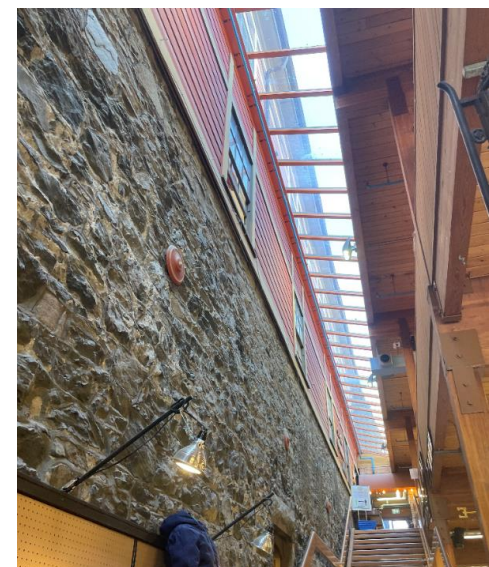
### Exterior Form Conservation Approach:

#### *Preservation and Rehabilitation*

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



1891 Fire Insurance Map, University of Victoria Libraries





## 5.2 Roof

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

The existing roof is a low-sloped gable corrugated sheet metal roof with typical attic vents, ridge cap, gas vents, and a brick chimney and is in fair condition. Gutter and downspouts are present. The wood-framed decorative pedimented gable has a wood-framed cornice with metal clad capping tied into the sheet metal roof. The cornice appears to be built out of wood and securely fastened to the wood framing. Dentils may be metal clad or constructed out of metal as there is evidence of metal behind paint on the dentils.

### Roof Conservation Approach:

#### *Preservation and Rehabilitation*

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

## 5.3 Exterior Walls



The Dickson, Campbell & Co. building features a rubble stone foundation and walls on the north and south sides. The front façade presents two different construction periods that were restored in 1980. The restoration of the street-level façade reinstates the character-defining elements of the 1862 façade based on physical and documentary evidence and thus retains heritage value. The

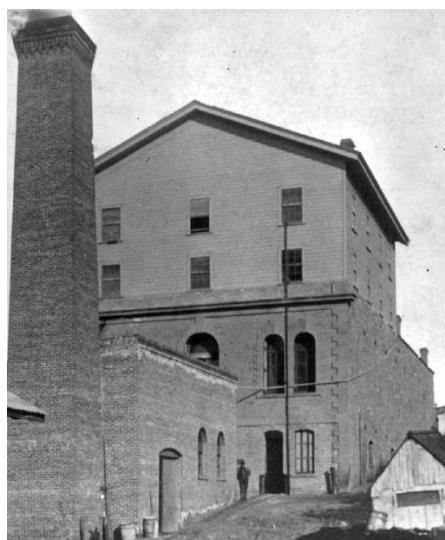
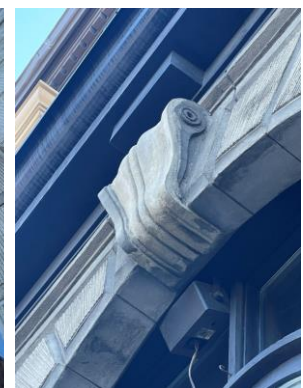
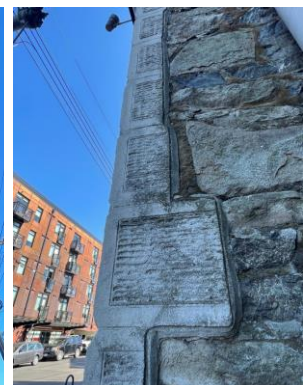




restored street-level façade appears to be parged over what seems to be a mixture of original freestone (sandstone) and replacement sandstone members to replicate the original large, quarried freestone blocks both physically and visually in terms of pattern and scale. Although the restored stonework is tooled with plaster's rake to create a rough surface, it is unclear whether the original stonework would have had the same appearance. The northeast and southeast corners are treated differently from the original in

that the new parged stone blocks are staggered and scratched with a plaster's rake to create a rough surface. The pilasters, arched window and door fenestrations, voussoirs, moulded stringcourse, and keystones restored in 1980 also appear to replicate the original 1862 façade and are well maintained. The parged sills are showing signs of cracking, and hairline cracks and efflorescence are evident throughout the stone façade.

The exterior wall of the first two levels of the west 1862 elevation is also constructed of freestone and is entirely original aside from some windowsill repair using an incompatible material such as brick. Masonry block firewall has also been used to partially infill three windows within the arched fenestration opening on the main floor (street level).





The upper wood-frame two storeys were built in two sections. The back half section was constructed in 1885 without the decorative half-timbering and the front half was built in 1891 at which point the decorative half-timbering was applied under the influence of the architect, L.B. Trimen. The exterior walls are original wood siding and are in excellent condition.

#### **Exterior Walls Conservation Approach:**

##### *Preservation, Rehabilitation and Restoration*

1	Complete a comprehensive survey of all stone surfaces to further document noticeable deterioration, areas requiring immediate protection and repair, and areas that may require monitoring.
2	Preserve the parged stonework of the east façade by repairing cracked parged surfaces, cleaning the surface of efflorescence, and replacing in-kind stonework that may be too deteriorated to retain.
3	Retain all stonework and protect by cleaning and repairing any damaged areas and checking for moisture penetration and infestation. Take corrective action as soon as possible. Clean exterior masonry using the gentlest means possible, such as: water-based methods of soaking; low-pressure water washing; water washing supplemented with non-ionic detergent; and low-pressure hot water washing. A light scrubbing with a natural bristle or a synthetic bristle brush can facilitate cleaning textured surfaces or carved masonry. Always follow with a final water rinse to wash off the loosened soiling material from the surface. If chemical cleaning is required, only use approved chemical restoration cleaners that do not contain acids. Abrasive cleaning methods such as abrasive blasting and the use of grinders and sanding disks is never acceptable and is not permitted for use on heritage buildings.
4	Repoint stonework where necessary to protect from rainwater entering the core of the wall or the inside face of the building through the joints between the stones. The width, profiles and texture of the joints in stonework affect its visual character. In rubble stone walls, the joints would often be filled flush with mortar spreading onto the surface of the stone to give the wall a smoother more even appearance. Using permeable mortar joints allows the moisture to escape back to the outside. Hard cement mortar will increase the chance of frost damage or damage due to crystallization of soluble salts rising to the surface.
5	Repair of stonework should be limited to extensively deteriorated areas or missing parts of an exterior wall and should be limited to replacement in-kind or a compatible substitute material. Ensure

	the repair matches as close as possible to the physical and visual properties of the existing material.
6	All specifications for cleaning, repair and repointing of stonework should be reviewed by a Heritage Consultant prior to commencement of the work.
7	Retain all metal inserts, anchors, plates that are considered part of the character of the building, thus a character-defining element and a contributor to the building's story and heritage value. Remove inserts that are not contributing and are redundant.
8	Undertake a thorough surface investigation of exterior wood wall surfaces and applied wood detail to identify paint failures, such as blistering, alligatoring and checking, chalking, mildew, or peeling.
9	Repair painted surfaces where necessary by scraping away old peeling paint and feather-sand affected areas. Spot prime bare areas. Caulk as required and repaint with a high-quality acrylic latex paint.
10	All repairs to the exterior walls, including decorative elements, should follow a minimal intervention approach, such as limited replacement in-kind or replacement of an irreparable or missing element using a suitable substitute material. Repairs may also involve the dismantling of a stone or wood-framed wall if a further condition assessment determines that more extensive repair or replacement is required.
11	In the future removal of the 1976 addition, all existing character-defining elements should be preserved, rehabilitated or restored. All character-defining features damaged by the removal should be restored by recreating a missing exterior feature from the 1862 and 1891 period based on physical and documentary evidence.





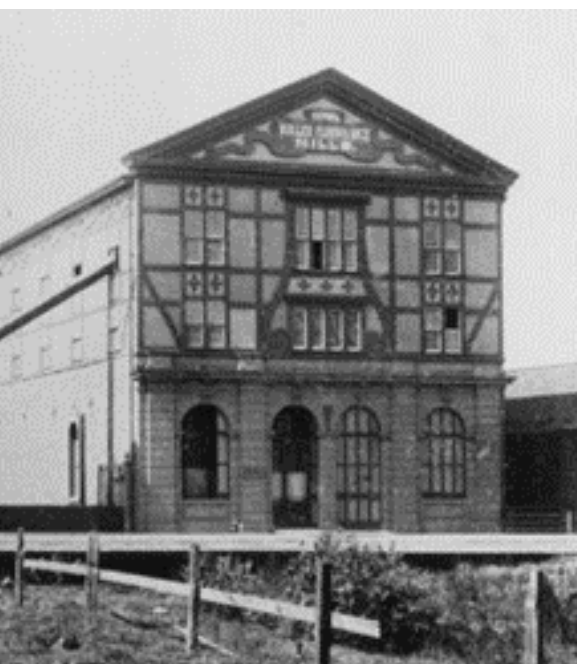
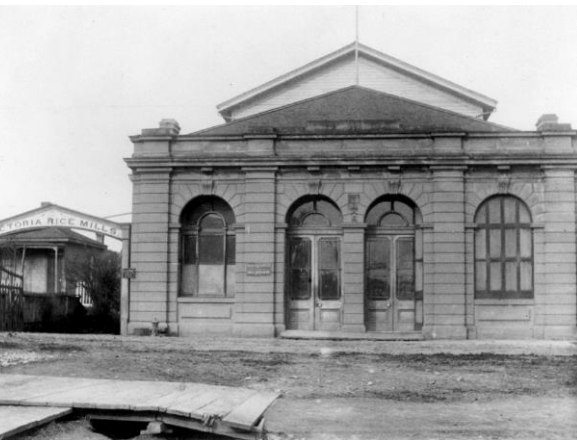


## 5.4 Windows, Doors and Fenestration Openings

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

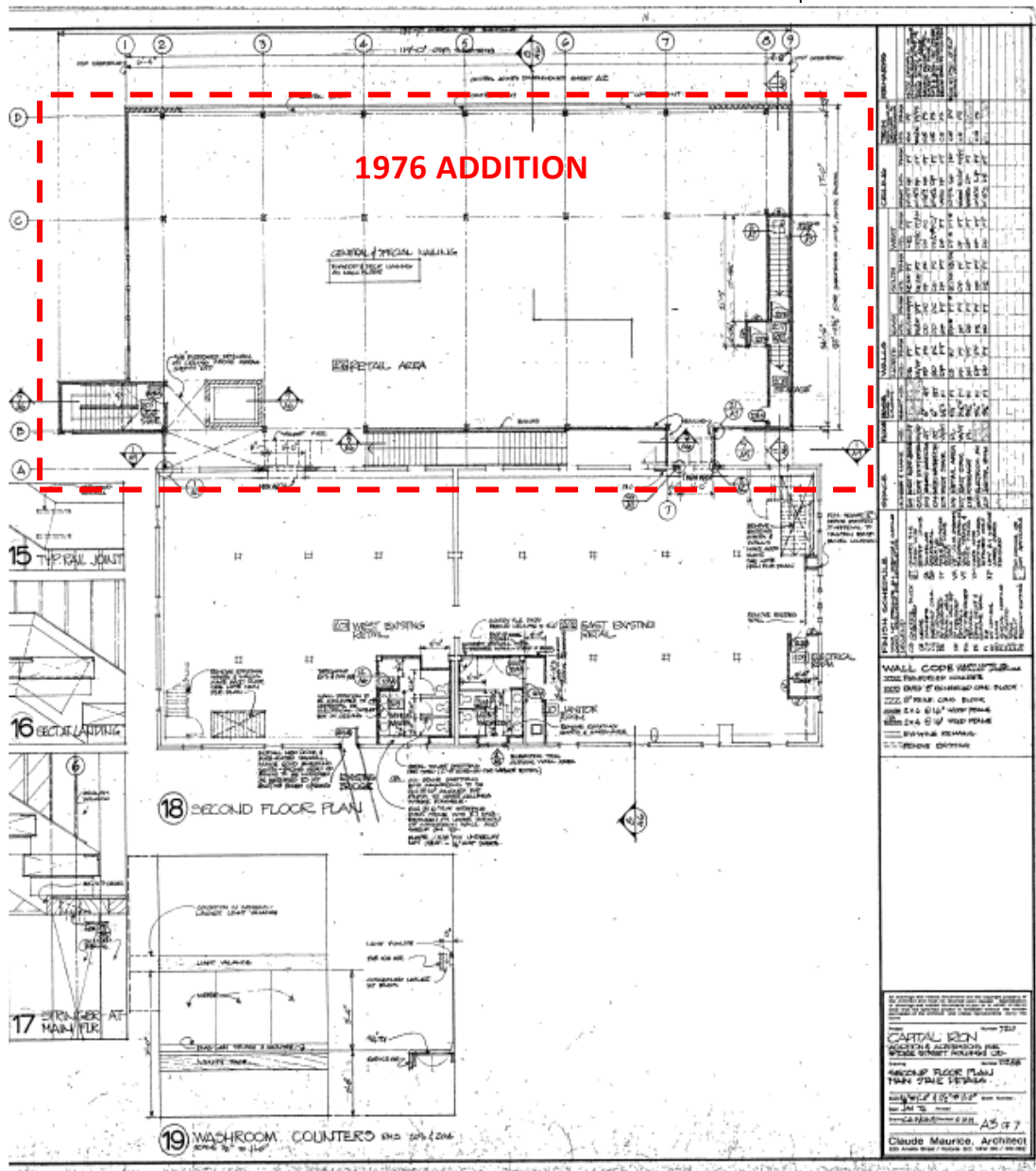
The openings in the 1862 east façade originally contained two central double-swing doors flanked on each side by an arched opening. The south opening contained a moulded arched muntin and a horizontal mullion. The north opening contained a different division of lites showing a four-over-four equal lite division under a four-lite arched transom. In c.1891, the north door appears to change similar lite divisions. Evidence of metal hinge mounts may explain these as metal shutters. In the 1950s, the north double-swing door appears, and the north end window is replaced with a simple lite division. The 1960s’ alterations converted the south-central entry to a simple rectangular entry, and the remaining openings were also reduced to simple rectangular windows.

A 1976 north addition to 1900 Store Street was designed by local architect Claude Maurice. Although the building condition assessment undertaken by NorthStar General Contracting Ltd. provides some assessment of the

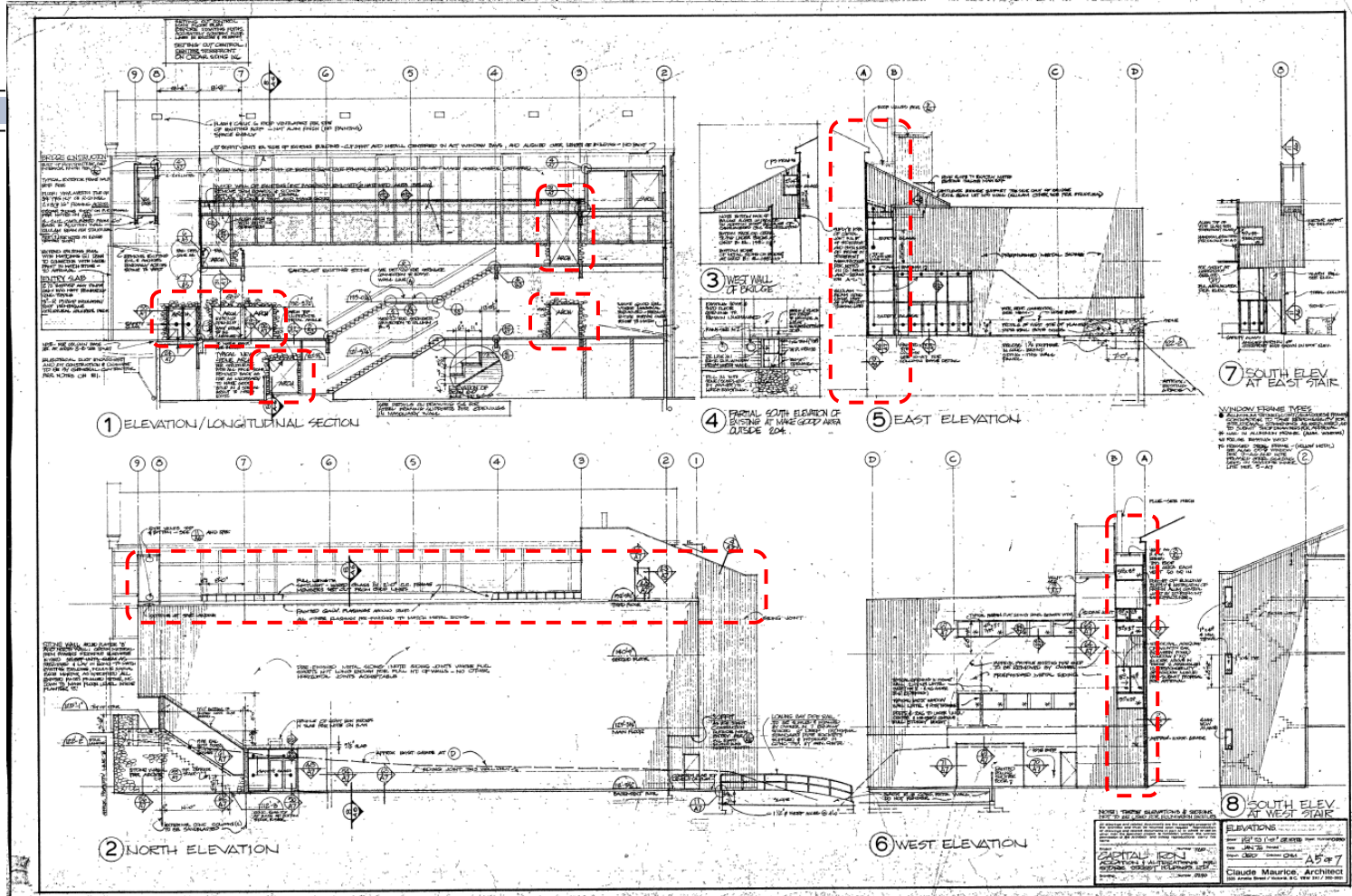




1976 addition, the focus of the Conservation Plan involves the 1862, 1885 and 1891 construction periods. However, drawings of the addition provided by the City of Victoria show some plans and sections indicating how the 1976 addition impacted the north wall of the original structure. Sections and elevations provide information on the 1976 openings in the north stone rubble and wood frame walls, as well as an existing opening enlarged to accommodate increased circulation. Upon removal of the 1976 addition, all 1976 fenestration openings in the original stone rubble wall should either be repaired with replacement in-kind or compatible substitute material, or continue to function as a fenestration opening. If new openings are considered, utilize removed stone rubble to repair 1976 openings to near original in appearance.

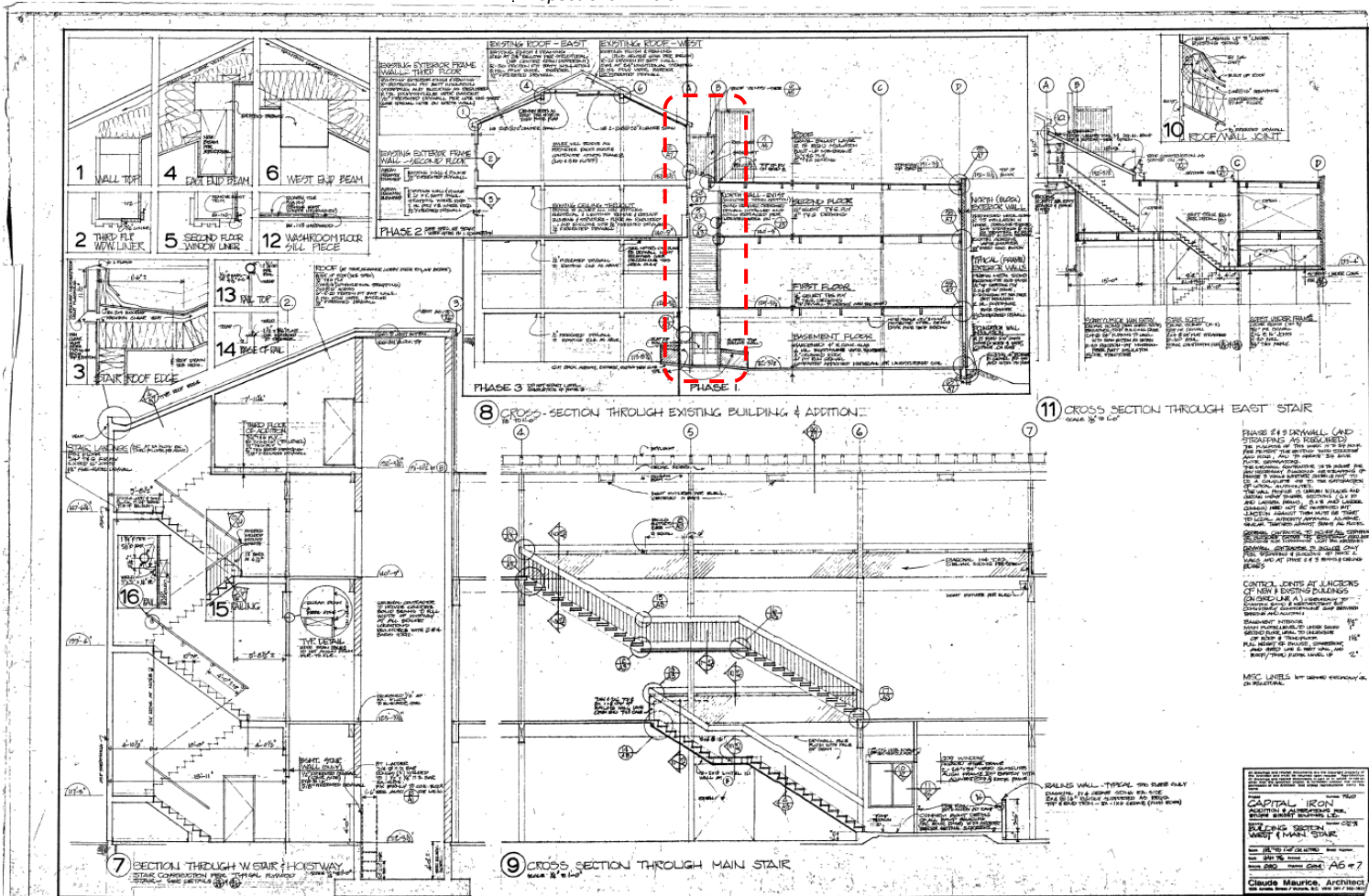


2<sup>nd</sup> Floor Plan, 1976 Capital Iron addition, City of Victoria Permits and Inspections Division.



Elevations, 1976 Capital Iron addition, City of Victoria Permits and Inspections Division.

Building Section, West & Main Stair, 1976 Capital Iron addition, City of Victoria Permits and Inspections Division.





The restoration of the front façade did not entail the reinstatement of the two central entrance ways as shown in the following photographs. Instead, new windows replicating the original 1862 lite division were installed in create four equally dimensioned fenestration openings. It is recommended that the two central openings be restored to their original dimension to operate as they were initially intended as entry ways with double-swing doors.

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

1	Remove central two windows installed during the 1980 restoration of the east façade and retain for potential reuse within the interior of the building.
2	Remove lower bulkheads and repair stonework. Repair should be limited to replacement in-kind or a compatible substitute material. Ensure the repair matches as close as possible to the physical and visual properties of the existing material.
3	Restore the original single-glazed, double-swing multi-panel wood doors and upper multi-lite shaped transoms to represent the entryways as they appeared in 1862. Ensure door hardware is compatible with the period.



The central window inserts installed during the 1980 restoration of the east façade are similar in design to the original south window on the front façade and appear to be in excellent condition. Although it is recommended these two central windows be removed, they can be retained for potential reuse on the interior of the building.





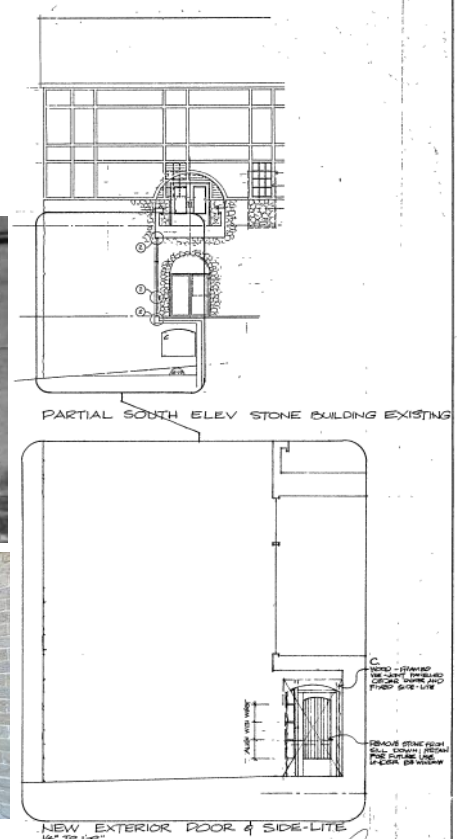
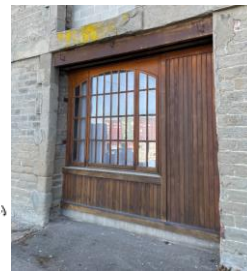
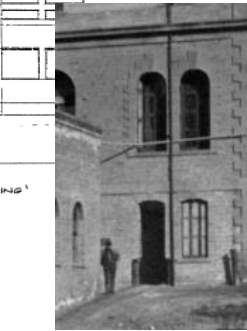




The upper windows, lintels and sills are in fair to good condition due to good maintenance over the years.

Based on a 1994 drawing by architect Claude Maurice, the ground-level west windows were restored to their original 1862 appearance. However, it appears the central fenestration originally had wooden swing doors and the fenestration to its right was the original opening where rice was brought in by rail on a small car from the sailing vessels and

placed on an elevator to carry it to the top floor for processing. These two openings have been rehabilitated in a manner that is compatible with the style, era, and character of the historic building. There is also physical evidence of steel shutters at one time as hinge mounts are still intact.



West Elevation and Partial South Elevation, 1994 window and door restoration/rehabilitation, architect Claude Maurice, City of Victoria Permits and Inspections Division.







Windows in the second west level should be restored to their original 1862 appearance. Evidence is lacking as to the original treatment of the central elongated opening. The upper 1891 west elevation contains original six-over-six single hung windows and are in fair condition with signs of maintenance required on the third and fourth floors.

The south and north sides of the 1885 and 1891 addition contain nine equally spaced six-over-six single hung wood windows and appear to be original and in good to fair condition with restorable original wooden sashes.

An arched window fenestration is on the southeast section of the south rubble foundation, with a crenelated or quoined surround, a textured keystone and stone sill. It appears to have been partially filled in with concrete in the early 1960s and contains a single hung window in the lower portion. The upper arched wood transom may be original, and there appears to be a moulded metal arch support, which may also be original to the 1862 structure.

Although the building retains several of its original exterior door openings, the original wood doors no longer exist.





**Window Conservation Approach:**  
*Preservation and Rehabilitation*

1	Inspect all original window assemblies and determine extent of repair or replacement that may be required.
2	Retain all windows original to 1862, 1885 and 1891 period that are in good condition, as well as windows restored, rehabilitated, or replaced during the 1980 and 1994 restoration work. Protect and maintain windows through cleaning, rust removal, minimal paint removal and reapplication in-kind. Ensure windows are weather. Re-putty, replace or install weatherstripping.
3	Repair intact window assemblies in fair condition using a contractor specializing in heritage restoration using recognized conservation techniques. Ensure windows are repaired to operable condition and weather tight. Repair cable hung counterweights, and inoperable hardware. Re-putty and weatherstrip where necessary. Repairs should be physically and visually compatible and may include limited replacement in-kind, or with a compatible substitute material based on documentary or photographic evidence. Repairs should always follow a minimal intervention approach.
4	Where windows are extensively in disrepair or have irreparable or missing elements, repair may include limited replacement in-kind or replacement with a substitute material. Repairs should physically and visually match existing based on documentary or physical evidence, where feasible. Replacement window frames and sashes for wooden windows should be of wood construction or an approved substitute material. Decorative detailing on the original windows, such as mouldings, lintels, sills and casings, should be accurately duplicated.
5	Any window assemblies or missing elements replaced with new windows should be based on physical and documentary evidence, or be compatible in size, scale, material, style and colour.
6	Retain all original glass in historic window assemblies where possible. All new window assemblies are to be single-pane to ensure consistency of reflectivity with all original single-pane windows that are repaired and remain in place.
7	Paint removal may be necessary on original wood window surfaces. If paint colour analysis is necessary, ensure this is done prior to such removal. Paint removal using appropriate techniques should begin on the interior surface. When removing paint do not visibly scar the wood. If heat treatment is used, protect the glass from sudden temperature change to avoid breakage.





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

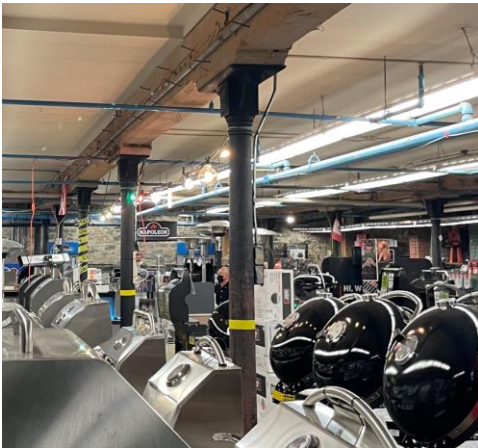
## 5.5 Architectural Metals

The Dickson, Campbell & Co. building features a variety of architectural metalwork details on the east, south and north façades, as well as on the interior walls. The east façade features a projecting wood-framed cornice clad with sheet metal and tied in with the sheet metal roof. The dentils are also clad with metal, as is a horizontal cornice and brackets on the 1862 façade. The metal cladding appears to be in good condition with some evidence of peeling paint on the dentils. Four metal flag pole supports are located just above the mid-horizontal cornice.

Each south and north rubble stone wall contains eight round decorative metal plates that appear to be rim



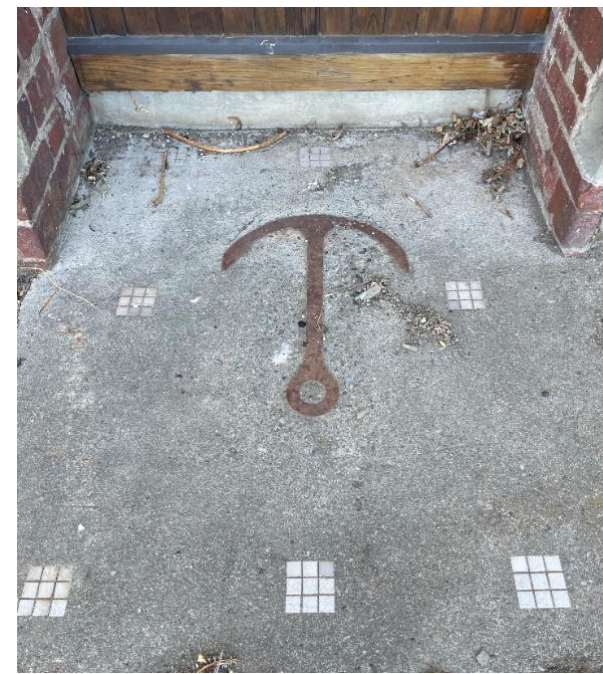




board anchors. However, it has been suggested that they may also be associated with rice chutes.

The lower wharf-side ground level contains original round decorative cast iron columns, decorative cast iron column brackets and a cast iron plate. Original metal shutters also exist within the lower-floor side window openings. The north and south wall main street-side floor level contains decorative rectangular metal plates below a round metal opening and appear to have been installed after 1885, as the opening around the elements has been filled in with baker brick. There is no evidence of this on the exterior wall. Those familiar with the building state that the elements were potentially rice chutes.

A metal anchor and ceramic tile patterns are embedded in the concrete of the west side ground-level opening that was once used to bring rice in by small train cars where it would then be lifted to the top floor by an elevator. It is unclear when this was placed, but certainly has nautical connections.







## Architectural Metals Conservation Approach: *Preservation*

1	Retain all sound and repairable metals that contribute to the heritage value of the historic place.
2	Assess the overall condition of all metal elements to determine a scope for appropriate cleaning, and the reapplication of suitable paint or coating systems to decrease corrosion.
3	Replace, in-kind, any metal elements that are missing or are too deteriorated to repair, based on physical or documentary evidence.

### 5.6 Interior Features

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

As mentioned in the previous section, the lower ground floor contains decorative round metal columns and steel window shutters. The main street level contains carved round wood columns with a moulded plate supporting 120-foot-long wood beams, decorative rectangular metal rice chute plates, and original west-side wood window frames and sashes. The second street-facing level contains original timber columns and beams and original wood window frames and sashes, and the upper level contains original post and beam construction with connector plates, and original wood window frames and sashes.



### Interior Features Conservation Approach: *Preservation and Rehabilitation*

1	Retain all sound and repairable wood that contributes to the heritage value of the historic place.
2	Assess the overall condition of all wood window frames and sashes and determine scope of repair.
3	Where windows are extensively in disrepair or there are irreparable or missing elements, repair may include limited replacement in-kind or replacement with a substitute material. Repairs should physically and visually match existing based on documentary or physical evidence, where feasible. Replacement window frames and sashes for wood windows should be of wood construction or an approved substitute material. Decorative detailing on the original windows, such as mouldings, lintels, sills and casings, should be accurately duplicated.
4	Any window assemblies or missing elements replaced with new windows should be based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.
5	Retain all original glass in historic window assemblies where possible.
6	When repairing heritage windows, remove all deteriorated putty without damaging the wood surface. If glass is removed, ensure remaining putty is removed and the sash sanded, patched and primed with a preservative primer. Hardened putty can also be softened by soaking in linseed oil. When reinstalling glass, brush the wood surface with linseed oil and prime with an oil-based primer or paint prior to placing a bead of glazing compound or linseed oil putty around the rabbet to cushion and seal the glass. Once pressed in place, apply the final putty and bevel to seal.
7	Lead-based paint on existing surfaces is likely due to the age of the building. The least-invasive abatement methods should be used for removal of such hazardous material and be performed by a certified professional.



## 6. Building Maintenance Plan

A condition assessment was undertaken in June and July of 2021 by Geoff Purdon of NorthStar General Contracting Ltd. The assessment reviewed the exterior and interior of the historic 1862, 1885 and 1891 portions of what is now Capital Iron, as well as the 1976 addition. NorthStar's detailed building condition assessment with photographs is in Appendix E.

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

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

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

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

### 6.1 Permitting Process

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

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



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

## **6.2 Cleaning, Repairing and Replacing**

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

## **6.3 Maintenance Logbook**

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

## **6.4 Inspecting the Building**

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

## 6.5 Inspection Checklist

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

### SITE

SITE	
<input type="radio"/>	Is there adequate site drainage around the building?
<input type="radio"/>	Is there any evidence of leakage from pipes?
<input type="radio"/>	Does any vegetation touch the walls or the foundation of the building?
<input type="radio"/>	Is the ground sloping away from the building to redirect water away from the foundation?

### FOUNDATIONS

MOVEMENT	
<input type="radio"/>	Are any serious cracks visible?
<input type="radio"/>	Are there any signs of movement, patched cracks re-opening, cracks in walls, bulging siding, windows or doors out of square?
<input type="radio"/>	Are beams, columns, posts and joists sound?
<input type="radio"/>	Are posts vertical and stable?
<input type="radio"/>	Are the foundation walls plumb; are there any signs of bulging or bowing?
MOISTURE	
<input type="radio"/>	Are there signs of leaking?
<input type="radio"/>	Are there signs of excessive moisture, musty smells, corrosion?
<input type="radio"/>	Is there any efflorescence or peeling of paint on the walls or floor?
<input type="radio"/>	Is there any condensation forming?
<input type="radio"/>	Are there water stains or rotted wood near the floor?
<input type="radio"/>	Are the wood posts, beams or floor joists damp or soft?

## EXTERIOR WALLS

### WALLS

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

### MASONRY

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

## ROOF

### ROOF

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



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

#### **PARAPETS AND CHIMNEYS**

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

## **GUTTERS AND DOWNSPOUTS**

#### **GUTTERS**

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

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

#### **DOWNSPOUTS**

- ☐ Do all outlets from gutters have downspouts to direct water to extensions or splash backs?
- ☐ Are the downspouts clogged or have leaks that require an auger to clear blockage?
- ☐ Are there any breaks in the joints?
- ☐ Are hanging brackets for downspouts tight?
- ☐ Are there any tree limbs within striking distance of the downspouts that should be cleared?
- ☐ Are there any laterally hung downspouts that require a more sufficient pitch to avoid sagging?
- ☐ Are the splash backs or extensions directing water at least one metre away from the foundation?
- ☐ Does the slope of the ground around the downspouts direct away from the foundation?

## **WINDOWS AND DOORS**

#### **WINDOWS**

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

### DOORS

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

## INTERIOR

### BASEMENT

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

### FLOOR AND CEILING

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

## 6.6 Inspection Frequency

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



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

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

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

#### INSPECTION FREQUENCY CHART

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



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

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

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

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

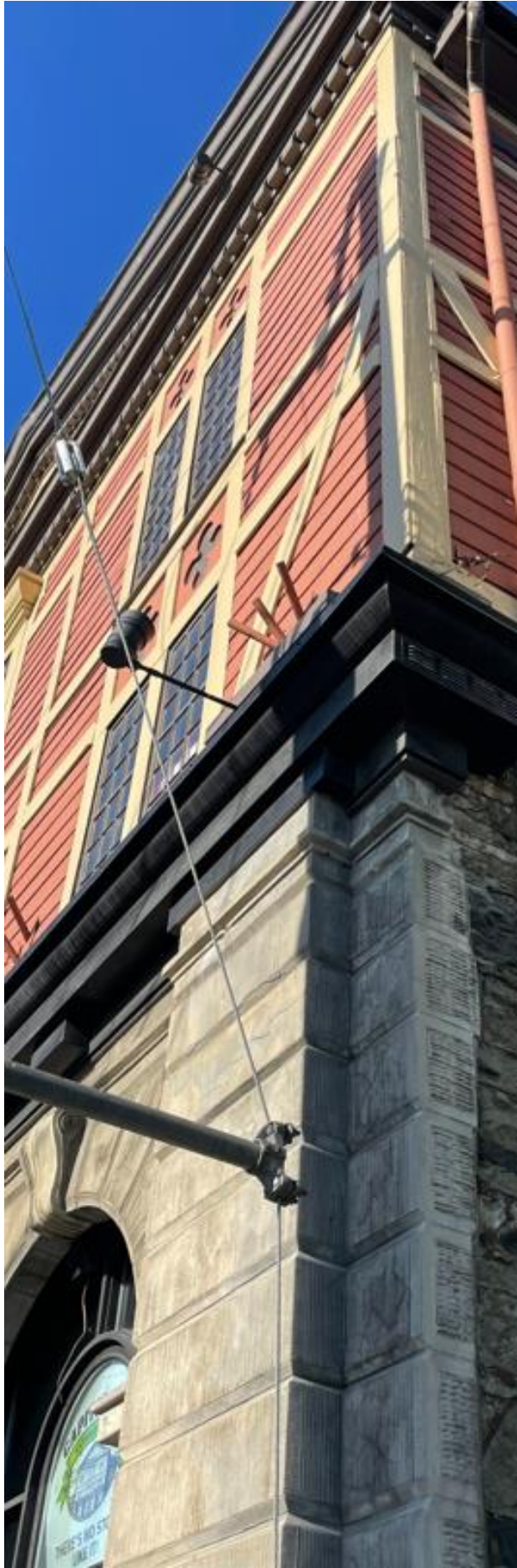
### WOOD AND WOOD PRODUCTS

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

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

## MASONRY

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







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

<p><b>Removing</b> hazardous materials from masonry, using the least-invasive abatement methods, and only after adequate testing has been conducted.</p>	<p>Removing paint from historically painted masonry, unless it is damaging the underlying masonry.</p> <p>Removing stucco from masonry that was historically never exposed.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## CONCRETE

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







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

## ARCHITECTURAL METALS

RECOMMENDED	NOT RECOMMENDED
<p><b>Protecting</b> and maintaining metals from corrosion by preventing water penetration and maintaining proper drainage so that water or organic matter does not stand on flat surfaces or accumulate in decorative features.</p> <p><b>Identifying</b> the type of metal and the most appropriate cleaning method, and testing it in an inconspicuous area to ensure an appropriate level of cleanliness.</p> <p><b>Determining</b> the appropriate level of patina before cleaning, and ensuring that this level is maintained for the entire element.</p> <p><b>Cleaning</b> painted metals using appropriate techniques and products to remove corrosion and layers of paint, if required, before repainting.</p>	<p>Failing to identify, evaluate and treat the causes of corrosion.</p> <p>Over-cleaning metal elements.</p> <p>Using cleaning methods that alter or damage the character-defining colour, texture and finish of the metal.</p> <p>Removing the character-defining patina of a metal element.</p> <p>Exposing metals intended to be protected from the environment.</p> <p>Applying paint or other coatings to metals that were meant to be exposed.</p>



<p><b>Cleaning</b> soft metals, such as lead, tin, copper, aluminum, brass, silver, bronze and zinc, with appropriate non-abrasive methods.</p> <p><b>Using</b> the gentlest cleaning methods for hard metals, such as cast iron, wrought iron and steel, to remove excessive paint build-up and corrosion.</p> <p><b>Applying</b> 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 reapplied, as required, to ensure ongoing protection.</p> <p><b>Re-applying</b> appropriate paint or coating systems after cleaning to decrease the corrosion rate of painted or coated metals.</p>	<p>Using abrasives on soft metals.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------

## GLASS AND GLASS PRODUCTS

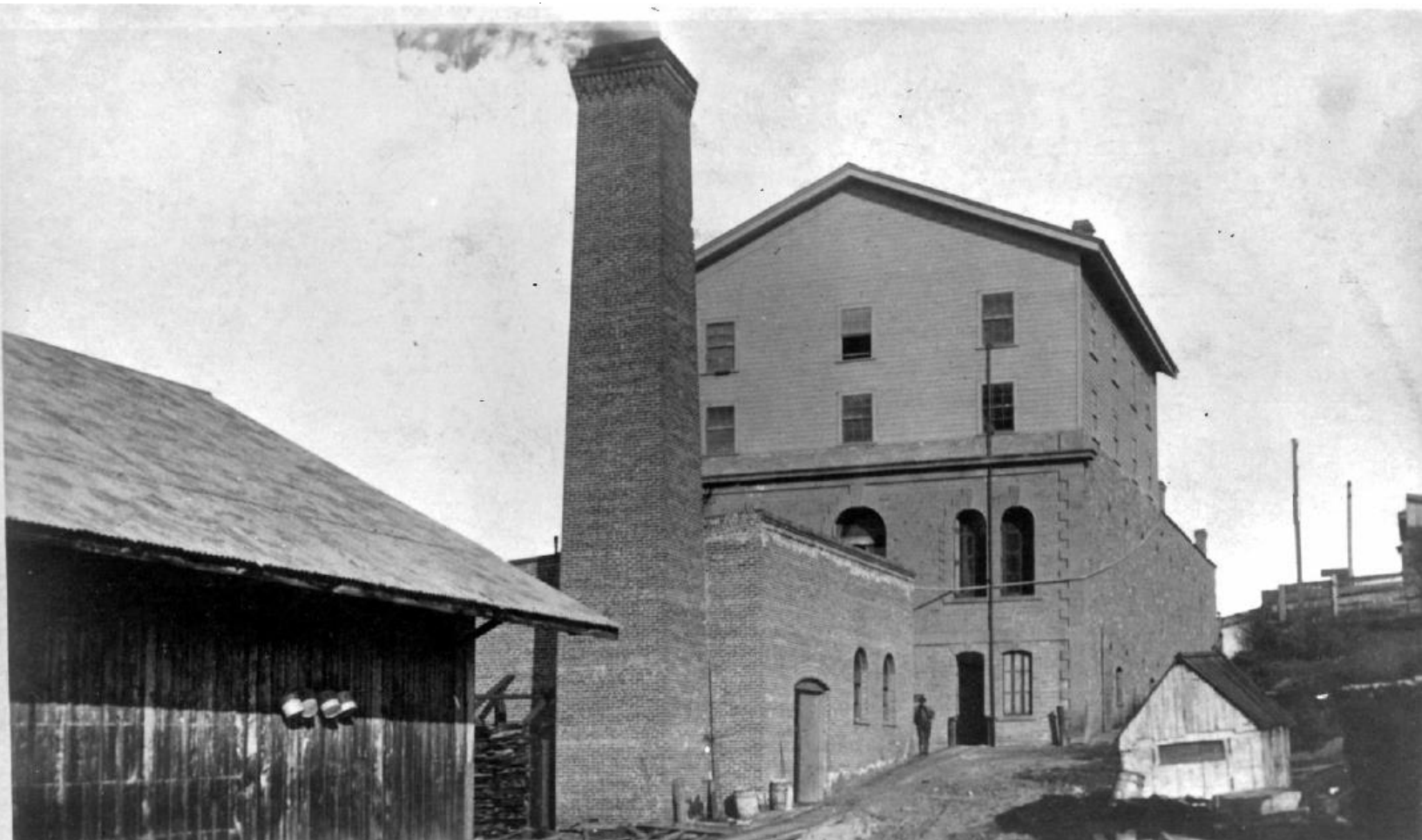
RECOMMENDED	NOT RECOMMENDED
<p><b>Protecting</b> glass from breakage, chipping and alteration caused by ongoing maintenance.</p> <p><b>Assessing</b> the impact of previous maintenance practices on glass and adjacent materials.</p> <p><b>Identifying</b> the type of glass and the most appropriate cleaning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



## PLASTER AND STUCCO

RECOMMENDED	NOT RECOMMENDED
<p><b>Protecting</b> and maintaining plaster and stucco from damage by preventing moisture penetration, accumulation of organic matter, and structural movement.</p> <p><b>Applying</b> an 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.</p> <p><b>Securing</b> and protecting deteriorated plaster and stucco by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.</p>	<p>Using coatings of inappropriate colour, finish or texture that will have a negative impact on the heritage value of the historic place.</p> <p>Removing deteriorated plaster or stucco that could be stabilized or repaired.</p>

*1900 Store Street, Wharf side, two-storey addition on back built after Mount Royal Milling & Manufacturing Co. leased the building in 1885. Provincial Archives of British Columbia, D-5995.*





# Appendix A

## Articles of Interest

**THE BRITISH COLONIST**  
Monday Morning, Dec. 8, 1862.

**TO ADVERTISERS.**  
All advertisements, unless the time for which they are to be inserted is specified, will be continued until ordered out, and so charged.

**JOB PRINTING.**  
Book and Job Printing of every description neatly executed. Terms, cash on delivery of the work.

**Editorial.**  
Owing to the pressure of late and interesting news, local and foreign, our readers will have to excuse our usual amount of editorial matter.

**City Improvements.**  
One of the most gratifying circumstances in connection with the progress and improvement of this city, is the complete confidence manifested by capitalists and men of business in our rapid and enduring prosperity. Amongst the most striking evidences of this fact, not the least noticeable is the number of large and substantial buildings which have been erected, or are now in process of construction in the city. Ever since the large amount of this season's gold yield from Cariboo has become an established fact, buildings of all kinds have been springing up like magic in every part of the city, and in every quarter the sound of the trowel and the hammer has been heard. It is also gratifying to observe that many of these buildings are being put up by successful miners, who are thus prudently investing the golden results of their summer's labors.

As the statement of a few facts in reference to this subject may be of interest to the general public, we subjoin a short description of some of the principal buildings constructed of brick and stone, which have been erected this season:—

Beginning in the northern portion of the city, the first building that attracts attention is Messrs. Janion & Green's capacious and substantial warehouse on Store street. The dimensions of the building are 30 feet in width by 100 ft. in depth, and three stories high; it is constructed of stone, the front being finished with handsome cut freestone dressings from the quarries on Newcastle Island, the stone from which is said to be much finer than any heretofore used in this city. There is a large and commodious wharf attached to the warehouse, having 60 feet water freetage, and a depth of water of 22 feet at high tide. The cost of the whole will be in the neighborhood of \$25,000. F. W. Green, Esq. is the architect, and Messrs. Briggs & Co. the builders.

A short distance to the north of Messrs. Janion & Green's, on Store street, and adjoining Mr. Leserve's residence, Messrs. Dickson, Campbell & Co. intend also to erect a fine large warehouse and wharf, under the superintendence of Messrs. Wright & Sanders, architects. The building will be 46 feet in width by 120 feet in depth, and two stories high. It is to be constructed throughout of fine freestone from Salt Spring Island, and will probably be the handsomest and most substantial structure in the city. The wharf will be 120 feet front by 240 feet in depth, and will afford a great deal of accommodation for vessels. The cost of the warehouse and wharf combined will reach \$25,000. The building operations will commence about the first of January next.

On Cormorant street, a few doors from Store

street, Mr. T. Monaghan has erected a good brick building, 24 by 34 feet, and two stories in height, with basement, at a cost of \$1800. Crossing to Government street, we come to the St. Nicholas Hotel, the largest hotel we understand, north of San Francisco. This fine structure has a front of 67 feet on Government street, and a depth of 110 feet to one half of the building, the remaining portion reaching 20 feet more. It is three stories high, with a flat fire-proof roof; there is also an addition of 17 by 50 feet, two stories in height. The premises are owned by Mr. N. C. Matthews, and were erected at a cost of \$30,000 for the building—the fittings up costing about \$25,000 additional. Messrs. Wright & Sanders were the architects, and Mr. Trounse the contractor. Proceeding along Government street, we arrive at Mr. Searby's handsome new store, nearly opposite the Theatre. The building is of brick, with a very ornamental front, with freestone dressings. The dimensions are 60 by 20 feet, and two stories high. The cost of the building will be between \$6000 and \$7000. Messrs. Wright & Sanders are the architects, and Mann & Cunningham the builders. Nearly adjoining Mr. Searby's building on the corner of Port and Government streets, Messrs. Robinson, Bone and partner are putting up a very large and substantial brick building, of 30 by 110 feet. It will be two stories high, the first being 14 feet, and the second 15 feet ceilings; the proprietors also intend to add a third story next spring. The first floor will be occupied as a store, and the whole of the second floor, 50 feet by 110 feet, as a billiard saloon. The whole building is already leased to different parties. Messrs. Wright and Sanders are the architects here also, and Messrs. Briggs and Co. the builders. The cost of the structure will be about \$12,500. Nearly opposite this building, on Port street, Messrs. Chas and Co. have erected a large brick building, to be used as a bakery and restaurant. It is 230 ft. in front by 80 ft. in depth, and two stories high, with fire-proof roof, and contains twenty apartments. The cost of the building when finished, will be \$10,000. On the corner of Port and Broad streets, Mr. T. B. Williams has a very substantial brick building, 22 ft. by 45 ft., and one story high, with tin roof. He also intends to build an addition of 23 ft. in length, and to raise the whole to the height of two or three stories. The building is at present occupied as a saloon; and cost \$2,400. Opposite this building, on Port street, Mayor Harris has erected a good one-story brick house, 33 ft. by 42 ft., intended for mercantile purposes, at a cost of \$3,500. On View street, between Port and Yates streets, is the St. George Hotel, a very handsome and substantial edifice, erected by the proprietor, Mr. Bendixen. Its dimensions are 60 ft. by 52 ft., and two stories—45 ft. high. It is fitted up in an elegant and comfortable manner, and contains thirty rooms. The proprietor also intends shortly to put up a wing of 70 ft. in length, containing twenty-eight additional apartments. The cost of the present building, which was constructed under the superintendence of Messrs. Wright and Sanders, was between \$25,000 and \$30,000. Crossing to Yates street, Mr. C. A. Bayley is putting up, adjoining the "Red House," a large brick store, 60 ft. by 25 ft., with 14 ft. ceiling. The building is to be used as a wholesale establishment in connection with the present business, and will cost, completed, \$3,500. Messrs. Briggs and Co. are the builders.

The above comprises the principal brick and stone buildings erected or in course of construction in the city; many others are proposed to be built, but the lateness of the season will probably prevent much being done till the ensuing spring. Of wooden buildings of all kinds which have been run up during the past season, it is almost impossible to keep an account of the number; they are to be counted by hundreds, and are of all dimensions, from simple miner's cabins to large stores and commodious and elegant residences. The whole amount of capital invested in building operations in Victoria during the past year will not fall far short of a quarter of a million dollars.



# Daily Colonist

THURSDAY MORNING, NOV. 25th, 1885.

## SHIPPING INTELLIGENCE.

PORT OF VICTORIA, BRITISH COLUMBIA.

### ARRIVED.

Nov. 25—Str Geo. E. Starr, Ft Townsend  
CLEARED.

Nov. 26—Str Geo. E. Starr, Ft Townsend

### PASSENGERS.

Per str GEO. E. STARR, from Puget Sound—J A Hall, A Nicholas, B Clarke, J Dillon, Thomas and W, J W Marshall, Pico.

### CONSIGNEES.

Per str GEO. E. STARR, from Puget Sound—J H Todd, H Sanders, Geo Pratt, J B Lewis, F Chapman, J Cunningham, G G Major, W Hamilton, Dalby, W Matheson, E G Ebbitt, Wm Allen, Grant, A S Davis, McLaughlin & D, Felt & Co, J Wilson, F H Hubbs, D L Campbell, W Allen, Brewster & Co, S Lohmer, S Gray, McLaughlin Bros, Callen & H.

## Letters Detained for Postage at Victoria P. O.

NOVEMBER 25, 1885.

Jas. Kennedy, New Westminster  
J. Phillips, New Westminster  
Wm. A. Hancock, Seattle  
Ed. McDowell, Thomas, N. Z.  
Geo. C. Watson, New Westminster  
— Marshall, Fort St. James  
Mr. O. Wale, Repulse  
Hansen, Wood & Habbitt, Spallumcheen  
Walker Smith, Melbourne, Aus.  
Tong Yee, Portland, Ore.  
Mrs. Peterson, Victoria, B.C.  
Lay Wah, San Francisco  
Mrs. C. Homer, San Juan  
J. W. Lawrence, Ft Townsend  
A. J. McDonald, Fairview Falls, Minn.  
Editor Montreal Star, P. Q.  
Archib. McKibbin, Lac La Poudre, B.C.  
Mrs. W. J. Miller, Forest, Ont.  
Mrs. Angus Macdonald, New Buffalo, Dakota  
Messrs. Scholten & Wilcox, Nankin  
M. Imbhorn, Nankin  
Messrs. Caldwell & Kabb, Kambooke  
San Jose, San Francisco  
Mr. Frenley, Hopedale, Costa Rica  
S. I. Fraser, Nankin  
Tuck Lunge, San Francisco  
Chung Sun, New Westminster  
Miss M. E. Thurston, Modoka Falls, Ont.  
Peter Anderson, Mt. Lebanon, B.C.

## Alaska Steamer Movements.

(Special to The Colonist.)

NANAIMO, Nov. 25.—The steamer Bonita arrived to-day about 11 a. m., bringing a few passengers. The steamer Idaho arrived at Departure Bay at 5 p. m. from the north, bringing considerable passengers and a full freight, principally oil. She leaves at midnight for Victoria. The steamer Boacowitz arrived at 3 p. m. on her way north.

### Personnel.

Archbishop Seghers returned from a pastoral visit to the east coast on Tuesday.

Ellis Wright, the noted abolitionist, died at New York yesterday.

Mr. J. H. Turner, Mr. J. Jessop and Mr. R. S. Byrn, went to Nanaimo yesterday.

### Assize Notes.

The chief justice will sit in the legislative assembly at 12 o'clock to-day and dispose of the cases against Elliott and Davey, Thayer alias Cogrove, LeClair and Marwick, Sutherland and Martin, Mah Kee and Mah Ying, and Ah Moon and Lum Yip.

THEATRE CONIQUE.—This place of popular amusement was well patronized last evening, despite the somewhat inclement elements. The leading characters were all well taken and the farcical situations in the characteristic sketches were very good. Mr. Geo. T. Snow, the manager of the establishment, makes war during

## VICTORIA RICE MILL.

### The New Industry Prepared for Manufacturing.

### Where the Rice Comes From and How Treated.

### An Important Addition to Victoria Industries.

The Victoria rice mill is now ready for operation, and only awaits the arrival of an overdue ship to commence the cleaning of rice and manufacture of flour and other products. The mill is owned by the Mount Royal Milling company, of Montreal, who own and operate the largest mill on the continent, situated at Cote de Neige, a suburb of Montreal. The members of the company who are at present in the city are Messrs. D. W. Ross and Thos. B. Hall, the latter of whom will reside permanently in Victoria and conduct the business here.

Thinking that a slight description of the premises and the

#### MANUFACTURE OF RICE

would interest the readers of *The Colonist*, a representative called down yesterday afternoon at the mill on Store street, and found Mr. Ross in the engine room. The 103 horse-power Corliss, built by Laurie of Montreal, was in motion, producing by its mighty throbs the necessary power. The engine is of the latest modern make, all wearing parts being of phosphor bronze, a metal almost impossible to wear out, and the movement of the valves such that only the quantity of steam demanded by the machinery used, the feed valve being opened or closed as the call for power increases or diminishes. The engine is probably the first north of San Francisco, and does not cause the least vibration by its working. It is situated in a detached brick building.

#### THE TWO STEEL ROLLERS

being placed immediately next to on a lower bed. These are provided with the Jarvis furnace and grate which will burn almost anything, and Korting injectors, while a Laurie pump is also used when necessary to pump water for making steam. Iron pipes also connect from this with every flat in the building for rice purposes, the pump having connection with the waters of the Arm, and able to force a stream to a height of one hundred feet, so fire protection is ample.

Dickson & Campbell's wharf has given spacious facilities for the discharge of the rough rice from sailing vessels to cars and taken to the elevator, which at once carries it to the top floor, from whence it again reaches the flour by gravitation, and is again and again

#### RAISED AND LOWERED,

passing through the various machinery until it either becomes bright, white, marketable rice or flour, never being touched by hand during the whole process. In fact, rice milling is very similar to that of modern flour milling.

The great flywheel of the engine is 20 feet in diameter and 6 tons in weight, the diameter of the main driving shaft being 6 inches. Everything is done by power, rice traveling from lower to topmost flat eight times. Contrary to general opinion the cleaning of rice is a delicate operation, and one requiring the utmost care to successfully accomplish; a grain of rice if broken in two is of half its former value. After hulling is finished the

PROCESS REALLY ONLY BEGINS.

#### PROCESS REALLY ONLY BEGINS.

Two hulling disks are on the second flat, where the rice is hulled, after which it is carried to a series of sizers, decorticators, brushes, combs, polishers and sieves, coming out white rice at the bagging sieve. The rice is ground in a 4 foot French burr, and is passed through silk screens.

Besides these varied machines there is a 5 foot Peak stone for grinding and feed purposes, and an intricate amount of machinery for finishing and dressing meals. The meal is regarded as a very valuable article for cattle food. In England and the continent there is market for thousands of tons of it for cattle feeding purposes. The other officials are used largely in the manufacture of rice starch.

The ship *Wemyss Castle* is now two weeks overdue, and brings 1000 tons of rough rice from Hongkong. Another vessel will start about the first of the year, and it is expected that

#### FIVE OR SIX VESSELS

will be engaged in the work of carrying the rice from China to the mill. The company expect to supply the market for rice between this point and Winnipeg, and will be able to lay it down cheaper than from their mill at Montreal, owing to the cheap sailing vessel freight rates to this port; whereas in Montreal their rice is freighted by ocean steamer of large tonnage via the Suez canal at a much higher rate, and navigation then but six months in the year.

#### THE FACILITIES POSSESSED

by the company here for shipping and unloading are excellent, Dickson, Campbell & Co.'s wharf and the extensive mill being most convenient and bringing the cost of handling the rough and manufactured rice to a minimum. The mill occupies four flats, and it is thought that 20 or 25 men will be constantly employed. Though the Victoria mill is small in comparison with the one at Montreal, it is complete, up to the latest thing in rice milling, and Mr. Ross thinks it the most perfect in the world, having visited nearly all the English mills. As soon as the demand warrants it the mill will be enlarged and rice products manufactured other than those at present to be turned out.

#### THE MONTREAL MILL

is the only one in the east, north of Wilmington, North Carolina, and supplies the whole eastern Canadian market, and exports considerable to the United States and elsewhere. At the eastern mill all the numerous products of rice are manufactured including a very fine preparation known as "Rizons" which has largely superseded corn starch for custards, cakes, puddings, etc. Rice flour in large quantity is shipped to Chicago and Milwaukee from Montreal by the St. Lawrence river and great lakes at which cities it is used in the manufacture of lager and weiss beer.

The establishment of the new industry in Victoria is significant and suggests the great probability of

#### OTHER MANUFACTURES

being added. The facilities for manufacturing here are extensive, and it only requires energy and enterprise on the part of the citizens of Victoria to make this the manufacturing centre for British Columbia. There are other industries of a lesser or greater magnitude which might be safely started here at the present time, which, while making Victoria wealthy and populous, would also fairly remunerate their projectors.

# Appendix B

## Research Sources

- Victoria Heritage Thematic Framework.
- Grant Keddie, Human History, Curator, BC Archaeology, The Capital Iron Site, DCRU-116. Victoria Harbour. January 25, 2018. <http://staff.royalbcmuseum.bc.ca/2018/01/25/the-capital-iron-site-dcru-116-victoria-harbour/>
- The Canadian Encyclopedia. <https://www.thecanadianencyclopedia.ca/en/article/victoria-bc>
- Industry – Victoria Harbour History, June 25, 2021. <http://www.victoriaharbourhistory.com/early-industry/>
- Burnside Context Paper.
- City of Victoria Building file for 1900 Store Street, article on Capital Iron Building, source unknown.
- Victoria Harbour History, Victoria Flour & Rice Mill. <https://www.victoriaharbourhistory.com/early-industry/victoria-roller-flour-and-rice-mill/>
- Daily Colonist, November 26, 1885.
- MacFarlane, John M. (2011 updated 2013) Capital Iron & Metals Ltd. – From Ship Breakers to Department Store. Nauticapedia. Ca 2011. [http://nauticapedia.ca/Articles/Capital\\_Iron.php](http://nauticapedia.ca/Articles/Capital_Iron.php)
- Oral interview with Jef Stephenson (Caretaker for the previous owner) by Geoff Purdon, June 25, 2021.
- Segger, Martin & Franklin, Douglas. “Exploring Victoria’s Architecture.” Sono Nis Press. Victoria. 1996. Page 27, 307, 311.
- This Old House: Victoria’s Heritage Neighbourhoods, Volume Three, 2997: Burnside.
- <https://study.com/academy/lesson/american-renaissance-revival-architecture-style.html>
- <http://www.ontarioarchitecture.com/Renaissance.htm>
- Architectural Styles of America and Europe. <https://architecturestyles.org/italian-renaissance/>
- <https://debradouglassdesign.wordpress.com/2020/08/18/italianate-renaissance-revival/>
- Daily Colonist, December 8, 1862.
- Victoria Downtown Heritage Registry, page 171.
- Biographical Dictionary of Architects in Canada, 1800-1950. [www.dictionaryofarchitectsincanada.org/node/1364](http://www.dictionaryofarchitectsincanada.org/node/1364)
- Victoria Heritage Foundation, <https://victoriaheritagefoundation.ca/HReg/Burnside/Store1900.html>
- Claude Maurice, Architect, Capital Iron, West Basement Alterations for Store Street Holdings Ltd., City of Victoria Permits and Inspections Division, October 5, 1994.
- Luxton, D. (Ed.). (2007). Building the West. Talon Books.

# 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**.

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



# Appendix D

## Alternate Compliance Methods for Heritage Buildings

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

## Section 1.1. General

### 1.1.1. Application of this Code

#### 1.1.1.1. Application of this Code

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

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

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



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

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

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

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



# Appendix E

## Building Condition Assessment

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

# 1900 Store Street – Capital Iron



Capital Iron

Northstar Character Defining Elements Investigative  
Summary

1900 Store Street,  
Victoria, BC, V8T 4R4

Prepared By: Anna Quinn

Project Coordinator  
Northstar 2000Ltd.

NorthStar General Contracting Ltd.  
Victoria, Vancouver Island  
British Columbia  
P: 250-880-0409  
Geoff@northstarbuilt.ca



## Character Defining Elements

Item #	Existing conditions/elements:	1900 Store Street Capital Iron Building:	Corresponding pictures:
Item 1	The site reviews would describe the materials and physical condition of exterior walls, including foundation walls, structural masonry, and wood or concrete with an exterior cladding.	<p>a) Original wood cladding is in good condition, some evidence of peeling and maintenance over the next two years</p> <p>b) Original rubble rock foundation is in fair condition, w no signs of extensive deterioration</p> <p>c) Windows in the East elevation are in excellent condition</p> <p>d) Windows in the West elevation fair condition, w some sings of maintenance required on 3<sup>rd</sup> and attic floor,</p> <p>e) Rear access stairs showing signs of wear/weathering</p> <p>f) Roof condition is fair</p> <p>g) Masonry and parging around lentils</p>	<p>1a)</p> <p>1b)</p> <p>1c)</p> <p>1d)</p> <p>1e)</p> <p>1f)</p> <p>1g)</p>
Item 2	Their construction, and any character-defining detailing.	a) Exterior walls – original wood siding is in excellent condition, parged columns, pilasters, window archways, corbels, sills, lentils, keystones are all recently restored and well maintained	2a)
Item 3	Identify any unsympathetic (or non-original) cladding and determine if any original character-defining elements are still intact under newer layers that have been applied over time, and confirm their existing condition.	a) Façade appears to be built up of pre cast concrete and parging, all non-original but pattern of the parged façade has the same pattern as original 1862 structure.	3a)
Item 4	Identify any additions over time and their delineation from the original structure.	<p>a) Likely the parging is non-original</p> <p>b) North addition</p> <p><b>West Elevation</b></p> <p>c) Masonry block firewall infill windows on main floor</p> <p><b>Third Floor/North Addition</b></p> <p>d) Non-original</p>	<p>4a) Refer to appendix 3a)</p> <p>4b)</p> <p>4c)</p> <p>4d)</p>
Item 5	Identify window openings, lintel and sill	a) Lintel, sill and window opening conditions are fair to good, great restoration in recent years	5a)



	material and condition.		
Item 6	Assess the condition of masonry under painted surfaces, if possible, and assess extent of potential repair work.	a) Masonry has not been painted	6a)
Item 7	Identify the condition of parapet walls if possible and whether appropriate cap and flashing is in place.	a) The only projection appears to be the cornice façade, the cornice is capped, w metal flashing	7a)
Item 8	Identify whether the roof is flat, raked, or pitched.	a) Gable pitched roof	8a)
Item 9	Identify any additions or alterations.	a) No additions on heritage portion	
Item 10	Identify roof features, such as a copula, or clerestory. Assess whether these features are original or later additions.	a) No such architectural details on the roof except for typical attic vents, ridge cap, gas venting on primary roof of heritage building, rooftop of the addition comprised of torch-on roofing system which is connected to the heritage building via a series of skylights from East to West	10a)
Item 11	Identify any pressed metal projecting cornices, dentils along the parapet level, mid-cornices, cornice profiles, brackets and keystones and assess their condition. Identify coatings or treatments to the cornice as well as overall condition.	a) Cornice appears to be wood framed, w metal clad capping tied in the sheet metal roof, cornice appears to be built out of wood and fastened to the wood framing, dentils may be constructed out of metal/evidence of metal behind paint on dentils	11a)
		b) Lower architectural band appears to be made of wood, w metal capping	11b)
		c) Keystones appear to be cast and concrete/parged, keystones appear to be non original	11c)
Item 12	Determine how the cornice is attached and whether re-anchoring is necessary.	a) It appears that the cornice is securely fastened to the wood framing	12a) refer to Appendix 11a)
Item 13	Determine if the original interior configuration is still intact.	a) Heritage portion is still intact	
Item 14	Identify original materials, furnishings and finishes.	a) Original materials appear to be in the structural components and siding, consisting of post and beam timbers	14a)
		b) Rubble rock foundation walls	14b)
		c) Heritage portion steel columns, w heritage beams	14c)
		d) Window frames	14d)
		e) Heritage nails on some columns	14e)
		f) Steel window shutters in the ground floor	14f)
		g) Heritage anchor	14g)
		h) wood plank flooring in the attic	14h)

		i) Siding around the exterior of the building of the heritage portion	14i)
Item 15	Identify the remains of original staircases and assess their condition. Remember, interior arrangements can have a strong relationship with the exterior form so changes to the interior can impact the exterior...thus we need to consider the interior where necessary.	a) Staircases appear to be not original, likely installed when the addition was added	15a)
Item 16	Assess condition of windows and doors, are they original wood or metal, or newer replacements? If original, are they repairable? If there are newer replacements, are wood sash assemblies intact?	a) Heritage building – all visible windows on heritage side appear to be in good to fair condition/restorable wooden original sashes, a few are in need of repair (pictures in appendix)	16a)
Item 17	Assess if the windows are original double-hung assemblies, do they have multi-panel divided light patterns, are there leaded transoms?	<p><b>Third Floor/Attic Fourth Floor</b></p> <p>a) Heritage single hung windows with muttons</p> <p><b>West Elevation</b></p> <p>b) Ground floor windows appear to be heritage, double opening casement windows on the North and South pair, evidence of steel shutters at one time, hinge mounts still intact, main floor windows partially filled in, w cinderblock firewall (center and North windows), South windows appear to be both side casement windows opening at some point main floor and ground floor, muttons</p> <p><b>Ground Floor</b></p> <p>c) South elevation window frames do not appear to be intact, original window shutters are closing in window opening</p>	<p>17a)</p> <p>17b)</p> <p>17c)</p>
Item 18	Identify whether the storefront configuration has changed over time. Is the original still evident under the existing layers?	<p><b>East Elevation</b></p> <p>a) Original storefront appears to be original from the 3<sup>rd</sup> floor extending up to the roof, the ground floor appears to have architecturally formed and precast concrete, w parging,</p> <p>b) There is a crack running the length of the sill</p>	<p>18a)</p> <p>18b)</p>
Item 19	Identify original hardware and condition.	a) Original shutters on heritage ground floor exterior windows – South side	19a)
Item 20	Identify structural material such as stone, brick, steel, wood or concrete.	<p>a) Rubble rock foundation throughout heritage side, 8 inch concrete foundation walls throughout addition, metal-clad roofing on heritage portion, timber posts and beams throughout, cast concrete archways, lintels and pilasters on East elevation,</p> <p><b>West Elevation</b></p> <p>b) Masonry block firewalls in filling windows approximately</p>	<p>20b)</p>


		<p>3-5ft up in some areas, original stone wall archways and corvalls appears to be sandstone? w raised horizontal stone architectural bands, archway keystone on West elevation has a noticeable hand pressed detail</p> <p>New addition North side, stone rock walls on either side of staircase up to the main street</p>	
Item 21	<p><b>Wood</b> - Identify any wood features and existing condition on exterior facades, roofs, cladding, structure, windows and doors, interior finishes, and carvings. Determine the condition of finishes or coatings applied to the wood features.</p>	<p><b>Main Floor</b> – heritage side</p> <p>a) Hand carved columns supporting the beams on the main floor, beams on the main floor and ground floor are said to be made up of 120ft long lengths</p> <p><b>Stairs</b></p> <p>b) Main flight of stairs on the inside of the building appear to be constructed at the time of the addition</p> <p><b>West Elevation</b></p> <p>c) Ground floor stairs appear to be added at time of the addition</p> <p>d) *Original wood siding from the 3<sup>rd</sup> floor up around the whole building</p> <p>e) New addition consists of multiple glue lam beams that appear to be up to 3ft in depth</p> <p><b>Third Floor</b></p> <p>f) Wood shiplap for ceiling finish, original wood carved timber columns and beams</p> <p><b>Attic</b></p> <p>g) Original post and beam construction on 4<sup>th</sup> floor, red painted timbers, fir flooring</p>	<p>21a)</p> <p>21b)</p> <p>21d)</p> <p>21e)</p> <p>21f)</p> <p>21g)</p>
Item 23	<p><b>Masonry</b> - Assess the current condition of masonry features, such as natural stone, brick, cast stone, terra cotta and concrete block. Identify the finish dressing, texture and colour of the stone, brick or mortar, the coursing pattern, and the joint width and profile, along with any decorative sculptural and functional elements, such as band courses, lintels, water tables, cornices, scuppers and carvings.</p>	<p><b>East Elevation</b></p> <p>a) Rubble rock foundation, demising wall, exterior walls</p> <p><b>Ground Floor</b></p> <p>b) Rubble rock foundation with stone lintels on exterior windows, stone archways connecting the original building to the new addition, masonry block firewalls throughout new addition</p> <p>c) Baker brick masonry pilasters on the ground floor South wall, wall safe on East wall heritage side</p> <p><b>Main Floor</b></p> <p>d) Exterior walls heritage side large stone window archways on South side</p> <p>e) Retrofit window and potential rice chute repairs on demising wall</p> <p>f) baker brick patched in around rubble rock foundation, masonry patch/repair around rice chute, ornate cover plates covering voids in exterior/interior walls (said to be rice chutes at one time),</p>	<p>23b)</p> <p>23c)</p> <p>23d)</p> <p>23e)</p> <p>23f)</p>
Item 24	<p><b>Concrete</b> - Identify</p>	<p><b>West Elevation</b></p>	



	concrete features used for exterior cladding, flooring and paving. Identify any texture created by formwork, the colour and finish, such as exposed aggregate or terrazzo.	<p>a) Concrete slab in breezeway supported by a concrete foundation wall, stamped concrete/cobblestone leading to South entrance on the Westside ground floor, polished concrete slab in the West loading bay in the new building, evidence of architecturally formed concrete façade/parging</p> <p><b>Ground Floor</b></p> <p>b) Exposed concrete footing down demising wall between old section and new section, newer concrete posts and beams formed around electrical room on ground floor of new addition</p> <p>c) Original stone pavers at the southwest entrance</p>	24c)
Item 25	<p><b>Architectural and Structural Metals</b> - Identify any cast, pressed or wrought iron metal features. Structural metals include steel or iron columns, beams, trusses or frames. Architectural metals include a wide variety such as sculpture, roofing, flashings, cladding, cresting, windows, doors, railing, bannisters, stairs, fixtures, hardware and sign posts. Identify and assess pressed metal projecting cornices, dentils along the parapet level, mid-cornices, cornice profiles, brackets and keystones.</p>	<p><b>East Elevation</b></p> <p>a) Metal flag holders above the accent lighting (4)</p> <p><b>Ground Floor</b></p> <p>b) Steel beams and brackets supporting stair landing and treads, steel saddles supporting glue lam beams, heritage cast columns supporting beams on heritage side ground floor, steel window shutters on exterior walls, steel connecting plates and saddles for structural beams, exhaust terminations South side of building, steel support brackets on the top of each column</p> <p><b>Main Floor</b></p> <p>c) Connection plates and saddles for timber framing</p> <p><b>Third Floor</b></p> <p>d) Timber frame post saddles and connector plates</p> <p><b>Attic</b></p> <p>e) Timber frame post saddles and connector plates</p> <p><b>West Elevation</b></p> <p>f) Vintage fire exit from the 3<sup>rd</sup> floor, one section of fire ladder is broken off, steel lintel above middle bay</p> <p>g) West elevation eye-hook embedded in stone-work</p>	<p>25a)</p> <p>25c)</p> <p>25d)</p> <p>25e)</p> <p>25f)</p> <p>25g)</p>
Item 26	<p><b>Glass and Glass Products</b> - Assess glass used in exterior and interior windows, doors and storefronts, as well as any glazing used in skylights, floors, or other locations, if any. Assess translucency or opacity, colour, texture, reflectivity or treatment. Glass varies in size and form, from small mosaic pieces to large flat surfaces, or curved panes for rounded corners. Identify whether there is any prismatic glass or</p>	<p><b>East Elevation</b></p> <p>a) 3<sup>rd</sup> and 4<sup>th</sup> floor picture windows, w muttons, main floor picture windows, w heritage archways and muttons, evidence of UV film applied in recent years</p> <p><b>West Elevation</b></p> <p>b) Ground floor and 2<sup>nd</sup> floor heritage windows in masonry archways, North and South side ground floor appear to be casement, 2<sup>nd</sup> floor windows partially filled in with masonry firewall, 3<sup>rd</sup> and 4<sup>th</sup> floor windows are heritage, w muttons (single hung)</p>	See above comments on windows

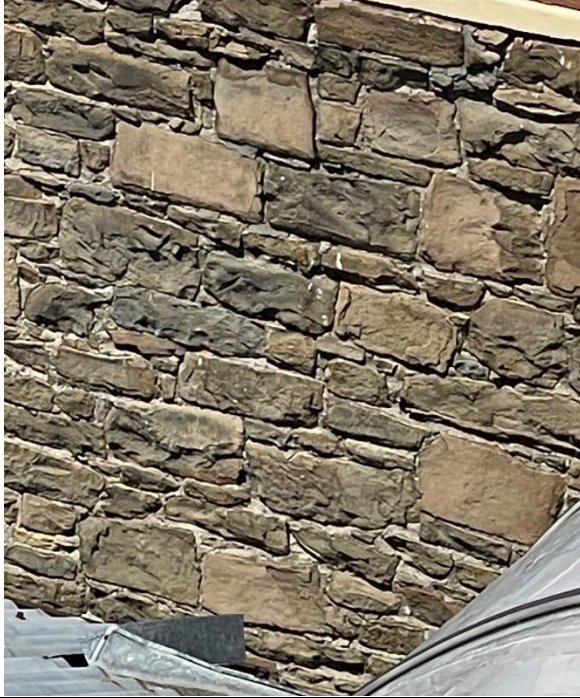
	stained glass.		
Item 27	<b>Plaster and Stucco</b> - Although plaster is normally an interior application, identify whether there are any original applications of exterior stucco as well as texture and colour.	- No application of exterior stucco	
Item 28	On site sampling may be required to determine the original historic colour scheme on surfaces originally painted.	- Northstar paint sampling available upon request	
Item 29	Safe	a) Safe	29a)

## *Appendix A*

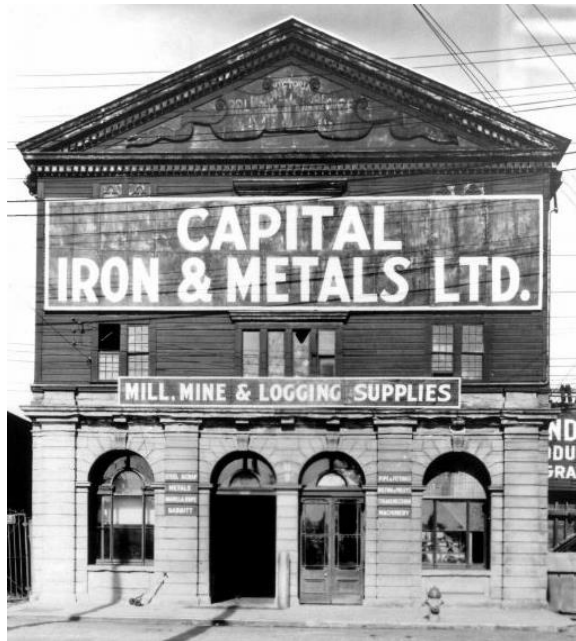
Reference #:	Corresponding Picture:
1a)	  



1b)



1c)



1d)



1e)





1f)



1g)







2a)



3a)



4b)





4c)



4d)

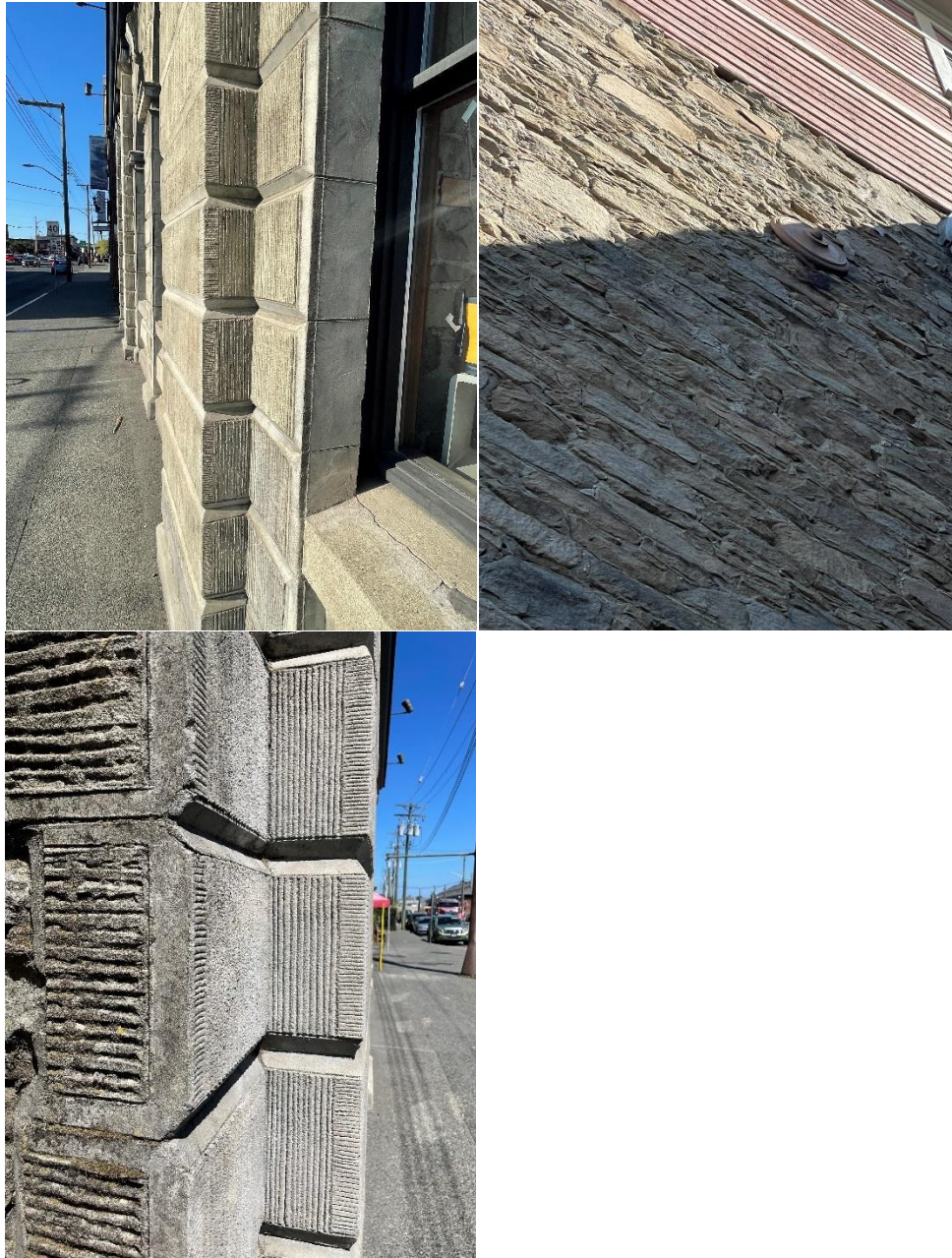




5a)



6a)





7a)



8a)





10a)



11a)



11b)



11c)

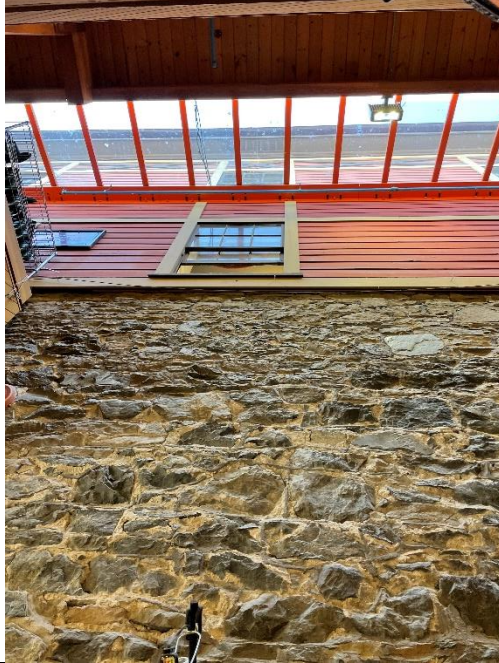


14a)





14b)



14c)



14d)



14e)





14f)



14g)





14h)



14i)

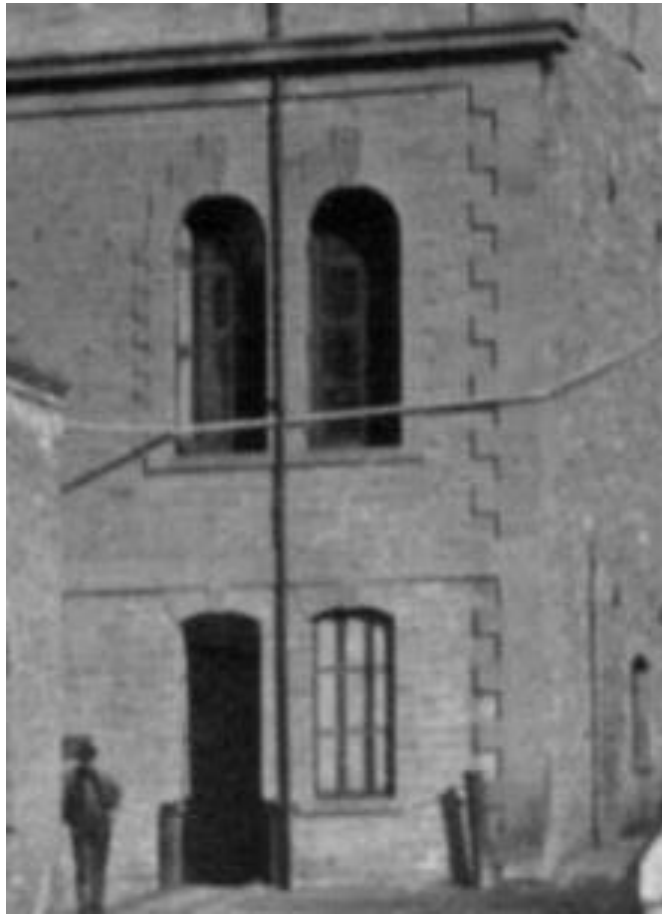


15a)



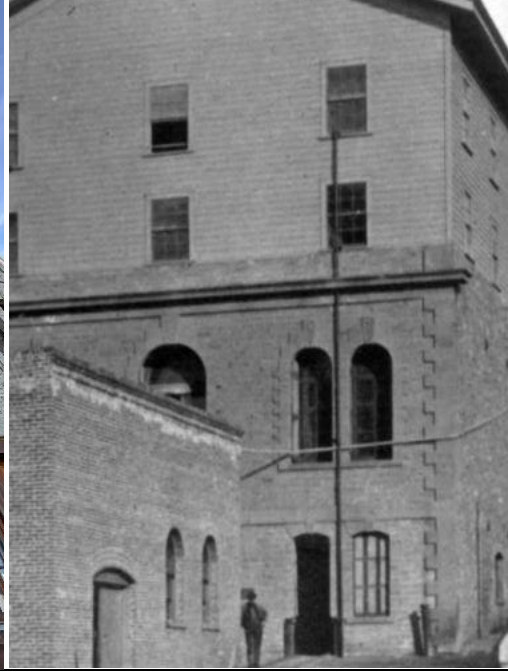
16a)







17a)



17b)



17c)



18a)









18b)



19a)



20b)

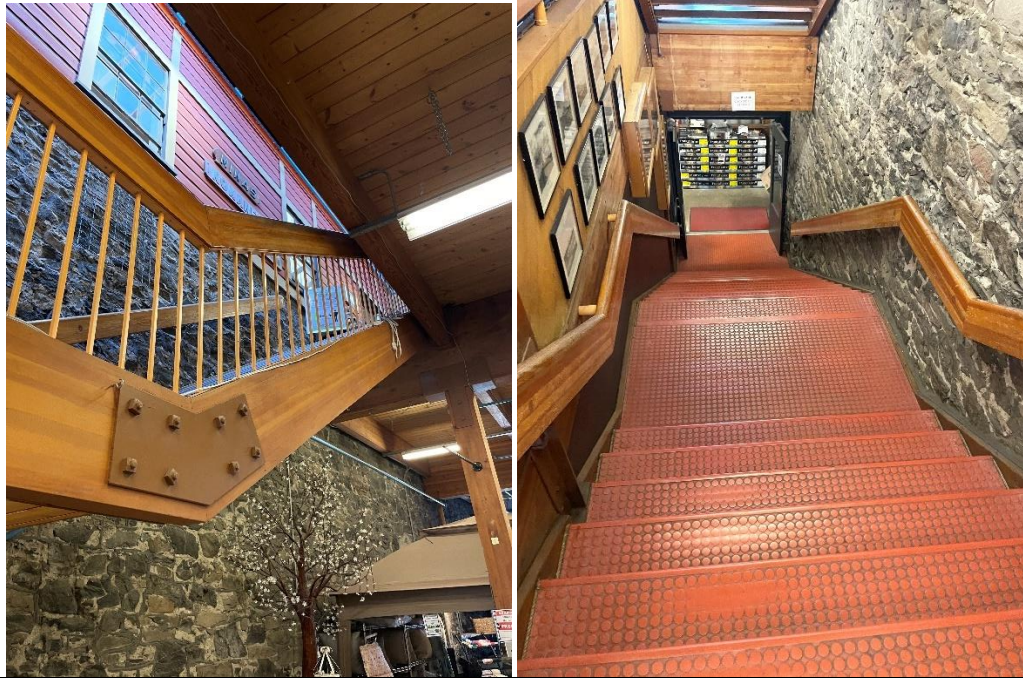


21a)





21b)



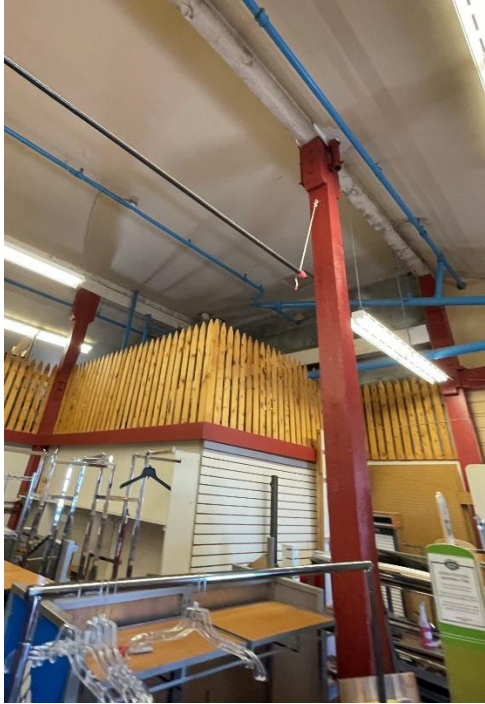
21d)



21e)



21f)





21g)

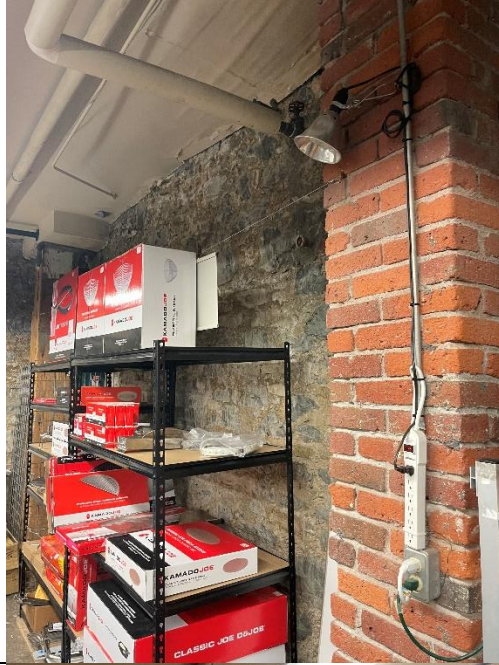


23b)





23c)



23d)





23e)



23f)





		
24c)		



25a)



25c)



25d)



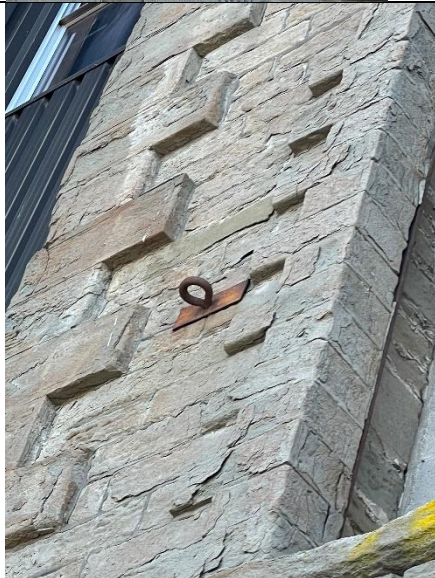
25e)



25f)



25g)





29a)

