Heritage Advisory Panel Report
For the Meeting of June 11, 2024

To:	Heritage Advisory Panel	**Date:**	June 7th, 2024
From:	Kristal Stevenot, Senior Heritage Planner, Development Services		
Subject:	**Heritage Designation Application No. 000209 for 1885 Government**		

EXECUTIVE SUMMARY

The purpose of this report is to present the Heritage Advisory Panel with information, analysis and recommendations regarding a request to designate the exterior of the property located at 1885 Government Street. The commercial building was built in 1908 and contributes to the historic character of Victoria's Old Town District.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan* (2012), with Section 7, "*Heritage*" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The application for designation is concurrent with the applications for rezoning and development permit with variances.

BACKGROUND

Project Details

Owner:	PCF Holdings Ltd.	**Architect**	Cascadia Architects
Applicant:	Nicola Wealth Real Estate	**DPA:**	Old Town District - Chinatown
Original Owner:	Peter Levelle	**Year of Construction:**	1908
Designer/Builder:	Parfitt Bros.	**Building Name:**	Sam Kee Laundry
Heritage Status:	None		

Description of Proposal

History of Place

The property located at 1885 Government, also referred to as Sam Kee Laundry, is a two-storey masonry building built in 1908, on the edge of Victoria's Chinatown, the oldest intact Chinatown in Canada. The exterior façade of the Sam Kee Laundry has maintained much of its original

appearance, with alterations that have occurred to windows and doors and additions to the rear and east elevations. Its character-defining elements include:

- its location as part of a Government Street site, fronting Chatham Street in the historic Chinatown neighborhood of Victoria
- significant setbacks from both Government and Chatham Streets
- Continuous use since 1908
- Commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof
- Masonry construction with a combination of buff and red brick
- Edwardian-era architectural features, including brick cornice with brick dentils, arched red brick lintels
- off-centre Norman arch red brick opening at grade
- fenestration, including original arched window openings.

The property is also valued for its association with long-term tenant, the Sam Kee Company. For more information on the details of its history and heritage value see the Statement of Significance, within the attached Conservation Plan.

Rezoning Application No.00870 and Development Permit with Variances Application No. 000641

Accompanying the heritage designation application is a rezoning application that seeks an increase in density in order to permit a mixed-use building with ground level commercial, adjacent the two-storey historic building. The new development will connect to the historic building at the rear with four new storeys extending partially over the rooftop of the heritage building, set back approximately ten metres from its front street-facing façade, and approximately 7 metres from its west facing façade.

The concurrent Development Permit with Variances Application proposes the creation of a six-storey building. The design includes 79 purpose-built rental residential units and a continuous frontage of commercial space at street level along both Government Street and Chatham Street. A key aspect of the proposal is the preservation, restoration, and heritage designation of the existing two-storey masonry Sam Kee Laundry building on the site. The rehabilitation and adaptive re-use of this structure serves as the central concept guiding site planning, massing, and architectural expression for the new development.

Regulatory Considerations

The proposed heritage designation of the building is compatible with the *Official Community Plan,* 2012 (OCP), and is consistent with the *Zoning Regulation Bylaw*.

Condition/Economic Viability

The Sam Kee Laundry is in good condition, however further investigation is needed to determine the condition of structure and brickwork.

Sustainability Features

The adaptive re-use of the existing building is a key sustainability feature of the proposal. No other sustainability features beyond what current city policies require have been identified.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code.*

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (2012), which in Section 8, "Placemaking (Urban Design and Heritage)", states:

> *Goals*
> *8 (B) Victoria's cultural and natural heritage resources are protected and celebrated.*
>
> *Broad Objectives*
> *8 (j) That heritage property is conserved as resources with value for present and future generations.*
> *8 (l) That heritage and cultural values are identified, celebrated, and retained through community engagement.*
>
> *City Form*
> *8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
> *8.11 Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*
>
> *Buildings and Sites*
> *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 area plans.*
> *8.54 Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan* (2011) which states:

> *Heritage - Objectives*
> *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.*
>
> *Areas and Districts - Policies and Actions*

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.

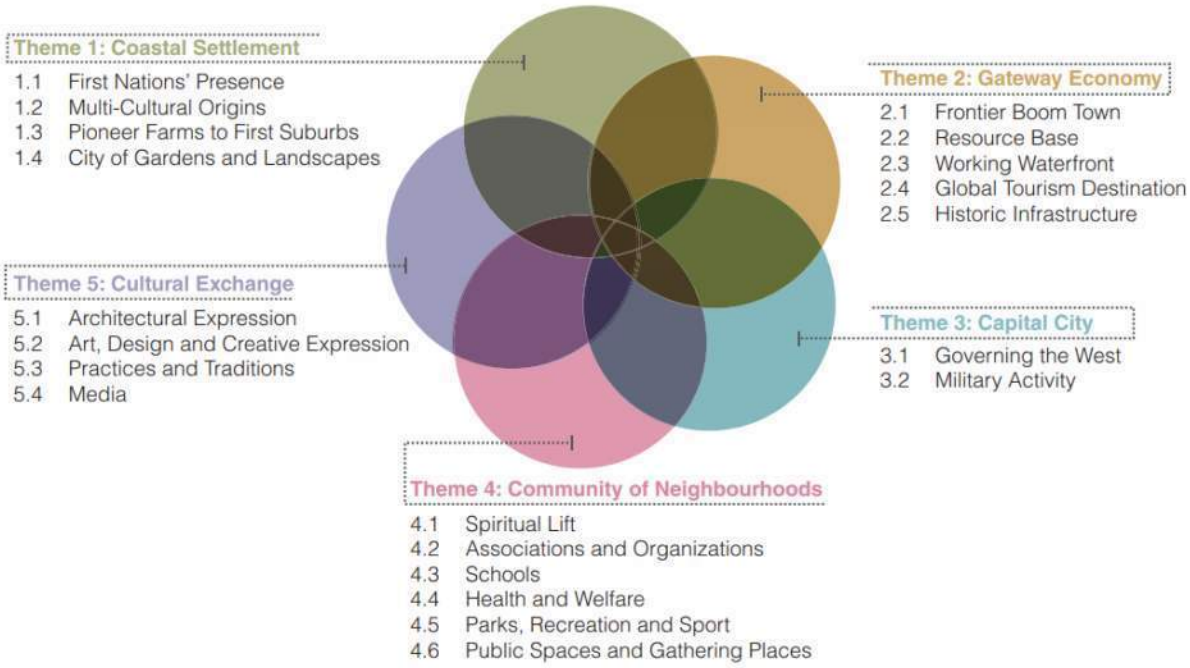
Buildings and Sites - Policies and Actions

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

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

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a City-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which City-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.



Victoria Heritage Thematic Framework, OCP

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report, within the Conservation Plan.

Resource Impacts

The proposed heritage designation is consistent with surrounding land uses.

CONCLUSIONS

This application for the heritage designation of the property located at 1885 Government Street as a Municipal Heritage Site is for a building that is a good example of Victoria's commercial development from the early 20th century. The property can also be considered as part of an intact grouping of historic masonry buildings in Chinatown, therefore, it is recommended that the Heritage Advisory Panel recommend that Council approve Heritage Designation Application No. 000209 for 1885 Government Street.

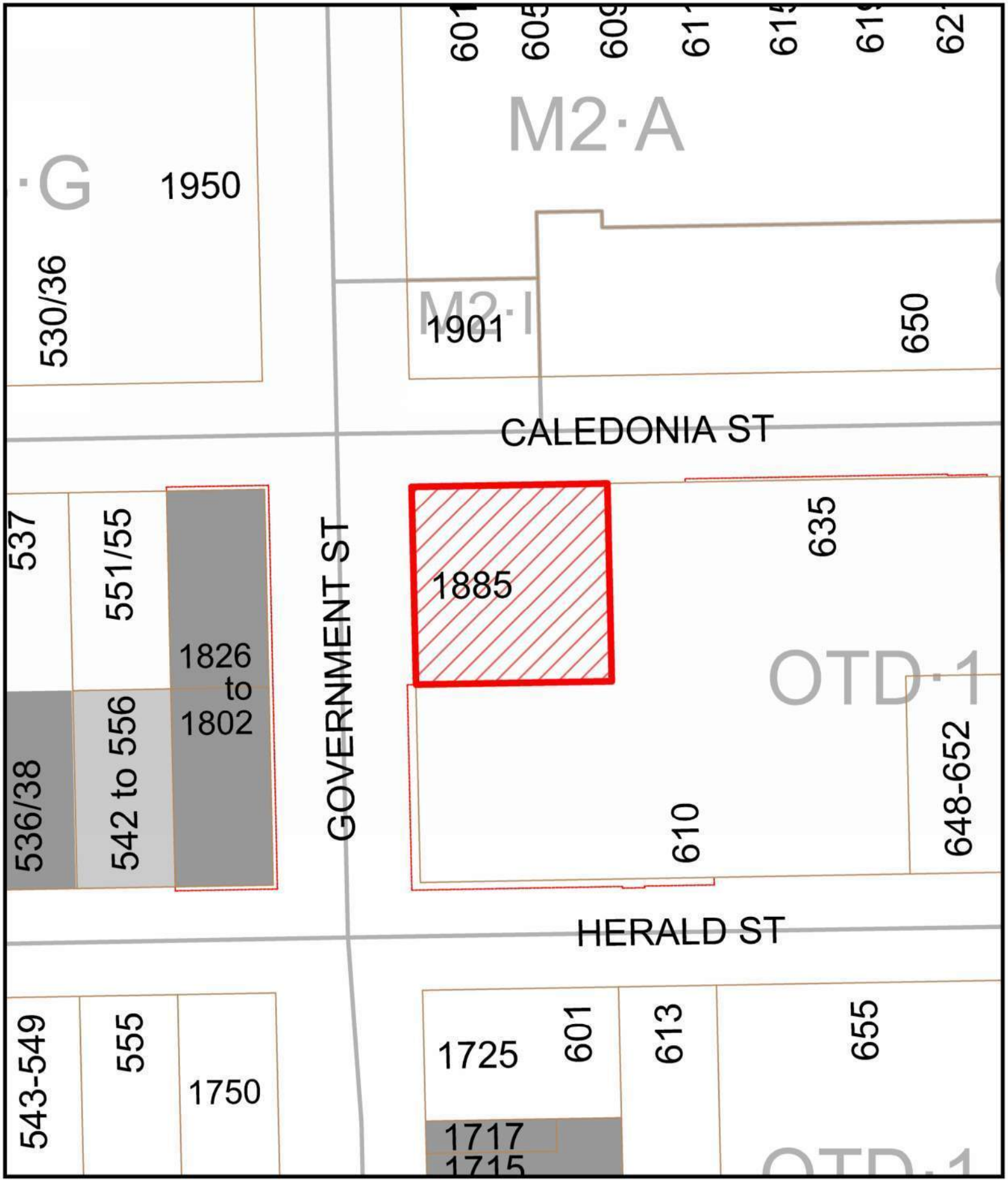
ALTERNATE MOTION

That the Heritage Advisory Panel recommend that Council decline Heritage Designation Application No. 000209 for the property located at 1885 Government Street.

ATTACHMENTS

- Subject Map
- Aerial Map
- Photographs
- Statement of Significance, Yates Block Conservation Plan, October 2023 by Donald Luxton & Associates.
- Letter from the applicant, date stamped April 19, 2024.

cc: nma@nicolawealth.com



1885 Government Street
Heritage Designation #000209

Designated Registered

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CITY OF VICTORIA

1885 Government Street

Heritage Designation #000209

Designated

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CITY OF VICTORIA

SAM KEE LAUNDRY

1885 GOVERNMENT STREET, VICTORIA, BC

CONSERVATION PLAN

APRIL 2024

DONALD LUXTON
AND ASSOCIATES INC

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DONALD LUXTON AND ASSOCIATES INC

1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5

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1 INTRODUCTION

Building Name:	Sam Kee Laundry
Civic Address:	1885 Government Street
Legal Description:	Lot A, Plan VIP45681
Year of Construction:	1908
Original Owner(s):	Peter Levelle
Designer:	Parfitt Bros.
Builder:	Parfitt Bros.

The Sam Kee Laundry building, constructed in 1908, was one of the earliest buildings erected following a devastating fire in Victoria in 1907. The two-storey masonry building built at the edge of Victoria's Chinatown, the oldest intact Chinatown in Canada, is reflective of the urban pattern of development in the city in the early Edwardian era. Constructed for Peter Levelle, the building's original use was as a multi-tenant residence and replaced an earlier wooden rooming house that had burned down. Over time, the use of the building evolved, and in 1935 it was converted to a laundry for the Sam Kee Company. Owned by Chang Toy, the Sam Kee Company operated laundries as well as an import/export business, charcoal and fuel sales, and labour contracting. With businesses in multiple cities, the Sam Kee Company's buildings also served as important meeting places for Chinese immigrants.

A redevelopment scheme for the property at the southeast corner of Chatham and Government Streets including the Sam Kee Laundry building has been prepared by Cascadia Architects for Nicola Wealth Real Estate. The proposed redevelopment includes: retention of the front and side elevations of the extant historic building; restoration of missing, extensively deteriorated and/or altered character-defining elements; rehabilitation of the interior and select elements to suit its new use and code requirements; and, rehabilitation of the site through the construction of a new building connected to the historic building. The new multi-storey building will be constructed adjacent to and behind the historic building with four floors constructed above the Sam Kee Laundry building. The addition will be significantly setback from the historic building's front elevation and a courtyard will separate the new building from the Sam Kee Laundry building maintaining the historic building's prominence on the site.

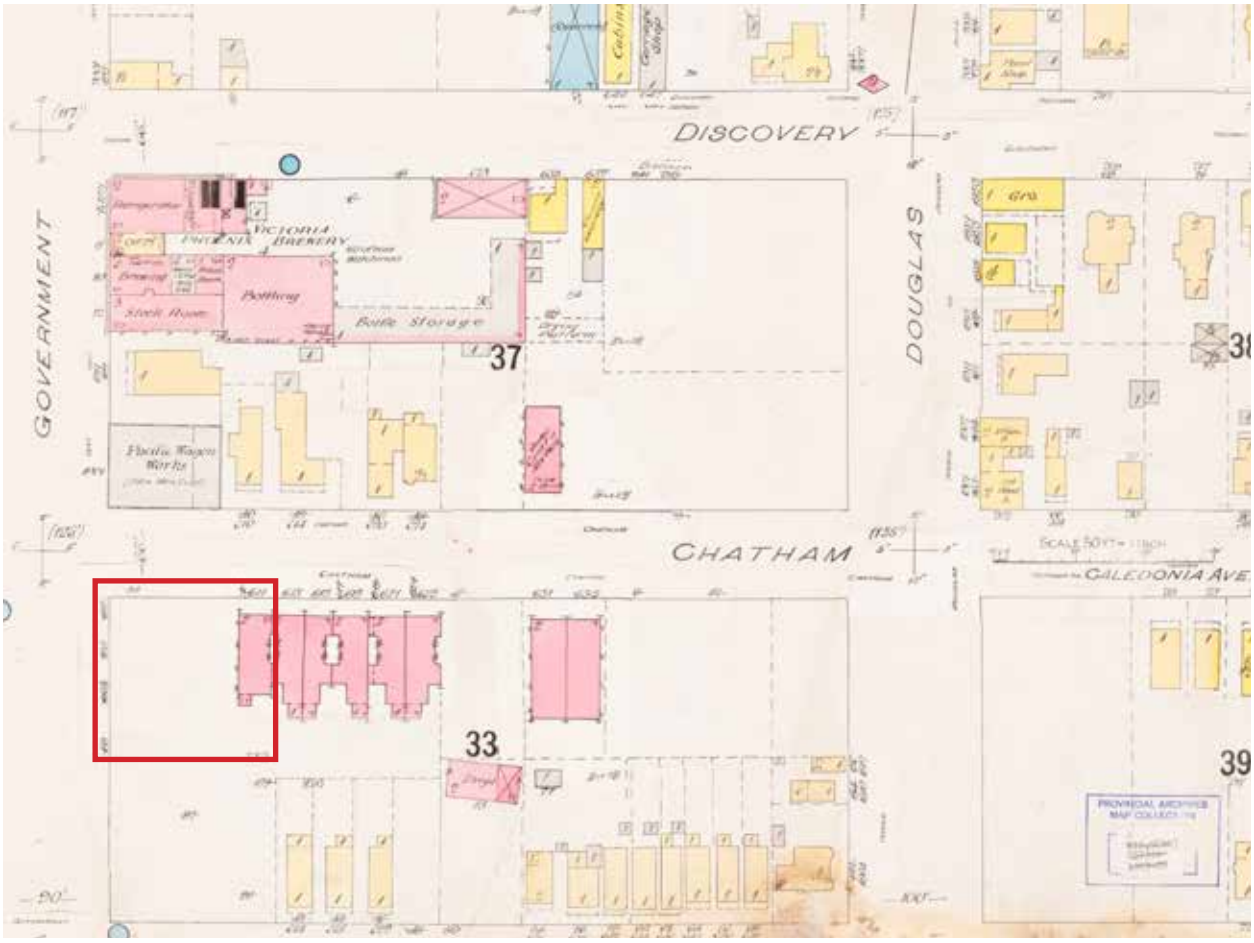
This Conservation Plan for the Sam Kee Laundry building is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed redevelopment.

2 HISTORICAL CONTEXT

2.1 HISTORIC CONTEXT: VICTORIA IN THE EDWARDIAN ERA

An economic boom of enormous scale ushered in the 20th century. While the construction of the Panama Canal had renewed interest in Pacific trade, the progress of this huge project was very slow. Between 1881 and 1894, French interests attempted to keep the project underway, but failed to understand the difficulties of the terrain and climate and were ultimately defeated by the prevalence of malaria. In 1903, the United States secured Panama, and construction began the following year on a decade-long project, the largest construction project in the world. Popular momentum was gained when President Teddy Roosevelt travelled to Panama in 1906 to visit the "Big Ditch." Lending his personal stature to the Canal boosted investor confidence and was a catalyst for the last and greatest western boom.

In 1903, at the age of thirty-two, Richard McBride became the first BC premier born in BC, and was the youngest in the British Empire to hold such a high position. The 1900s was an era of significant nationalist expansion, speculative development and a population explosion. The Grand Trunk Pacific announced plans to extend its railway to the West Coast in 1903, and acquired Kaien Island about 20 miles south of Port Simpson. The decision to make Prince Rupert the terminus triggered high demand for northern timber licenses. A sea of immigrants began to migrate westwards across the country by railway and steamship and one outcome was major growth in the coastal cities. Victorians believed their city was destined for greatness when the Canadian Pacific Railway purchased the Esquimalt & Nanaimo Railway.



Above: Project site, 1903 (rev. 1905, 1909). Insurance Plan of Victoria, BC. Chas. E. Goad, Sheet 015 [University of Victoria]

2 HISTORICAL CONTEXT

Above: Project site, 1911 (rev. 1913). Vol. 1 of Insurance Plan of Victoria, BC. Chas. E. Goad, Sheet 015 [University of Victoria]

However, another unforeseen economic downturn in 1907 began with a banking crisis in the United States. In British Columbia, unemployment was widespread, which heightened racial tensions as both the public and the provincial government considered the large numbers of Chinese, Japanese and South Asian immigrants seeking work in BC to be "invading orientalism." The Province of British Columbia attempted to pass a Natal Act that would have excluded these groups from employment, but Lieutenant-Governor James Dunsmuir, an employer of Asian labour, refused to sign the discriminatory law.

By 1908, when the Sam Kee Laundry was constructed near to Victoria's Chinatown, a the local economy was again improving. Like the rest of BC, Victoria's economic future was closely tied to the construction of railroads.

By this time, the Great Northern Railway had reached Vancouver, and in 1909 the province was electrified by the announcement that a third transcontinental railway line, the Canadian Northern, would be built to the coast with a proposed terminus at the new city of Port Mann. In Victoria, new railways were planned to complement the existing E&N Railway. As a city that was challenged by its isolation and geography, Victoria's railways were critical to the movement of people and goods, strengthening the local and regional economy, and expanding the developed land base. By 1909, some of the largest industrial plants in the world, including sawmills, canneries, and mines, were built in British Columbia to capitalize on the natural resources of the Pacific Northwest. Victoria continued to flourish as a port city, and overall confidence in the economy lead to inflated land values for lots throughout Victoria.

2 HISTORICAL CONTEXT

2.2 CHINATOWN: THE FORBIDDEN CITY

A significant number of Chinese migrants arrived in Victoria in the 1850s and 1860s as part of the gold rush, and many remained as labourers, miners, farmers, shop owners and merchants. On June 24, 1858, Hop Kee & Co. of San Francisco commissioned Allan Lowe & Co. of the same city to transport 300 Chinese men and 50 tons of merchandise to Victoria at the cost of $3,500. Victoria was their main point of entry until the early 20th century. Thousands of Chinese people also immigrated in the 1880s as workers on the construction of the transcontinental railway.

Contrary to common belief, the CPR did not contract Chinese labourers to build the railway; they were brought to British Columbia by contractors who built the line for the Canadian Government, which then turned it over to the CPR when completed. In 1880, Andrew Onderdonk, an American who was one of the main CPR contractors in British Columbia, enlisted Chinese labourers from California. When most of them deserted for the goldfields, Onderdonk and his agents then signed several contractual agreements in China's Guangdong province, in Taiwan and with Chinese companies in Victoria to send more workers to Canada. Ultimately, some 17,000 men came from China to western Canada to build the railway. With the completion of the mountain section of the CPR in 1885, a considerable number of single Chinese men drifted into different areas, looking for work. Family clan and benevolent societies were established in Victoria's Chinatown, to provide social support and general welfare services to their members otherwise not available due to discriminatory policies and practices at the time; these associations became a key aspect that continues to define Chinatown to this day. Responding to anti-immigration sentiment in British Columbia, in July 1885 the federal government stipulated that all Chinese entering Canada must first pay a $50 fee, later referred to as a head tax; the fee increased to a maximum of $500 in 1904. The tax system had the effect of constraining Chinese immigration; it also discouraged Chinese women and children from joining their husbands and fathers, ensuring the Chinese community remained a largely 'bachelor society.' This did not meet the goal of excluding Chinese immigration altogether, but perpetuated discriminatory policies that would ebb and flow with economic conditions.

By the late 1880s Chinatown was an established community. As the Chinese population continued to grow, so did Chinatown, and wooden buildings were replaced with brick blocks, and an interior network of alleys and passageways grew more complicated as tenements and businesses were added behind the façades that were visible from the street. A distinct building typology emerged in Chinatown, which displayed a mix of traditional Chinese motifs grafted onto utilitarian buildings. Generally designed by Western architects, many buildings in Chinatown were typical of other commercial buildings of the time but featured exotic embellishments such as recessed upper floor balconies, mezzanines that were lighted by clerestory windows – which were not taxable as part of the total square footage of the building and became known as 'cheater floors' – and projecting eave canopies with upturned ends. Street façades were often linked together, forming a wall that shielded interior spaces and narrow alleyways between and through buildings that were linked to central courtyards – the hidden location of tenements, opium dens, theatres and gambling houses. This configuration allowed the Chinese community to adhere to traditional religion, kinship and economic practices while projecting the image of assimilation to Western society. As Chinatown grew, the mid-block courtyards behind many buildings were infilled with tenement buildings, which also housed grocery shops, tailors, restaurants and other businesses.

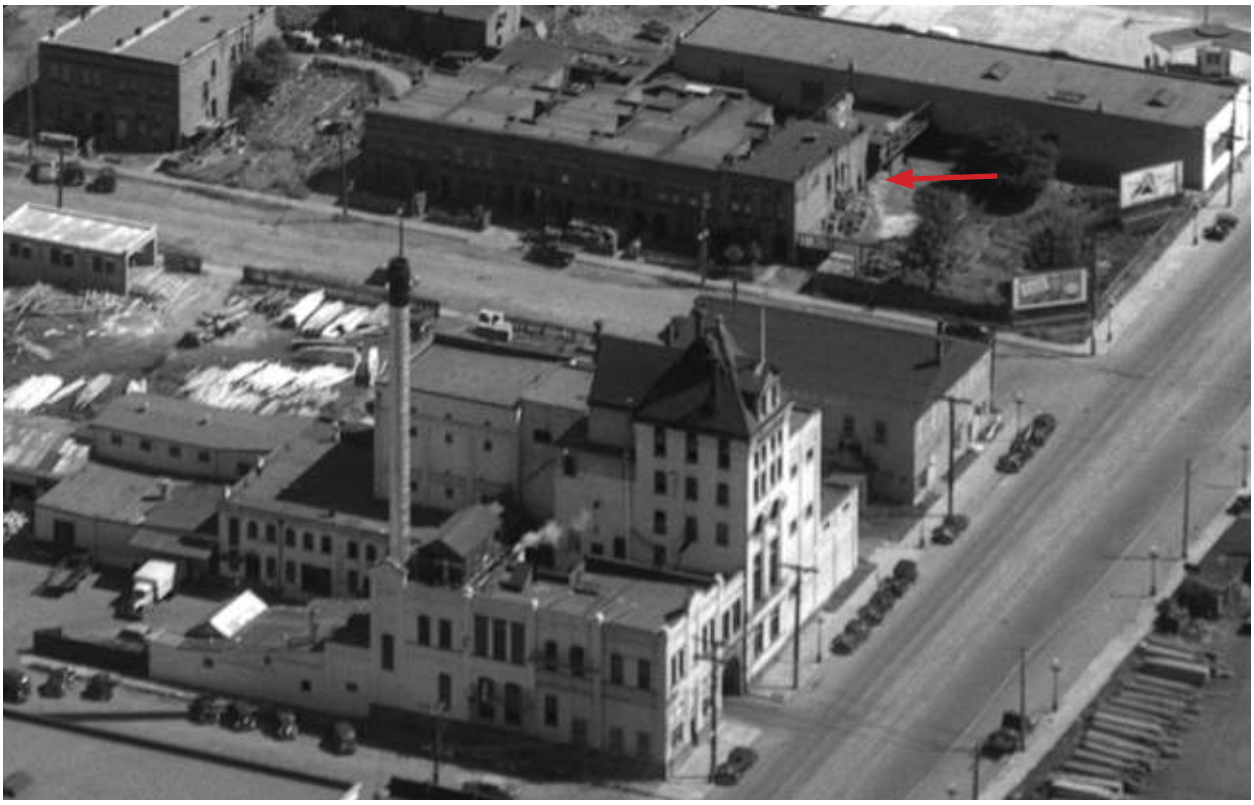
As the downtown core continued to develop, many older structures were deemed as unsanitary or unsafe fire traps by the civic authorities, leading to periodic clean-up campaigns that often followed on the heels of one of the city's frequent fires. Upon the recommendation of their health and building inspectors, the City would condemn these buildings. Dozens of "shacks" were demolished, many of them Chinatown tenements. At one point, the authorities ran 'Jumbo,' their heavy street grader, through some of the buildings between Fisgard and Cormorant, then set the debris on fire. The loss of these building provoked

2 HISTORICAL CONTEXT

almost immediate rebuilding, with new brick buildings that were larger and denser than what was previously on the site. The authorities could claim victory and progress, and the owners just rebuilt and went back into business, keeping architects and contractors very busy in the north end of downtown.

Already marginalized due to competition for cheap labour, the Chinese community was also subject to moral scorn by the dominant Anglo population. The wrath of the morally righteous was incited by lurid newspaper exposés of opium dens (legal until 1909), gambling and brothels, all of which indeed existed in the area. As the economy languished in the years following the end of the First World War, discrimination mounted and there were new public attacks on the Chinese, who were compared to a 'spreading contagion that had to be confined so as not to infect the entire body.' The extent of this discrimination is well documented in publications such as Hilda Howard's 1921 apocalyptic novel, The Writing on the Wall, in which the author, a free-lance journalist writing under the name Hilda Glynn-Ward, imagined a British Columbia where plague spread by the Chinese was killing off all 'whites' while Asians competed for political mastery. At the same time, the Children's Protective Association wanted to remove all Chinese students from the city's classrooms because they were said to slow the progress of Caucasian students. The Board of Trade and farmers' groups lobbied for an end to 'Oriental' ownership of land. At the same time, provincial Attorney-General Alex Manson campaigned for the exclusion of 'Asiatics' from the workplace. On July 1, 1923 the Chinese Immigration Act came into effect, ending the head tax but also banning almost all immigration of Chinese people into Canada, although with certain exemptions for business people, clergy, educators, students, and a few other categories.

Attitudes shifted dramatically after the end of the Second World War. The federal government relaxed immigration policies, and in 1947 removed the ban on Chinese immigrants, opening the doors to increased numbers of new Chinese Canadians. As official



Above: Sam Kee Laundry with drying platform at the rear, 1947. [Vintage Air Photos BO-47-1450]

discrimination tapered off, Chinese people moved to other areas of the city, and became more visible outside of Chinatown. Racist policies and societal views persisted for many years, however the Chinese community was a crucial force in the city's early economy, served Canada in the wars, and enriched the city through cultural celebrations. Despite this conflicted early history, the Chinese community made deep, long-standing and ongoing contributions to the evolving city.

2.3 SAM KEE LAUNDRY BUILDING

The property, which is located just on the periphery of Victoria's historic Chinatown, was originally home to a wood-frame structure that was destroyed in a devastating 1907 fire that wiped out numerous city blocks in the vicinity. Peter Levelle commissioned the construction of this replacement building fronting Chatham Street in early 1908 and hired the Parfitt Bros. firm as designers/contractors. The Parfitt Bros. were

Above: Sam Kee Laundry (611 Chatham Street), 1959. [City of Victoria Archives CoV-CR-0170-M01204]

2 HISTORICAL CONTEXT

ON BURNED AREA.

Celestial Will Erect Terrace of Brick Houses at a Cost of $21,100.

A large terrace of brick houses, two stories in height, is to be erected on Chatham street on lots 634 and 635, block "L," by Wong Dick Yong, at a total cost of $21,100. The architects are Parfitt Bros., and the building is planned to conform to the regulations effecting new structures within the fire limits; the site of the building being on the burned area. This permit is the first to be granted for a large building on the burned district, although the council is considering a plan for a large structure containing 36 cabins under one roof, for which Peter Levelle has asked a permit.

Above: Building constructed directly east of the Sam Kee Laundry building, 1907-08-18 Victoria Daily Times pg. 04

Local News

—The following are the latest permits granted by the building inspector for dwelling houses with their estimated cost: Peter Levelle for a two-story brick dwelling to cost $4,000, on Chatham street, south side,, near Government street; to Mrs. McMillan for a dwelling to cost $1,950, on View street; to Charles E. Brown for a dwelling on Carrol street, to cost $1,-800; to John W. Black for a stable on View street, to cost $150; to Thomas Plimley for a dwelling house to cost $850, Douglas and Niagara street; to Mrs. Lydia M. White for a dwelling house, Gorge road, to cost $2,600.

Above: Construction notice for 611 Chatham Street (Sam Kee Laundry building), 1908-03-11 Victoria Daily Times pg. 05

FOUND DEAD IN HIS CABIN

Old Time Resident of Victoria Meets Sudden End by Heart Failure

Peter Levelle, an old time resident of the city and known to a large number of Victorians, dropped dead yesterday in his quarters in the Pioneer Cabins, Store street. Death was due to heart failure, deceased having suffered from heart trouble for some time. Mr. Levelle was not seen around as usual yesterday afternoon and one of the occupants of an adjoining cabin, on making inquiries, discovered the deceased lying dead on his bed. The police were notified and the body was taken to Hanna's undertaking rooms.

The late Mr. Levelle, who was a native of Haddingtonshire, Scotland, was a carpenter by trade and for many years had been a resident of this city. He was a man of considerable property. He leaves no relatives in this city or province, but his sister, Mrs. Janet Lowrie, of Peterborough, Ont., has been informed of his death by Chief of Police Langley. The funeral arrangements will be deferred awaiting a reply from Mrs. Lowrie.

Tenders Wanted

In the Supreme Court of British Columbia, In the Matter of the Estate of Peter Levelle, Deceased.

Tenders will be received by the undersigned until noon of the 28th day of September, 1909, for the purchase of the following described property, viz.: E. pt. of Lot 636 Block L, together with the brick building thereon, and Lot 727 Block Q, all situated on Chatham st. in the City of Victoria.

The highest or any tender not necessarily accepted.

WM. MONTEITH,
Official Administrator.
Administering the Estate of Peter Levelle, Deceased.
Dated this 18th day of September, 1909.

Top: 1909-05-13 Victoria Daily Colonist pg.10
Bottom: 1909-09-22 Victoria Daily Colonist pg.06

2 HISTORICAL CONTEXT

Parfitt Firm Head Died Early Today

James Parfitt, Who Started Career Here as Bricklayer 50 Years Ago, Passes

James Parfitt, who started his career in Victoria 50 years ago as a bricklayer and rose to be one of western Canada's leading contractors, died in the Jubilee Hospital this morning at 3.30 following an illness of 12 days. He would have celebrated his 71st birthday next month.

Mr. Parfitt was in his usual good health until December 28, when he returned from spending Christmas in Seattle with his wife's relatives. He was unwell at his home, 1446 Gladstone Avenue, for two or three days and was admitted to hospital New Year's Eve. He suffered a ruptured appendix.

Mr. Parfitt was president and managing - director of Parfitt Brothers and secretary of the Baker Brick and Tile Company, in which the Parfitts are associated with the Luney Brothers.

Born in Bath, Somerset, England, in February, 1867, the late Mr. Parfitt, with his brothers Fred and Aaron, early felt the call of the new world and sailed for Canada, coming directly to British Columbia, where they arrived in 1889.

AS BRICKLAYER

"Mr. Jim," as his employees knew him, was 22 years of age at the time, and he was not long in Victoria before he found a laboring job. He served his time as a bricklayer with the pioneer firm of Smith and Elford.

(Turn to Page 2, Col. 1)

LATE JAMES PARFITT

PARFITT FIRM HEAD DIED EARLY TODAY

(Continued from Page 1)

Then, for two years, he was foreman for the city on sidewalk work, following which he joined the customs service as a clerk and remained there about two years.

Thirty-two years ago he organized the present firm of Parfitt Brothers, and as its head made it one of the outstanding contracting companies of the Northwest.

He led in the development of the Fernwood district and directed his firm in the erection of many fine homes, apartment houses and stores there. Perhaps the chief monument to his memory is Christ Church Cathedral, which his firm brought to its present stage about 10 years ago. Under his direction also St. John's Church and the Armories on Bay Street were built.

Other buildings erected under his supervision were Fairfield United Church, the James Bay Hotel, the Normandie Apartments and the Jubilee Hospital. At the time of his death he was working on a large number of small buildings at Esquimalt for the Department of National Defence and repairs to the Post Office Building.

MANY INTERESTS

In the last quarter of a century Mr. Parfitt had taken an active and keen interest in many community enterprises. He had been vice-president of the Chamber of Commerce, chairman of the local branch of the Canadian Manufacturers' Association, president of the Builders' Exchange, of which he was a member of the executive at the time of his death, and one of the organizers and past presidents of the Capital City Commercial Club.

He was a lifelong member of the Metropolitan United Church, and one of the most active workers in its many domestic and foreign interests.

On May 16, 1914, the Parfitt family in Victoria gathered at the home of James Parfitt and his wife to celebrate the golden wedding anniversary of their parents, who were then in the little village of Carlingcut, near Bath. That was a memorable day for the Parfitt employees in Victoria, for they were all given a holiday.

There survive a widow, two daughters, Mrs. Giles Province and Miss Hazel Parfitt; one son, Gilbert Parfitt; three brothers, Aaron, Mark and Albert; and three sisters, Mrs. Ben Lewis, Superior Street, Mrs. John Wormald, Government Street, Mrs. John Nixon, Graham Street, and four grandchildren, all in Victoria; and another sister, Mrs. Margaret Vizard at Weston-super-Mare, England.

The remains are resting at the S. J. Curry and Son Funeral Home. Announcement of funeral arrangements will be made later.

Above: 1938-01-10 Victoria Daily Colonist pg. 01. and 02

prolific builders in Victoria through the early twentieth century. The firm had only been established in 1907, but went on to construct the St. John's Church, the Bay Street Armoury, a wing of the Royal Jubilee Hospital, the James Bay Inn, the Memorial Hall and nave of the Christ Church Cathedral, as well as numerous other institutional, industrial, and commercial structures.

Levelle, an early resident of Victoria, emigrated from Scotland in the 1880s. He was a carpenter and well known throughout the community, however he passed away just a year following the construction of the building. The building was originally used as a residence, with eleven interior rooms and, owing to its location adjacent to Chinatown, the building would subsequently house members of the Chinese Canadian community before its 1935 conversion to a laundry as part of the Sam Kee Company.

Prominent businessman Chang Toy, known sometimes as Sam Kee due to the name of his well-known business, was born in 1857 in Cheong Pan village, Panyu county, Guangdong province, China. In 1874, Chang Toy came to Victoria before settling in New Westminster, where he worked in a sawmill. In the late 1870s, Chang Toy relocated to Vancouver where he started his first Sam Kee Laundry business, which would grow to operate extensively throughout Vancouver Island and the Lower Mainland. The laundry business was one of the earlier ventures of Chang Toy and, in subsequent years, he gradually expanded his business into imports and exports, retail sales, charcoal and fuel sales, labour contracting in the timber, fishing and sugar industries, steamship ticket sales, and real estate development. The Sam Kee enterprises, including the Sam Kee Laundry, emerged as an important gathering place for Chinese immigrants who came to use the services, purchase goods, and look for work. Wealthier Chinese community members, like Chang Toy and those who came after him, provided essential services to their fellow emigrants and acted as critical links between the Chinese community and the often hostile and racist white community. Chang Toy died in 1921, but his businesses lived on well beyond this time. The Sam Kee Company converted this building to its needs for use as a laundry in 1935 and the company remained in the building for more than three decades. In 1967, the laundry was converted to offices and a workshop, with two dwelling units above. The commercial use of the property continued through the turn of the twenty-first century.

3 STATEMENT OF SIGNIFICANCE

SAM KEE LAUNDRY
1885 Government Street, Victoria, BC

Description of the Historic Place
The Sam Kee Laundry is a two-storey, Edwardian-era, masonry building located on the periphery of Victoria's historic Chinatown neighbourhood. The building is distinguishable by its flat roof with decorative dentil brick cornice, arched brick lintels, and recessed off-centre front entryway accessed by a Norman arch opening.

Heritage Value of Historic Place
Constructed in 1908, Sam Kee Laundry is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown, the seminal and oldest intact Chinatown in Canada. In 1858, the Fraser Gold Rush spurred the movement of Chinese people into Canada and Victoria became the primary point of entry into the country. A prominent Chinatown was established in the city, centered around Fisgard Street. This property was originally home to a wood-frame structure that was destroyed in a devastating fire in 1907 that wiped out numerous city blocks in the vicinity. The subsequent year, original owner Peter Levelle commissioned the construction of this replacement building on Chatham Street. The building was originally used as a residence with eleven interior rooms. Levelle emigrated from Scotland in the 1880s and worked locally as a carpenter, however he passed away just a year following the construction of the building. Owing to its location at the periphery of Chinatown, the building would subsequently house members of the Chinese Canadian community before its 1935 conversion to a laundry as part of the Sam Kee Company.

The Sam Kee Laundry is significant for its association with long-term tenant, the Sam Kee Company. Prominent businessman Chang Toy, known sometimes as Sam Kee due to the name of his well-known business, was born in 1857 in Cheong Pan village, Panyu county, Guangdong province, China. In 1874, Chang Toy came to Victoria before settling in New Westminster, where he worked in a sawmill. In the late 1870s, Chang Toy relocated to Vancouver where he started his first Sam Kee Laundry business, which would grow to multiple locations in several cities over time, including Victoria. In subsequent years, Chang Toy gradually expanded his business into imports and exports, retail sales, charcoal and fuel sales, labour contracting in the timber, fishing and sugar industries, steamship ticket sales, and real estate development. The Sam Kee enterprises, including the Sam Kee Laundry, emerged as an important gathering place for Chinese immigrants who came to use the services, purchase goods, and look for work. Wealthier Chinese community members, like Chang Toy and those who came after him, provided essential services to their fellow emigrants and acted as critical links between the Chinese community and the often hostile and racist white community. Chang Toy died in 1921, but his businesses lived on well beyond this time. The Sam Kee Company converted this building to its needs for use as a laundry in 1935 and the company remained in the building for more than three decades. In 1967, the laundry was converted to offices and a workshop, with two dwelling units above. The commercial use of the property continued through the turn of the twenty-first century.

The Sam Kee Laundry building is additionally valued as an example of Edwardian-era architecture within the cultural landscape of Victoria's Chinatown. The commercial façade displays Classical Edwardian details, such as its brick construction with flat roof with brick dentils and its arched brick lintels and openings. The building is also significant as an example of the work of the Parfitt Bros., who were active in Victoria through the early twentieth century. Aaron and Jim Parfitt founded Parfitt Bros. in 1907 and were soon joined by brothers Fred, Mark, and Albert. Though the firm had only been operating for one year when this building was constructed, they would go on to construct a number of prominent structures in Victoria, including the St. John's Church, the Bay Street Armoury, a wing of the Royal Jubilee Hospital, the James Bay Inn, the Memorial Hall and nave of the Christ Church Cathedral, as well as numerous other institutional, industrial, and commercial structures.

3 STATEMENT OF SIGNIFICANCE

Character-Defining Elements
The elements that define the heritage character of the Sam Kee Laundry building are its:

- location as part of a Government Street site, fronting Chatham Street, in the historic Chinatown neighbourhood of Victoria;
- significant setbacks from both Government and Chatham Streets;
- continuous use since 1908;
- commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof;
- masonry construction with a combination of buff and red brick;
- Edwardian-era architectural features, including brick cornice with brick dentils, arched red brick lintels, and off-centre Norman arch red brick opening at grade; and
- fenestration, including original arched window openings.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic building's front and side brick walls, while undertaking a rehabilitation that will upgrade the structure and interior to suit its new use. As part of the overall scope of work, character-defining elements will be preserved, while missing, deteriorated, and/or altered elements will be restored. Other components of the building may be rehabilitated to suit its new use and meet code requirements.

Proposed Redevelopment Scheme
A redevelopment scheme for the property has been prepared by Cascadia Architects for Nicola Wealth Real Estate. Constructed in 1908, and originally addressed as 611 Chatham Street, the property is within the Downtown neighbourhood of Victoria. It is located within the Chinatown sub-area of Old Town and is within the DPA 1 [HC: Core Historic (Heritage Conservation Area)]. Although not designated nor listed on the City of Victoria's Register of Heritage Properties, it is the intent of the owner to designate 1885 Government Street.

The major proposed interventions of the overall project are to:

- retain the front and side elevations and walls of the extant historic building;
- demolish both rear addition and original rear brick wall of the historic building;
- remove existing interior partitions and upper storey floorplate to allow rehabilitation of the building's structure;
- preserve intact character-defining elements;
- restore missing, altered, and extensively deteriorated elements, where feasible;
- rehabilitate the fenestration; and
- construct a new building adjacent to, and behind the historic building with four floors constructed above the retained two-storey volume of the historic building.

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

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

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

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

4.2 STANDARDS AND GUIDELINES

The Sam Kee Laundry building is not municipally designated nor presently listed on the City's Register of Heritage Properties. The heritage value of the building merit its inclusion and protection. As an important heritage building, Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada is the source used to assess the appropriate level of conservation and intervention. Under the Standards and Guidelines, the work proposed for the Sam Kee Laundry building includes aspects of preservation, restoration, and rehabilitation.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

4 CONSERVATION GUIDELINES

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

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Sam Kee Laundry should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

***Standards and Guidelines*:**
Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

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

Additional Standards relating to Restoration

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

4.3 CONSERVATION REFERENCES

The proposed work entails the aspects of preservation, restoration and rehabilitation of the Sam Kee Laundry building. The following conservation resources should be referred to:

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

National Park Service, Technical Preservation Services. Preservation Briefs.
https://www.nps.gov/tps/how-to-preserve/briefs.htm

- *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.*
- *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.*
- *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*
- *Preservation Brief 4: Roofing for Historic Buildings.*
- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*
- *Preservation Brief 9: The Repair of Historic Wooden Windows.*
- *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*
- *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.*
- *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.*
- *Preservation Brief 31: Mothballing Historic Buildings.*
- *Preservation Brief 32: Making Historic Properties Accessible.*
- *Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.*

- *Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*
- *Preservation Brief 38: Removing Graffiti from Historic Masonry.*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*
- *Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.*
- *Preservation Brief 50: Lightning Protection for Historic Buildings.*

4.4 SUSTAINABILITY STRATEGY

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

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

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

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood]

Building Resilience *can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

The Sam Kee Laundry building may be considered for eligibility for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

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

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

4.6 SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that Sam Kee Laundry building is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors, or if they have been removed temporarily, or the structure is left elevated for any period of time. Security measures may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing conservation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection. A comprehensive site protection plan should be developed in discussion between owner, contractor and/or architect. Plan may be reviewed by Heritage Consultant, is desired.

The following checklist will ensure that work items for the protection during temporary mothballing of a historic structure are not inadvertently omitted and the heritage resource is secured:

4 CONSERVATION GUIDELINES

MOISTURE

- ◯ Is the roof watertight?
- ◯ Is exterior cladding in good condition to keep water out?
- ◯ Is the site of the temporary location properly graded for water run-off?
- ◯ Ventilation
- ◯ Have steps been taken to ensure proper ventilation of the building?
- ◯ Have interior doors been left open for ventilation purposes?
- ◯ Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

PESTS

- ◯ Have nests/pests been removed from the building's interior and eaves?
- ◯ Are adequate screens in place to guard against pests?
- ◯ Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

SECURITY

- ◯ Are smoke and fire detectors in working order?
- ◯ Are wall openings boarded up and exterior doors securely fastened?
- ◯ Are plans in place to monitor the building on a regular basis?
- ◯ Are the keys to the building in a secure but accessible location?
- ◯ Are the grounds being kept from becoming overgrown?
- ◯ Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- ◯ Is the site securely fenced and regularly patrolled?
- ◯ Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

The aforementioned items will assist in protecting the heritage resource if it becomes unoccupied during the planning process until actual site work commences.

5 CONSERVATION STRATEGIES

A condition review of the Sam Kee Laundry building was carried out through a site visit in June 2023. During this visit, a visual review of the exterior of the building was carried out. No invasive or destructive testing was carried out and the interior was not accessed. The recommendations for the conservation of the building are based on the site visit and review of available archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and recommended conservation strategies for the Sam Kee Laundry based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

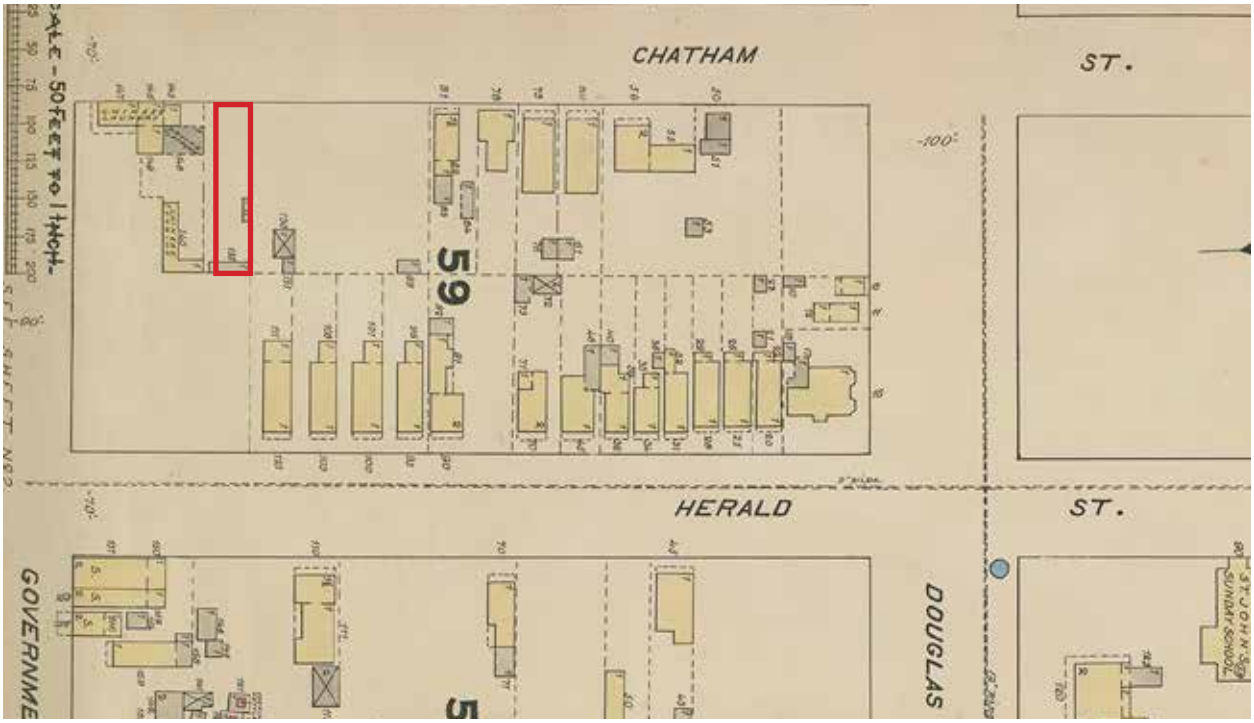
5.1 SITE

The Sam Kee Laundry building is located on the south side of Chatham Street between Government and Douglas Streets directly north of Victoria's historic Chinatown. The building is set back slightly from its original front property line, which is reflective of its original use as a multi-tenant residential building. The extant two-storey masonry building replaced an earlier two-storey wood-frame building that was destroyed by a fire. On July 23, 1907, a fire broke out at the Albion Iron Works which destroyed buildings from Store Street to Blanshard Street and from Chatham Street to Herald Street. The Sam Kee Laundry was one of the first buildings constructed after the fire. The extant building was at one time part of a collection of historic residential buildings built on the south side of Chatham Street following the fire; however, now, only the Sam Kee Laundry building remains.

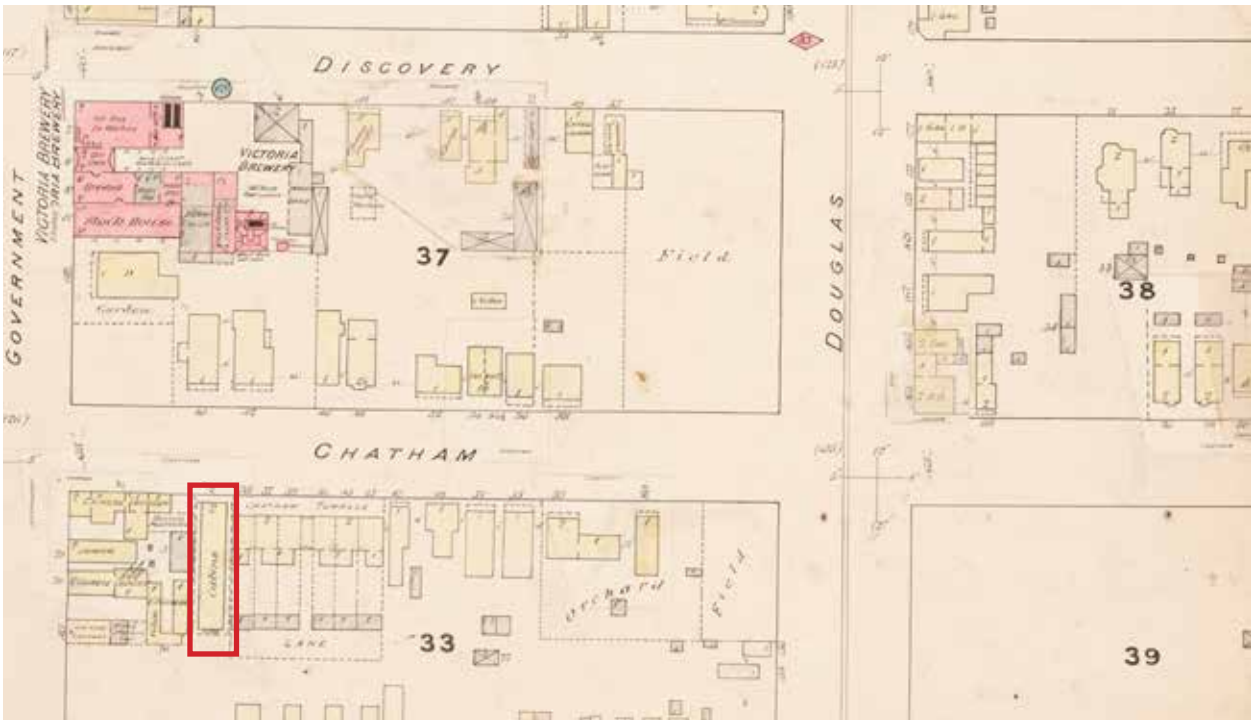
A redevelopment scheme for the Sam Kee Laundry building, and the subject site which extends west to Government Street, has been prepared and encompasses the retention of the front and side elevations of the historic building; restoration of missing, extensively deteriorated and/or altered character-defining elements, where feasible; rehabilitation of select elements and the site through the construction of a new mix use building connected to the historic building. The new multi-storey building will be constructed adjacent to and behind the historic building with four floors constructed above the Sam

Above: Sam Kee Laundry building (outlined in red), 2023 (Google). The July 1907 fire destroyed the blocks from Store Street to Blanshard Street and from Chatham Street to Herald Street.

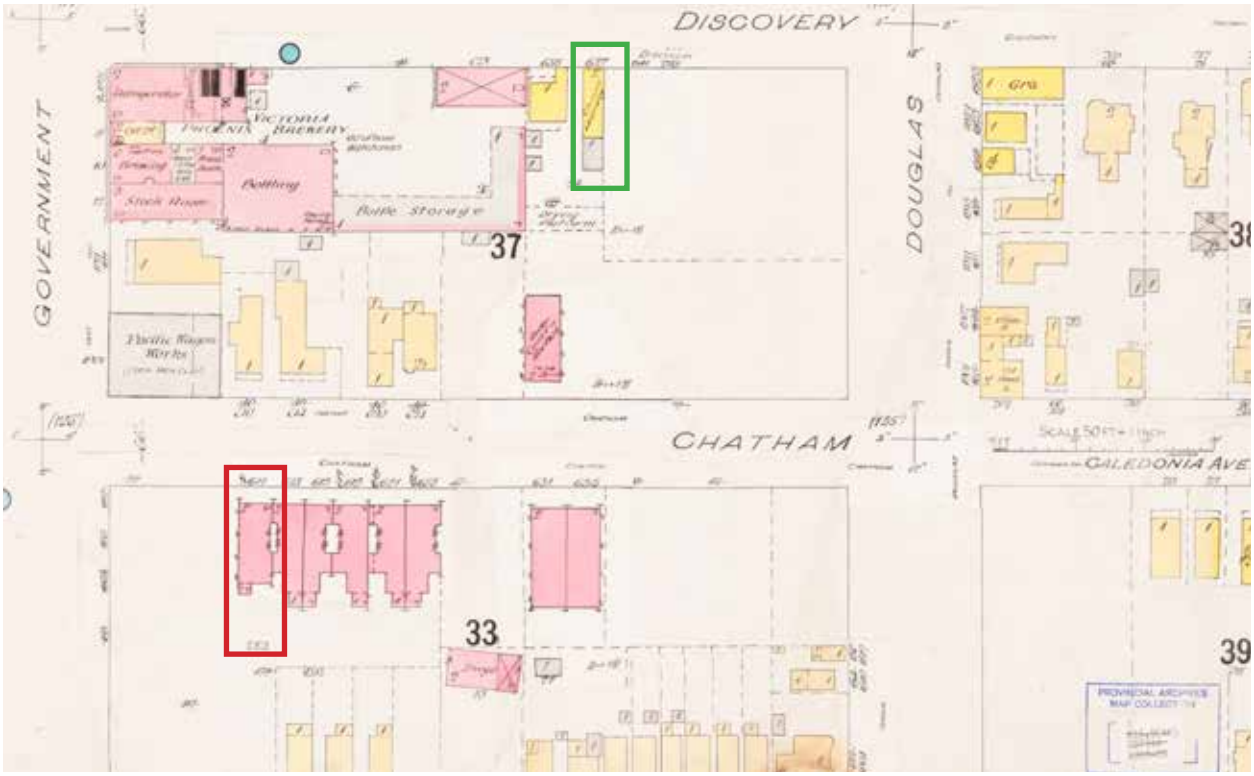
5 CONSERVATION STRATEGIES



Above: Future location of the Sam Kee Laundry building, 1887. (Insurance Plan of Victoria, BC. Swan, Fudger and Co., Sheet 04 [LAC])
Below: Two-storey wood building destroyed by fire in 1907 (red box) where Sam Kee Laundry building was constructed, 1891 (rev. 1895). (Insurance Plan of] Victoria, BC. Chas. E. Goad, Sheet 15 [UVic])



5 CONSERVATION STRATEGIES



Sam Kee Laundry building, 1903 (rev. 1905, 1909). Note the masonry buildings east of the Sam Kee Laundry were constructed in 1907 and replaced the wood Chatham Terrace (see 1891 FIM) which was destroyed by the 1907 fire. Prior to relocating to Chatham Street, Sam Kee Laundry was located at 637 Discovery Street (green box).(Insurance Plan of Victoria, BC. Chas. E. Goad, Sheet 015 [UVic]).

Kee Laundry building setback from its front elevation. The heritage building will be protected from damage or destruction at all times. Reference Section 4.6: Site Protection and Stabilization for further information.

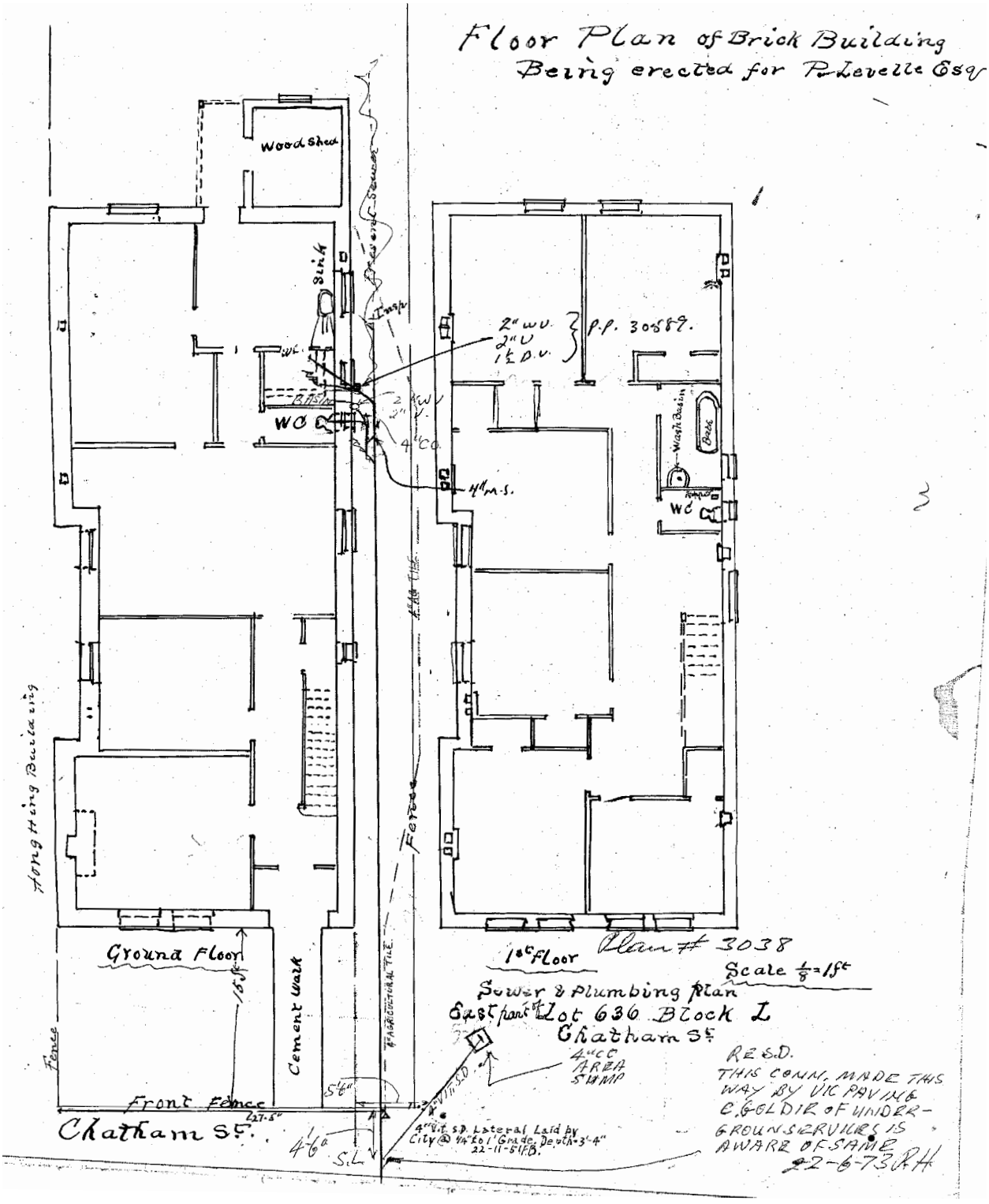
CONSERVATION STRATEGY: REHABILITATION

- Retain the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the front (north) and side (east and west) elevations.
- Demolish rear addition and rear brick wall of historic building.
- Rehabilitate the site through the construction of a new structure adjacent to and connect to the historic building.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design a new infill structure that is "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in **Standard 11**.

5.2 FORM, SCALE AND MASSING

The form, scale, and massing of the Sam Kee Laundry building remains largely intact from the time of its construction in 1908; however, later additions have been constructed at the rear and side of the building. When the two-storey, rectangular plan building was first constructed, it consisted of 11 rooms between its ground and upper storey, with a recessed lightwell on its east elevation. The building was built with a modest parapet and cornice, off-centre recessed entry with windows present on all of its elevations. The building's residential use remained until 1936 when the Sam Kee Laundry, previously located at 637 Discovery Street, moved into the building following renovations. By 1947, a wood drying platform had been added to the

5 CONSERVATION STRATEGIES



Above: Floor plan of the Sam Kee Laundry building, 1908. [City of Victoria]

rear of the lot. Since that time, numerous alterations to the historic building have occurred including: interior alterations converting the first floor to offices with two apartments on the second floor in 1967; a two-storey concrete block addition added to the rear of the building prior to 2001; and, alterations to the second floor layout and finishes, conversion of the first floor windows to a bay window, as well as replacement of window and door assemblies all at unknown dates. The bay window has since been removed and two single assembly windows installed; however, their placement and dimensions do not match the original windows at this location.

Through the proposed redevelopment scheme, the front and side elevations of the historic building will be preserved in-situ. The original rear wall of the building will be demolished to permit the construction of the new addition and new use. The later rear and side additions will be demolished. The new multi-storey addition will be constructed adjacent to and behind the historic building with four floors constructed above the Sam Kee Laundry building. The new volume above the historic building will be significantly setback from its front elevation and a courtyard has been planned to separate the west elevation of the historic building from the adjacent new volume. The positioning and design of the new volumes preserves the Sam Kee Laundry building's overall original form and scale and clearly delineates new construction from old, permitting the heritage building to remain prominent on the site.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Preserve the overall form and scale of the building.
- Preserve front and side elevations in-situ.
- Demolish rear addition and rear brick wall of historic building to permit the construction of the new addition.
- Rehabilitate the existing structure to suit the new design and use of the building. Required structural and seismic improvements should be undertaken through an approach of minimal intervention, where feasible.
- Construct a new multi-storey addition behind and above the Sam Kee Laundry building with a new structure adjacent to the west elevation separated by a courtyard and the new volume above the building setback from the front elevation.

Above: Sam Kee Laundry building, 2023. Note light well on east elevation and addition on rear of building.

5 CONSERVATION STRATEGIES

Above Left: Sam Kee Laundry building, 1959 prior to any alterations to its exterior with is double-hung wood assembly windows intact.
Above Right: Sam Kee Laundry building, after alterations to its first floor such as the installation of a bay window and aluminum doors.
Below Left: Sam Kee Laundry building today, 2023 with single assembly windows restored to the first floor and all other original wood windows replaced.

5.3 FOUNDATION

The existing foundations were not visible for review during the assessment of the exterior of the building. Through the proposed rehabilitation of the site, the front and side masonry walls will be preserved in-situ. As part of the retention of these wall, structural improvements and necessary seismic reinforcements will be undertaken of the retained elements. The existing support structure will also be rehabilitated to suit the buildings new use and meet structural requirements. During these interventions, careful attention will be taken to ensure the exterior masonry walls above grade, particularly the front and side elevations, are not damaged during any rehabilitation work.

CONSERVATION STRATEGY: REHABILITATION

- Existing support structure will be reviewed by a Structural Engineer. Once condition is assessed, conservation strategies will be developed as required.

- Existing foundations should be preserved, if possible.
- If new foundations are proposed, concrete is a suitable material.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR MASONRY WALLS

The two-storey load-bearing masonry building is constructed with multi-wythe red brick walls with grey mortar. The Sam Kee Laundry's front elevation is finished with a distinct grey brick with red mortar. The front elevation is further accented by the use of red brick at its parapet and lintels. The masonry walls were laid in common bond with the parapet of the side elevations sloped to the south. To achieve the sloped side parapets, courses of brick were cut and tapered and are evident on the side elevations. When the Sam Kee Laundry was constructed, a building had already been built to the east of the extant building. The presence of the neighbouring building, which has been torn down, accounts for the unfinished state of sections of the east elevation.

Overall, the building's brick exterior walls are largely intact from the time of its construction; however, there have been past interventions and areas of localized deterioration is present. Later additions to the west and south elevations obscure the condition of the brick in these areas. A significant intervention to the front elevation of the Sam Kee Laundry is evident at the first floor where the original single assembly windows were replaced with a single bay window. Single assembly windows at the ground floor were later reintroduced; however, their placement and dimensions do not match the original windows at this location. An attempt was made to match the original grey brick to fill in the larger opening left from the original windows, and subsequent bay window; however, the brick used does not have a similar texture and features a lighter colour than the original. The mortar used is also a poor match to the original red mortar of the front elevation.

5 CONSERVATION STRATEGIES

Left Top: Unfinished brick and finished brick of light well of east elevation.
Left Middle: Grey brick with red mortar on the front façade and red brick with grey mortar on the side elevation. Coursing of tapered brick shown (red arrow).
Left Bottom: Area of front façade where mismatched new brick and mortar were used when bay window was removed.
Top: Red brick detailing at lintels, also present at cornice.
Middle: Section of painted brickwork on west elevation.
Bottom: Interior brick wall with wood nailers (red arrows).

The front and side walls possess areas of localized deterioration including: chips, cracks, missing mortar, painted brick, past repairs, spalling, paint residue, epoxy residue, repointing, redundant anchors, and organic growth, the latter of which is significant in areas. Based on provided photos, where brick is exposed on the interior, the brick appears to be in good condition with original wood nailers for lathe still intact. The rear wall of the building has been extensively altered over time with portions of the wall removed and new openings created.

The proposed redevelopment intends for the front and side elevations to be retained in place with the rear (south) elevation wall to be demolished to permit the construction of a new modern addition. Past inappropriate interventions will be restored, where feasible, and deteriorated brick and mortar will be repaired in-kind. It is recommended that any remaining brick from the demolished rear elevation be salvaged and reused in the repair of the interior and exterior masonry walls of the retained side elevations. In the event that the roof is removed during the rehabilitation work, measures should be put in place to prevent the deterioration of the retained masonry walls due to weathering and exposure of both faces of the brick walls.

CONSERVATION STRATEGY: PRESERVATION, REHABILITATION, RESTORATION

- Preserve the brick of the front and side walls and replace in-kind brickwork that is too deteriorated for safe retention.
- Undertake complete condition survey of condition of all brick surfaces. Retain sound exterior masonry or deteriorated exterior masonry that can be repaired using Jahn repair mortars or approved equivalents.
- Deconstruct rear elevation wall and salvage brick, and if in good condition, for reuse in repairs to interior and side elevations.
- Restore non-original grey bricks along ground storey on the front elevation, between and above the single assembly windows, to match the characteristics of the original grey bricks using available archival records and on-site evidence. Use brick (either salvaged or new) that

5 CONSERVATION STRATEGIES

Top: Previously restored area of first floor front façade. Note crack in brick, difference in mortar and brick between original and restored section, and epoxy residue on brick.
Middle: Bottom of front façade with significant organic growth and spalled brick. Organic growth due to repetitive wetting.
Bottom: Localized repointing using unsympathetic mortar and brickwork with missing mortar.

have a similar dimension, texture, colour, and compressive strength to the original bricks, and match new mortar to original.

- Restore brick, as required, on west elevation following removal of addition along east elevation.
- Exterior bricks on east elevation to be preserved and repaired as required to address structural and envelope concerns.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- Any holes in the brick should be filled or brick replaced to match existing.
- Overall cleaning of the brick on the exterior front elevation and side elevations should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Determine whether or not it is feasible to remove the paint from areas (e.g. west elevation) that have been painted in the past to expose the original brick face. Undertake test samples for paint removal in an inconspicuous area using only approved restoration products. If paint removal is determined to be feasible, prepare removal specification.
- Repoint brickwork where mortar has deteriorated or is missing. Take care that the arises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints unless it has been demonstrated that joint cutting can be done without damaging the brick and has been reviewed by Heritage Consultant. Repoint joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile.
- Complete structural improvements and seismic work in manner with minimal intervention to the masonry of the retained elevations.
- Ensure both faces and top of brick walls are protected throughout rehabilitation work.

5.5 ARCHITECTURAL METALWORK

The Sam Kee Laundry building has a modest metal cornice at its parapet. The cornice is original to the building and will be preserved. The cornice is unpainted, and shows localized areas of corrosion. The anchoring of the cornice to the building is unknown and will need to be investigated and assessed when safe access is possible.

CONSERVATION STRATEGY: PRESERVATION

- Evaluate the overall condition of the parapet cornice to determine whether more than protection, maintenance and limited repair or replacement in-kind is required.
- The current attachment of the metal cornice should be inspected, and should be re-anchored as appropriate.
- Repair and stabilize deteriorated architectural metal elements by structural reinforcement or correction of unsafe conditions, as required, until any additional work is undertaken. Repairs should be physically and visually compatible.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required.
- The visual appearance of the cornices should not be altered through any repairs and should match the historic appearance.
- If through evaluation the upper cornice is determined to be too deteriorated to repair, remove and replace the cornice with one that matches the historic original.
- The sheet metal work will be cleaned and prepared for repainting. Apply appropriate primer for galvanized surfaces. Paint in historically appropriate colour, based on colour schedule prepared with Heritage Consultant.

5.5.2 PARAPET CAP FLASHING

A metal cap flashing is present on the side elevations and parapet cornice. The flashing is not original, but may have replaced an earlier cap flashing. As part of the redevelopment, the roof will be rehabilitated. It is anticipated that through the roof's rehabilitation, the cap flashing will also be replaced, if its condition is too deteriorated to retain.

Above: Original metal cornice of front facade and later added cap flashing.

CONSERVATION STRATEGY: REHABILITATION

- Evaluate the overall condition of the parapet cap flashing to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surface.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

5.6 FENESTRATION

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

5.6.1 WINDOWS

When first constructed, the Sam Kee Laundry building possessed windows on all of its elevations and floors, and included a lightwell located on its east elevation. Over time, some of the windows have been altered through later additions, changing window configuration, and replacement of original wood window assemblies. The segmental arch window openings are original and remain intact. Original concrete sills (front elevation), brick sills (side elevations), and brick segmental arch lintels are also intact. Based on archival photographs, the original windows of the historic building were one-over-one, double hung wood windows with integral sash horns. All original wood window assemblies have been replaced. A significant past intervention to the building's fenestration was the replacement of the front elevation's ground floor windows. The original single assembly windows were replaced with a bay window, though the bay window would later be removed and the presence of two single-assembly windows reintroduced; although, their placement and dimensions differ from the original windows at this location.

Above: Fenestration of front elevation with replacement window and door assemblies. Original openings, sills, and lintels remain intact, with exception of ground floor windows.

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are not acceptable
- The use of finger-jointed wood is not acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an integral part of the side sash. Pinned or glued-on horns are not acceptable.

5 CONSERVATION STRATEGIES

Top: Original configuration and assemblies of front facade.
Middle: East elevation with openings, sills, and lintels intact and replacement insert windows.
Bottom: West elevation with original window opening filled in with glass block.

Through the proposed redevelopment scheme the fenestration conservation strategy consists of: retention of intact original segmental arch window openings of the retained elevations and associated masonry; conservation of the window openings of the front elevation's ground floor; restoration of wood assembly windows using archival photographs as a guide; possible rehabilitation of glazing in new wood window assemblies to provide improved performance; and, the infilling of fenestration within the lightwell of the east elevation, while preserving the brick surround, sills, and lintels of these openings. These interventions to the lightwell fenestration will be designed in a way to be reversible, and the openings will require to remain interpretable as former windows from within the interior.

CONSERVATION STRATEGY: PRESERVATION, REHABILITATION, AND RESTORATION

- When scaffolding is erected during construction, inspect windows to determine if any intact wood frames remain present behind later metal insert windows.
- If discovered to be present, retain any intact wood frames and sashes and repair as required. If too deteriorated to repair, replace in-kind using intact originals (if present) or archival images as templates to match materials, dimensions, and profile.
- Restore 1-over-1, double hung, wood window assemblies, including integral sash horns, within original exterior openings of the historic building.
- Consider rehabilitating glazing to improve performance. If thermal units are installed, overall appearance to reflect original windows. Tinted glass that significantly alters the appearance or reflection of the glass is not recommended.
- Prime and paint based on colour schedule devised by Heritage Consultant.

5.6.2 DOORS

The front façade of the Sam Kee Laundry building retains its original off-centre recessed front entry accessed through a Norman arch opening. The arched opening is detailed with red brick lintel. Originally, a single door provided access to the interior of the

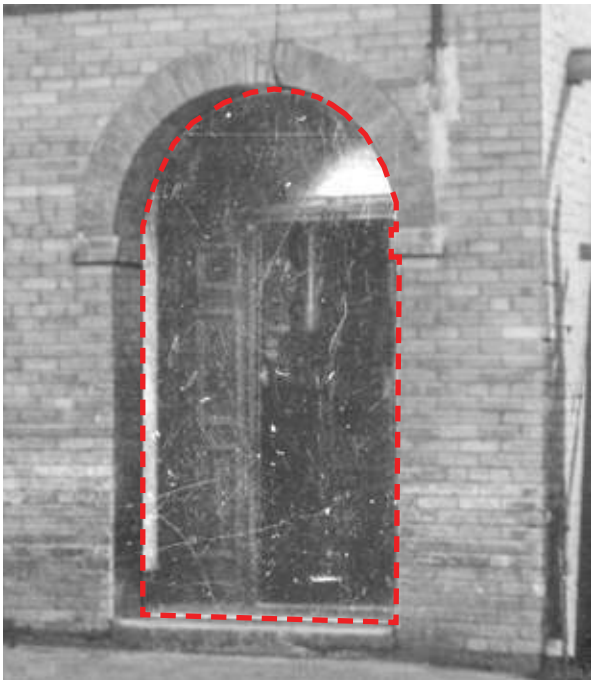
building. Over time, the original door assembly has been replaced with an aluminum door assembly. The entry was also reconfigured to provide two entries; one for the second floor and one for the first floor. The proposed redevelopment will reinstate the main entry to a single entry with an appropriate door assembly.

CONSERVATION STRATEGY: REHABILITATION

- Retain the original location of the off-centre recessed main entry of the front elevation.
- Install new wood door assembly. New wood door assembly should be visually compatible with the historic character of the building, and reference known historical elements of original front door assembly, such as a fixed wood side panel, and a transom above.

5.7 ROOF

The Sam Kee Laundry has a flat roof that slopes to the rear (south) of the site. The roof also has a possible later added skylight as well as rooftop equipment present. The roof was not accessed during the site visit. Through the proposed redevelopment, the roof will be rehabilitated to permit the construction of the new volume behind and above the historic building.



Partial detail of original wood door assembly within recessed entryway on the front elevation, 1959.

If possible, retention of the roof structure should be considered where no new volume is constructed above the extant building.

CONSERVATION STRATEGY: REHABILITATION

- If possible, retain the extant roof structure where no new volume is to be constructed and upgrade roof structure as required.
- Ensure roof remains below the parapet.
- If required, roofing membrane and cladding system may be rehabilitated.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained.
- Preservation of existing skylight is optional.

5.8 SIGNAGE

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

CONSERVATION STRATEGY: REHABILITATE

When considering new signs on a heritage building, the design should be in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which states that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building".

- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.

- Future tenant signage will require a City of Victoria sign application and must conform to applicable bylaws.

5.9 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. A preliminary colour scheme based on archival images has been developed. This scheme will be verified on site, when safe access permits.

CONSERVATION STRATEGY: RESTORATION

- Verify proposed historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE SAM KEE LAUNDRY - 1885 GOVERNMENT STREET, VICTORIA

Element	Colour*	Code	Sample	Finish
Window Frames and Sashes	Gloss Black	SW 6258		Gloss
Parapet Cornice	Gloss Black	SW 6258		Low Lustre
Front Entry Door	*Stained and Varnished*	n/a		Semi-Gloss

*Colours referenced to the Vancouver Heritage Foundation's and Sherwin Williams *True Colours: Historical Colours for Western Canada*, developed in 2022.

5.10 INTERIOR

"Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, fireplace mantels, faucets, sinks, built-in cabinets, light fixtures, hardware, radiators, mail chutes, telephone booths and elevators. Because their heritage value resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect them from removal. This is particularly true of doors, banisters, church pews, fireplace mantels, sinks and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artefacts." Standards and Guidelines for the Conservation of Historic Places in Canada

Building Code upgrading is one of the most important aspects of heritage building rehabilitation, as it ensures

life safety and long-term protection for the resource. However, the interior features of an historic property are often heavily damaged in the process. Both Vancouver Building By-law and the British Columbia Building Code offer equivalencies and exemptions to heritage buildings, which enable a higher degree of heritage conservation and retention of original material. The following guidelines pertaining to Health, Safety and Security Considerations from the *Standards and Guidelines* should be followed when faced with the conservation of interior character-defining elements:

- Upgrade interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Work with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Explore all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.
- Remove or encapsulate hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Install sensitively designed fire-suppression systems that retain character-defining elements and respect heritage value.

5.10.1 INTERIOR GENERAL

When first constructed, the Sam Kee Laundry building served as a residence and was likely finished with tongue-and-groove wood floors and lathe and plaster walls - typical interior finishes of the period. Over time as the use of the building changed, the interior was renovated resulting in the alteration and/or removal of original interior finishes. These alterations included the removal of lathe and plaster, trimwork, wood floors (removed or covered over), construction of new partition walls and installation of new trimwork, flooring, and doors. Due to past interventions, very little original interior finishes remain. The primary identifiable original interior finish that remain in situ are window and door trims. These elements appear to be original in their detailing. Additional trimwork is present in the interior; however, it appears to be a later intervention.

During the course of work, original materials may be revealed. These materials should be assessed to determine if that can be salvaged and in sufficient quantities for possible reuse in the interior of the rehabilitated Sam Kee Laundry building.

CONSERVATION STRATEGY: SALVAGE

- Salvage original wood millwork, where possible, and if extant.
- If sufficient amount of trim remains after salvage, abatement (if required), and repair, install in public area in the interior. If insufficient amount of trim is available, consider obtaining new wood trim that matches material, dimensions, and profile of original for use in the interior, if possible.

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Sam Kee Laundry. The Maintenance Plan should include provisions for:

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

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

6.1 MAINTENANCE GUIDELINES

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

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

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

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

6.2 PERMITTING

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

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

6.6 INFORMATION FILE

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

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

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem,

type of repair, location and all other observations and information pertaining to each specific maintenance activity.

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

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

6.7 EXTERIOR MAINTENANCE

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

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

6.7.1 INSPECTION CHECKLIST

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

EXTERIOR INSPECTION

Site Inspection:

- ◯ Is the lot well drained? Is there pooling of water?
- ◯ Does water drain away from foundation?

Foundation:

- ◯ Paint peeling? Cracking?
- ◯ Moisture: Is rising damp present?
- ◯ Is there back splashing from ground to structure?
- ◯ Is any moisture problem general or local?
- ◯ Is spalling from freezing present? (Flakes or powder?)
- ◯ Is efflorescence present?
- ◯ Is spalling from sub-fluorescence present?
- ◯ Are there shrinkage cracks in the foundation?
- ◯ Are there movement cracks in the foundation?
- ◯ Is crack monitoring required?
- ◯ Is uneven foundation settlement evident?
- ◯ Deflection of lintels?

Masonry:

- ◯ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ◯ Is spalling from freezing present? Location?
- ◯ Is efflorescence present? Location?
- ◯ Is spalling from sub-florescence present? Location?
- ◯ Need for pointing repair? Condition of existing pointing and re-pointing?
- ◯ Is bedding mortar sound?
- ◯ Are weep holes present and open?
- ◯ Are there cracks due to shrinking and expansion?
- ◯ Are there cracks due to structural movement?
- ◯ Are there unexplained cracks?
- ◯ Do cracks require continued monitoring?
- ◯ Are there signs of steel or iron corrosion?
- ◯ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ◯ Does the surface need cleaning?

Wood Elements:

- ◯ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)

- ◯ Is wood in direct contact with the ground?
- ◯ Is there insect attack present? Where and probable source?
- ◯ Is there fungal attack present? Where and probable source?
- ◯ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ◯ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ◯ Is any wood warped, cupped or twisted?
- ◯ Is any wood split? Are there loose knots?
- ◯ Are nails pulling loose or rusted?
- ◯ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

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

Windows:

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

Doors:

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

Roof:

- ◯ Are there water blockage points?
- ◯ Is the leading edge of the roof wet?
- ◯ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ◯ Are flashings well seated?
- ◯ Are metal joints and seams sound?
- ◯ Is there rubbish buildup on the roof?
- ◯ Are there blisters or slits in the membrane?
- ◯ Are the drain pipes plugged or standing proud?
- ◯ Is water ponding present?

INTERIOR INSPECTION

- ◯ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ◯ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ◯ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ◯ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ◯ Are there signs of insect or rodent infestation?
- ◯ Is light visible through walls, to the outsider or to another space?
- ◯ Are the ventilators for windowless spaces clear and functional?
- ◯ Do pipes or exhausts that pass through concealed spaces leak?
- ◯ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

6 MAINTENANCE PLAN

Semi-annually

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

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

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

Twenty-Year Cycle

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

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

BUILDING PERMIT:
- #380 (March 10, 1908); Value: $4,000
- BP09341, 1935, $500, alterations to laundry, for Sam Kee
- BP59982, 1967, $2,000, alterations for Cook & Talbot Ltd., conversion of laundry to offices and workshop, with two dwellings on upper floor.

WATER PERMIT:
- CoV-CR-0181-00390: 611 Chatham Street; September 27, 1895; Consists of application by Douglas et al Campbell to connect building at 611 Chatham Street to sewer. Name of architect on plan: Thomas Hooper. Related plan number: 3038.
- City of Victoria Water Permit #3038: April 21, 1908; 611 Chatham Street; pt 636/L; P. Levelle; Residence, brick 2-storey [south side of Chatham].

DIRECTORIES:
- 1908 Henderson's City of Victoria and Suburban Directory, page 96:
  Chatham Street: No listings on the north side of the 600 block.
- 1909 Vancouver Island Directory, page 262:
  Chatham Street. [North Side]
  Government intersects.
  611 Occ.
- 1910-11 Henderson's Greater Victoria Directory:
  Chatham Street: No listings on the north side of the 600 block.
- 1912 Henderson's Greater Victoria Directory, page 99:
  Chatham Street: 611 Chinese
  Chatham Street: 615 Lee Sam
  Chatham Street: 617 Lim Sing
  Chatham Street: 619 Chinese
  Chatham Street: 621 Chinese
  Chatham Street: 623 Me Wo Lung Laundry

PHOTOGRAPHS:
- CoV-CR-0170-M03444: 615-619 Chatham Street, 1959.
- CoV-CR-0170-M03445: 615-619 Chatham Street, 1959.
- CoV-CR-0170-M01204: 611 Chatham Street. Sam Kee Laundry, 1959 [adjacent building]

PUBLISHED REFERENCES:
- *Victoria Daily Colonist* January 1, 1890, page 7
- *Victoria Daily Colonist*, March 20, 1890, page 2
- *Victoria Daily Colonist*, January 1, 1892, page 8: Campbell, F. – Cabins – Chatham street, $2,100.
- *Victoria Daily Times*, July 23, 1907, page 2: Fire Raging in the City. Buildings Burned on Herald Street. Block Bounded by Government, Chatham, Store and Herald Streets in Flames. [building not destroyed at the time]
- *Victoria Daily Times*, July 31, 1907, page 1: Inquiry into Recent Fire [building not destroyed at the time]
- *Victoria Daily Times*, August 18, 1907, page 4
- *Victoria Daily Times*, March 11, 1908, page 5
- *Victoria Daily Colonist*, December 13, 1908, page 32: Peter Levelle, dwelling, Chatham St., $4,000.
- *Victoria Daily Times*, December 26, 1908, page 3: Peter Levelle, dwelling, Chatham St., $4,000
- *Victoria Daily Colonist*, May 13, 1909, page 10
- *Victoria Evening Post*, May 13, 1909, page 7

APPENDIX A: RESEARCH SUMMARY

- *Vancouver World*, May 14, 1909, page 17
- *Victoria Daily Colonist*, May 19, 1909, page 6
- *Victoria Daily Colonist*, September 22, 1909, page 6
- *Victoria Daily Times*, November 2, 1931, page 1
- *Victoria Daily Times*, November 2, 1931, page 2
- *Victoria Daily Colonist*, January 10, 1938, page 1
- *Victoria Daily Colonist*, January 10, 1938, page 2
- *Victoria Daily Times*, July 21, 1952, page 11
- *Victoria Daily Times*, April 1, 1961, page 17
- *Victoria Daily Times*, June 9, 1969, page 2
- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007 2nd. Ed.

April 19th, 2024

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Re: 1885 Government – Heritage Designation Application

To Kristal,

Nicola Wealth Real Estate c/o the registered owner (PCF Holdings Ltd., Inc.No. BC0914327) is pleased to submit a Heritage Designation application for 1885 Government Street as part of our concurrent rezoning (REZ00870) and development permit (DP000641) submission on March 12th, 2024.

The building has heritage value and merits through the historical association of the building, the building's style and the buildings notable and special attributes including massing, fenestration, materiality and symbolic value.

The 1885 Government revitalization and development is located at the intersection of Government and Chatham. The historic building is currently operating as the office for Victoria Transmission. The two storey masonry building was constructed in 1908 and designed and built by Parfitt Bros. The proposed development is comprised of 79 purpose built rental housing with commercial space at grade. It is envisioned for the existing heritage structure to be commercial use.

The Sam Kee Laundry building was one of the earliest buildings erected following the devasting fire in Victoria in 1907. The two storey masonry building is located at the edge of Victoria's Chinatown and reflective of the urban pattern of development in the city in the early Edwardian era. Constructed for Peter Levelle, the building's original use was a multi-tenant residence, replacing an earlier wooden rooming house that burned down. Over time, the use of the building evolved, and in 1935 it was converted to a laundry for the Sam Kee Company.

The heritage building is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown. The commercial façade displays classical Edwardian details, and shows an example of the work of the Parfitt Bros, who were active in Vicotria through the early twentieth century.

As the building was converted to Sam Kee Laundry, there was a strong association with the Sam Kee Company and the Chinese history in Victoria. Sam Kee enterprises, (owner of the Same Kee Laundry), emerged as an important gathering space for Chinese immigrants, providing essential services to their fellow emigrants and acted as critical links between the Chinese community and general public.

The proposed redevelopment includes the retention of the front and side elevations of the Sam Kee Laundry building, restoration of deteriorated character-defining elements, upgrading the seismic, and rehabilitation of the site through the construction and connection of the new building.

Included in this package are:

- Application Form
- Title Search
- Demolition Plan by Cascadia Architects
- Conservation Plan by Donald Luxton and Associates
- Seismic Assessment by RJC Structural Engineers

Our team is eager to collaborate with the City of Victoria. Please reach out with any questions or further commentary.

Kind Regards,

Nathan Ma
Senior Development Manager
Nicola Wealth Real Estate
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604-716-5199