



Heritage Advisory Panel Report For the Meeting of May 14, 2024

To: Heritage Advisory Panel **Date:** April 17, 2024
From: Kristal Stevenot, Senior Heritage Planner
Subject: **Heritage Alteration Permit Application No. 000251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street**

EXECUTIVE SUMMARY

The Heritage Advisory Panel (HAPI) is requested to review a Heritage Alteration Permit Application for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street and provide advice to Council.

The proposal is for a six-storey assisted living facility building on two lots which are proposed to be consolidated. A concurrent Rezoning Application (REZ00810) accompanies the Development Permit Application. A Heritage Alteration Permit is required because one of the properties is Heritage Designated.

The subject site is designated as Urban Residential in the *Official Community Plan (OCP, 2012)*, which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments. The proposed use, density and height are generally consistent with this designation.

The OCP also identifies the site within Development Permit Area 16: General Form and Character. The subject site is also located in Heritage Conservation Area 1: Traditional Residential – Battery Street. Since this is a heritage property, heritage conservation policies apply.

Staff are looking for commentary from the Heritage Advisory Design Panel with regards to:

- height and massing of the development surrounding the Rutland Residence,
- impact on adjacent properties in the HCA-1,
- any other aspects of the proposal on which the HAPI chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant: James Milliken
Milliken Real Estate Corporation

Architect: Rob Whetter, Architect AIBC
dHKarchitects

Development Permit Area: Development Permit Area 16, General Form and Character and Heritage Conservation Area 1, Traditional Residential

Heritage Status: Heritage Designated (674-676 Battery Street)



Heritage Background

The Rutland Residence located at 674 Battery Street, was originally owned by Lucy and Henry Rutland, and is a two-storey, Italianate-style house, characterized by its cubical form, shallow hipped roof, and two-storey hexagonal bays, and off-centre entryway with lathe-turned columns. It was constructed in 1889 and is significant as an early representation of the Victorian-era development of the James Bay Neighbourhood of Victoria. Additionally, it is valued for its history of ownership as it evolved from a single-family house to a multi-family dwelling. Rutland Residence was municipally designated in 1979. For a more information please see the Statement of Significance appended to this report within the Conservation Plan.

Description of Proposal

The proposal is to construct an assisted living facility building with 168 dwelling units on two consolidated lots. Several differences from the standard zone are being proposed which relate to density, building height, site coverage, open site space, and setbacks. The proposed density of the development is 2.45:1 floor space ratio (FSR).

The proposal includes the following major design components:

- six-storey building form for assisted living with upper storey step-backs on the south and east sides
- retention of the existing Heritage Designated triplex on site, with the removal of unoriginal addition, with an elevator addition at the rear of the house
- common outdoor amenity spaces on each floor level (decks) and at grade landscaping.

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District and standard URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is

used to identify where the proposal is less stringent than the URMD Zone. Additionally, the key OCP policy related to height and density has been included in this table.

Zoning Criteria	Proposal	Current R3-2 Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Site area (m ²) – minimum	4913.90	920.00	1840.00	
Density (Floor Space Ratio) – maximum	2.45:1*	1.6:1	2.00:1	1.2:1 base 2.0:1 max
Total floor area (m ²) – maximum	12,016.00 (Total) 11,846.00 (Assisted Living) 170 (Triplex)	7862.18	N/A	
Height (m) – maximum	23.10* (Assisted Living) 8.88 (Triplex)	18.50 or 22.00	18.50	
Storeys – maximum	6	N/A	6	3 to 6
Site coverage (%) – maximum	53.00*	30.00	40.00	
Open site space (%) – minimum	41.00*	50.00	50.00	
Assisted Living Setbacks (m) minimum				
Douglas Street (E)	7.60 (building) 6.10 (balcony)	13.5	4.00	
Battery Street (S)	6.50* (building) 5.00* (balcony)	13.5	10.00	
Niagara Street (N)	8.50 (building) 4.60 (balcony) 2.50* (port cochere)	13.5	4.00	
Internal (E)	6.50 (building) 5.00* (balcony)	3.00 or ½ building height	6.00	
Internal (S)	8.60 (building) 4.70* (balcony)	3.00 or ½ building height	6.00	
Triplex Setbacks (m) – minimum				
Battery Street (S)	6.00*	13.50	10.00	
Internal (E)	6.80	3.00 or ½ building height	6.00	

Regulatory Considerations

To summarize the table above, the applicant is proposing the following differences from the standard URMD Zone, Urban Residential Multiple Dwelling District:

- increase the maximum density (floor space ratio) from 2.00:1 to 2.45:1
- increase the maximum height from 18.50m to 23.10m
- increase the maximum site coverage from 40.00% to 53.00%
- reduce the minimum open site space from 50.00% to 41.00%
- reduce the Battery Street setback from 10.00m to 6.50m to the building (5.00m to the balcony)
- reduce the Niagara Street setback from 4.00m to 2.50m to the port cochere
- reduce the internal east setback from 6.00m to 5.00m to the balcony
- reduce the internal south setback from 6.00m to 4.70m to the balcony
- reduce the rear (Battery Street) setback from 10.00m to 6.00m to the triplex
- locate an accessory building in the side yard
- increase the height of an accessory building from 3.50m to 4.70m .



Consistency with Policies and Design Guidelines

Official Community Plan

This property is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments, with heights that may generally range from three to six storeys. Total floor space ratios may generally range up to 1.2:1. Additional density may be considered in locations that support the growth management concept in the OCP, such as in proximity to Urban Villages, Town Centres and Transit Priority Corridors, where public benefit is provided consistent with the objectives of the OCP and other City policies (max of approximately 2:1 FSR). The proposed use, density and height are generally consistent with this designation.

Under the broad objectives of the OCP, there are placemaking policies, one of which states that new buildings should contribute to the sense of place in development permit area and heritage conservation areas through sensitive and innovative responses to existing form and character.

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan* recommends that any development in this specific HCA, should be encouraged to enhance existing heritage/character with regard to scale, form, quality and materials.

ISSUES AND ANALYSIS

The following sections identify areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Height, Massing and Setbacks

To support these objectives outlined above, the applicant has taken Staff's advice to minimize the scale by stepping back the upper two storeys along Niagara Street and Douglas Street and lowering the height of the Battery Street elevation by a storey, reducing it to five with the fifth storey also being stepped back. In addition to the setbacks at upper storeys, the new building is also setback from the heritage home, further to the east, with gardens and pathways separating the historic building from the new building, providing further breathing room around the Rutland Residence.

Staff are looking for the Panel's commentary on how the proposal has addressed concerns relating to the height, massing and setbacks of the development surrounding the heritage-designated Rutland Residence. Has the proposal addressed the policies set out in the Standards and Guidelines?

Heritage Conservation Area-1

To support the objectives outlined above, the applicant took steps to fit into the HCA-1 by providing a high-quality architecture, materials, and landscape design while also conserving the Rutland Residence in situ, restoring it to its original form and character, and rehabilitating it to ensure its continued use as a multi-unit residence, and the addition of the accessibility elevator at the rear.

Staff are looking for the Panel's commentary on the overall fit of the proposed new development with HCA-1: Traditional Residential – Battery Street and the impacts it might have to neighbouring buildings and the neighbourhood.

HAPI's advice on the proposal's overall design response to the above issues will contribute to the overall analysis of the proposal and recommendations to Council.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.000251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street be approved as presented.

Option Two

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.000251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street be approved with the following changes:

- as listed by the Panel.

Option Three

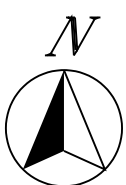
That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.000251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include):

- as listed by the Panel, if there is further advice they would like to provide on how the Application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped March 7, 2024
- Applicant's letter dated April 10, 2024
- Rutland Residence Conservation Plan, by Donald Luxton & Associates, dated Feb.2022.

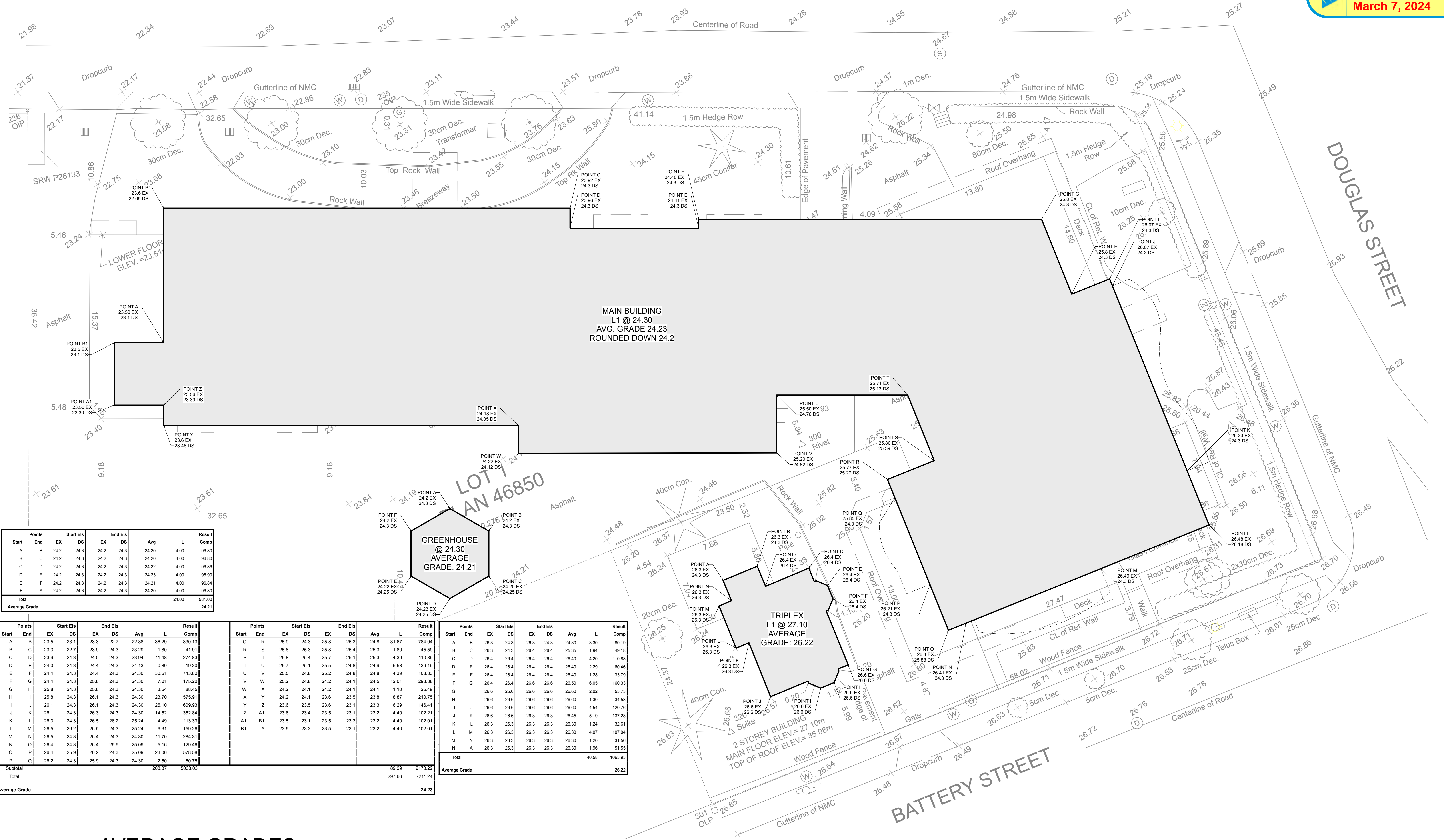
cc: James Milliken, Applicant
Rob Whetter, Architect



50 Douglas Street, 675 & 685 Niagara Street and
674-678 Battery Street
Rezoning No.00810



NIAGARA STREET



Points Start	Points End	EX	DS	EX	DS	Avg	L	Result
A	B	24.2	24.3	24.2	24.3	24.20	4.00	96.80
B	C	24.2	24.3	24.2	24.3	24.20	4.00	96.80
C	D	24.2	24.3	24.2	24.3	24.22	4.00	96.86
D	E	24.2	24.3	24.2	24.3	24.23	4.00	96.90
E	F	24.2	24.3	24.2	24.3	24.21	4.00	96.84
F	A	24.2	24.3	24.2	24.3	24.20	4.00	96.80
Total								581.00
Average Grade								24.21

Points Start	Points End	EX	DS	EX	DS	Avg	L	Result
A	B	23.5	23.1	23.3	22.7	22.88	36.29	830.13
B	C	23.3	22.7	23.9	24.3	23.29	1.80	41.91
C	D	23.9	24.3	24.0	24.3	23.94	11.48	274.83
D	E	24.0	24.3	24.4	24.3	24.13	0.80	19.30
E	F	24.4	24.3	24.4	24.3	24.30	30.61	743.82
F	G	24.4	24.3	25.8	24.3	24.30	7.21	175.20
G	H	25.8	24.3	25.8	24.3	24.30	3.64	88.45
H	I	25.8	24.3	26.1	24.3	24.30	23.70	575.91
I	J	26.1	24.3	26.1	24.3	24.30	11.70	609.93
J	K	26.1	24.3	26.3	24.3	24.30	14.52	352.84
K	L	26.3	24.3	26.5	26.2	25.24	4.49	113.33
L	M	26.5	26.2	26.5	24.3	25.24	6.31	159.26
M	N	26.5	24.3	26.4	24.3	24.30	11.70	284.31
N	O	26.4	24.3	26.4	25.9	25.09	5.16	129.46
O	P	26.4	25.9	26.2	24.3	25.09	23.06	578.58
P	Q	26.2	24.3	25.9	24.3	24.30	2.50	60.75
Subtotal								5038.03
Total								7211.24
Average Grade								24.23

Points Start	Points End	EX	DS	EX	DS	Avg	L	Result
Q	R	25.9	24.3	25.8	25.3	24.8	31.67	784.94
R	S	25.8	25.3	25.8	25.4	25.3	1.80	45.59
S	T	25.8	25.4	25.7	25.1	25.3	4.39	110.89
T	U	25.7	25.1	25.5	24.8	24.9	5.58	139.19
U	V	25.5	24.8	25.2	24.8	24.8	4.39	108.83
V	W	25.2	24.8	24.2	24.1	24.5	12.01	293.88
W	X	24.2	24.1	24.2	24.1	24.1	1.10	26.49
X	Y	24.2	24.1	23.6	23.5	23.8	8.87	210.75
Y	Z	23.6	23.5	23.6	23.1	23.3	6.29	146.41
Z	A1	23.6	23.4	23.5	23.1	23.2	4.40	102.21
A1	B1	23.5	23.1	23.5	23.3	23.2	4.40	102.01
B1	A	23.5	23.3	23.5	23.1	23.2	4.40	102.01
Total								4058
Average Grade								26.22

Points Start	Points End	EX	DS	EX	DS	Avg	L	Result
A	B	26.3	24.3	26.3	24.3	24.30	3.30	80.19
B	C	26.3	24.3	26.4	26.4	25.35	1.94	48.18
C	D	26.4	26.4	26.4	26.4	26.40	4.20	110.86
D	E	26.4	26.4	26.4	26.4	26.40	2.29	60.46
E	F	26.4	26.4	26.4	26.4	26.40	1.28	33.79
F	G	26.4	26.4	26.6	26.6	26.50	6.05	160.33
G	H	26.6	26.6	26.6	26.6	26.60	2.02	53.73
H	I	26.6	26.6	26.6	26.6	26.60	1.30	34.58
I	J	26.6	26.6	26.6	26.6	26.60	4.54	120.76
J	K	26.6	26.6	26.3	26.3	26.45	5.19	137.28
K	L	26.3	26.3	26.3	26.3	26.30	1.24	32.61
L	M	26.3	26.3	26.3	26.3	26.30	4.07	107.04
M	N	26.3	26.3	26.3	26.3	26.30	1.20	31.56
N	A	26.3	26.3	26.3	26.3	26.30	1.96	51.55
Total								1063.93
Average Grade								26.22

AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

Applicable Building Code:	BCBC 2018
Streets Facing	3
High Building (3.2.6)	Yes
Sprinklered	Yes
Standpipe System	Yes
Fire Alarm System	Two-stage
Operational Notes	No Treatment, no moving residents in beds
Ancillary Uses	Group A2 (Dining), Group D (Administration)
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance
Loadbearing Fire Rating	Same as Supported Assembly

Major Occupancy	B2	F3
Size / Construction Subsection	3.2.2.38	3.2.2.80
Description	Care	Parking
Levels	L1-L6	P1
Separate Building	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited
Actual Building Height	6 storeys	-1 storeys
Type of Construction	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h
Unoccupied Roof Rating	0h	0h
Occupied Roof Rating	2h	2h
Minimum Corridor Width	1.65 m	1.1 m
Min Exit Corridor Width	1.1 m	1.1 m
Minimum Exit Stair Width	1.65 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m
Dead-end corridors	None	6.0 m
Travel Distance	45 m	45 m

Fire Separations	
0h	Sleeping rooms, sprinklered janitor rooms
1h	Sleeping room zones, Combustible refuse storage, Service rooms with fuel fired appliance
1.5h	Parking to other occupancies
2h	Exit enclosures, Elevator shafts, Occupied roof, Em Gen room, Unsprinklered electrical equipment room

High Building Requirements	
	Above and below grade stairs separated with 2h fire separation
	Below-grade stair pressurization
	Above-grade stair venting
	Above and below grade smoke venting
	At least one fire-fighter elevator
	Emergency Electrical Conductors 1h fire rated
	Plus additional electrical and communications measures
B2 Special Provisions	
	Sleeping room floor areas split into min. Two compartments
	Maximum 1,000 sm in area per 3.3.3.5 (2)
	Impeded Egress zones permitted
	No dead-end corridors serving sleeping rooms permitted

Suite Summary							
Occ.	Floor	Constr. GFA	CoV "Floor Area"	Studio	1-Bed	Leasable	Eff.
Memory Care	L6	20,220.0	19,150.0	25	2	11,600	57%
	L5	21,505.0	20,380.0	28	2	12,860	60%
Assisted Living	L4	23,750.0	22,590.0	27	7	15,190	64%
	L3	23,750.0	22,590.0	27	7	15,190	64%
	L2	23,750.0	22,590.0	27	7	15,190	64%
MAIN	L1	21,328.0	20,190.0	7	2	4,040	19%
Total		134,303.0	127,490.0	141	27	74,070	55%
Total Units		168					
Site Area		52,892.4					

ZONING SUMMARY

Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.9
Gross Floor Area	12,016.0
Floor Area Ratio	2.45

New Building Footprint	2,474.0
Her. House Footprint	85.24
Total Structural Footprint*	2,559.2
Site Coverage	53%
Open Site space**	41.0%

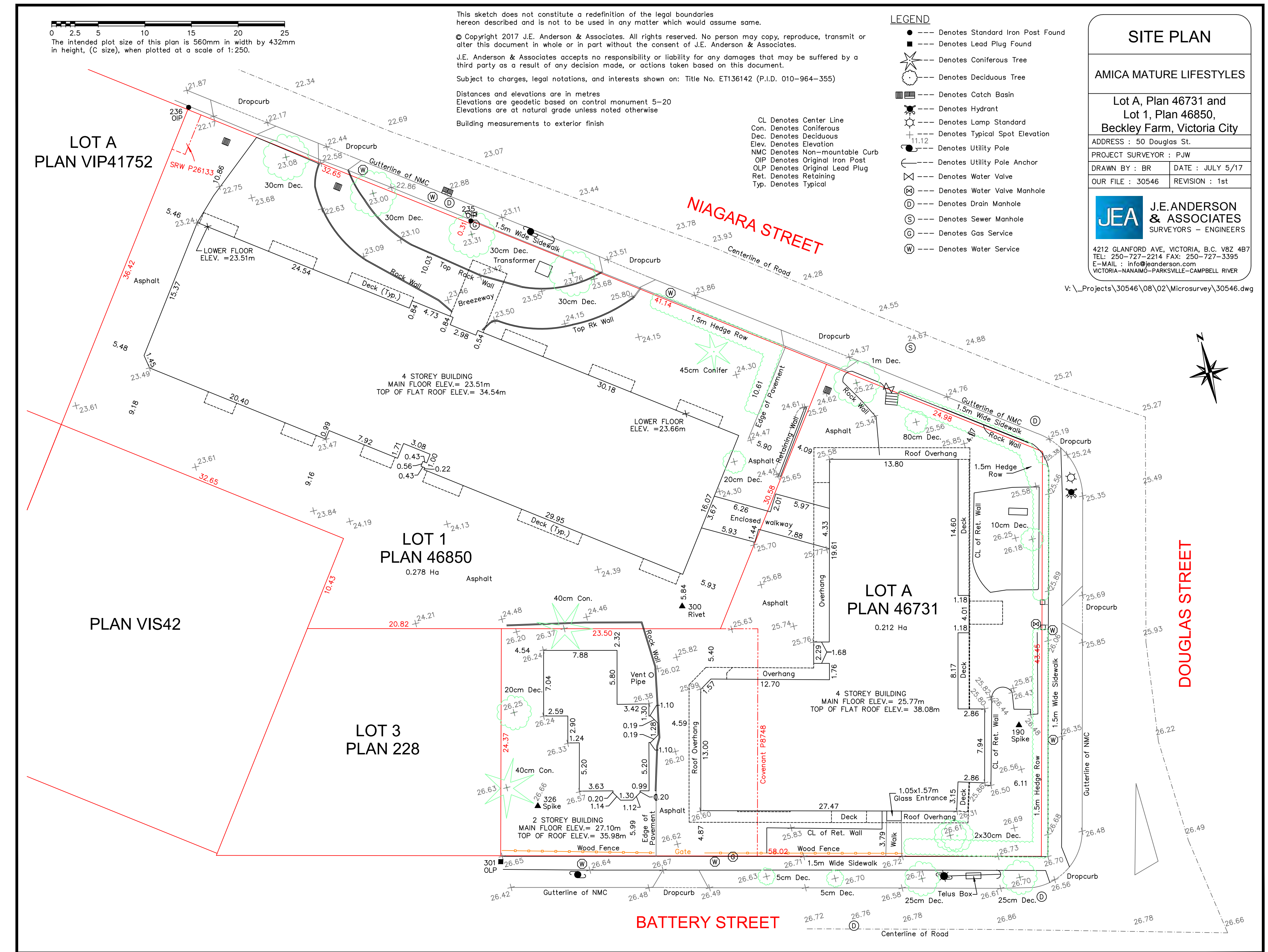
Roof Height (m geo.)	47.3
(Average) Grade (m geo.)	24.2
(Building) Height (m)	23.1
Storeys	6

Number of Units	168
Car parking provided	80
Short term bike spaces	6
Long Term bike spaces	12

Area by Floor	
L6	1,780.0
L5	1,895.0
L4	2,098.5
L3	2,098.5
L2	2,098.5
L1	1,875.5

Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.1
Rear Yard (south / Battery)	6.5
Side Yard (west)	6.5
Side Yard (east / Douglas)	7.5

* including all deck footprints
 ** includes all open site space excluding drive surfaces



BUILDING CODE & ZONING SUMMARY, SURVEY Scale 1:250

SITE PLAN

AMICA MATURE LIFESTYLES

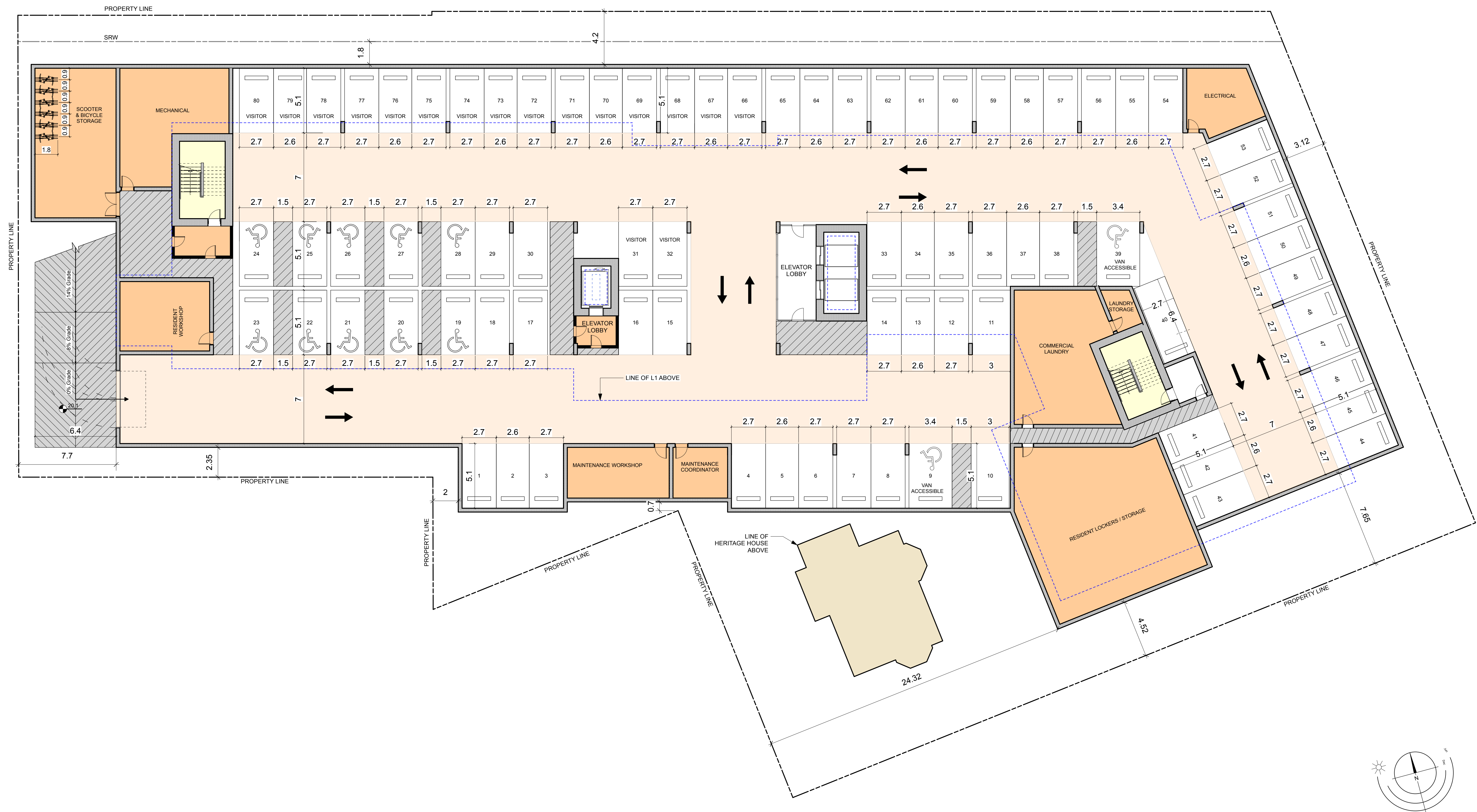
Lot A, Plan 46731 and
 Lot 1, Plan 46850,
 Beckley Farm, Victoria City

ADDRESS : 50 Douglas St.
 PROJECT SURVEYOR : PJW
 DRAWN BY : BR DATE : JULY 5/17
 OUR FILE : 30546 REVISION : 1st

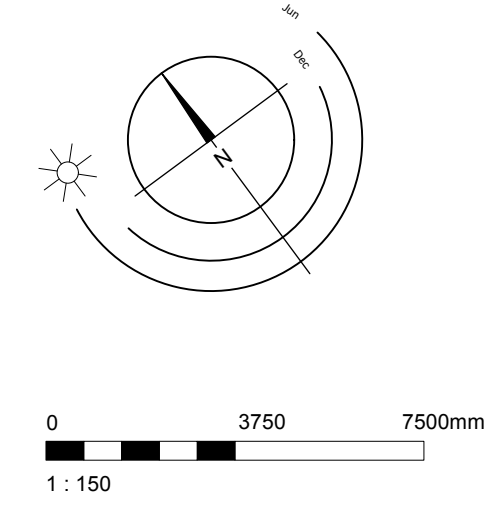
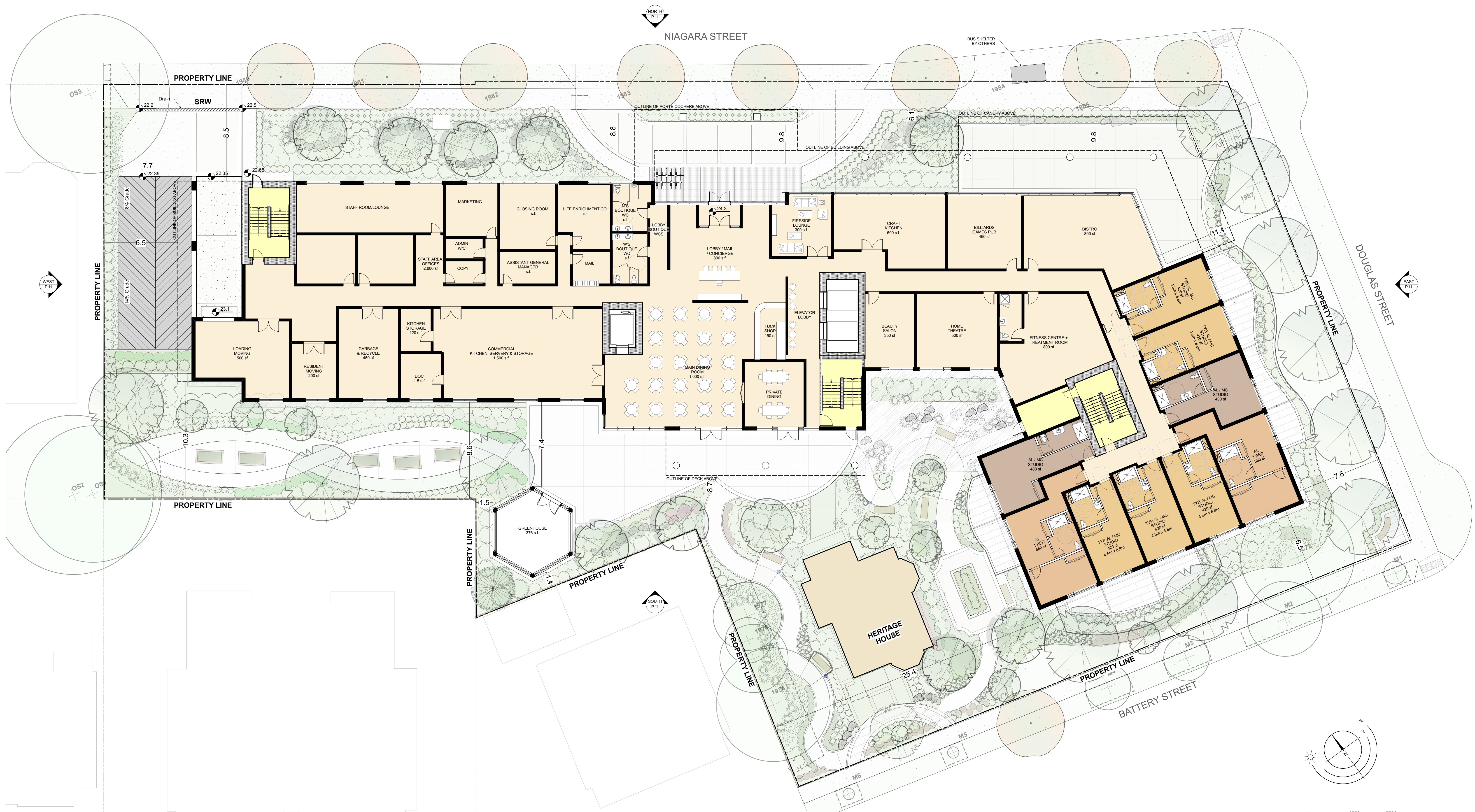
JEA J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
 TEL: 250-727-2214 FAX: 250-727-3395
 E-MAIL: info@jeadesign.com
 VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

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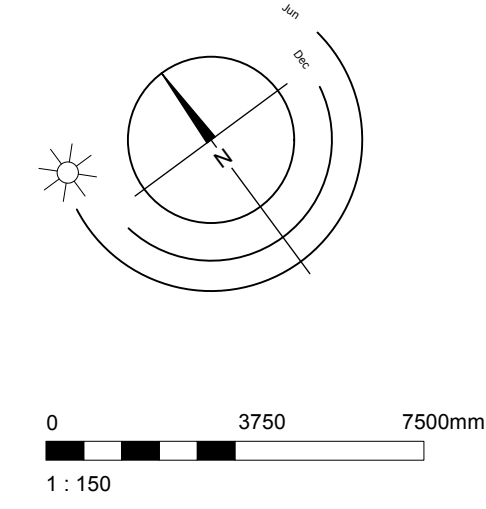
PARKING PLAN Scale 1:150



LEVEL 1 PLAN Scale 1:150



LEVEL 2-4 PLAN Scale 1:150
Assisted Living

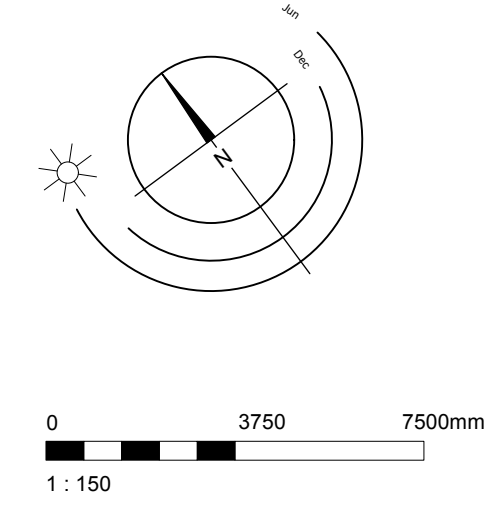


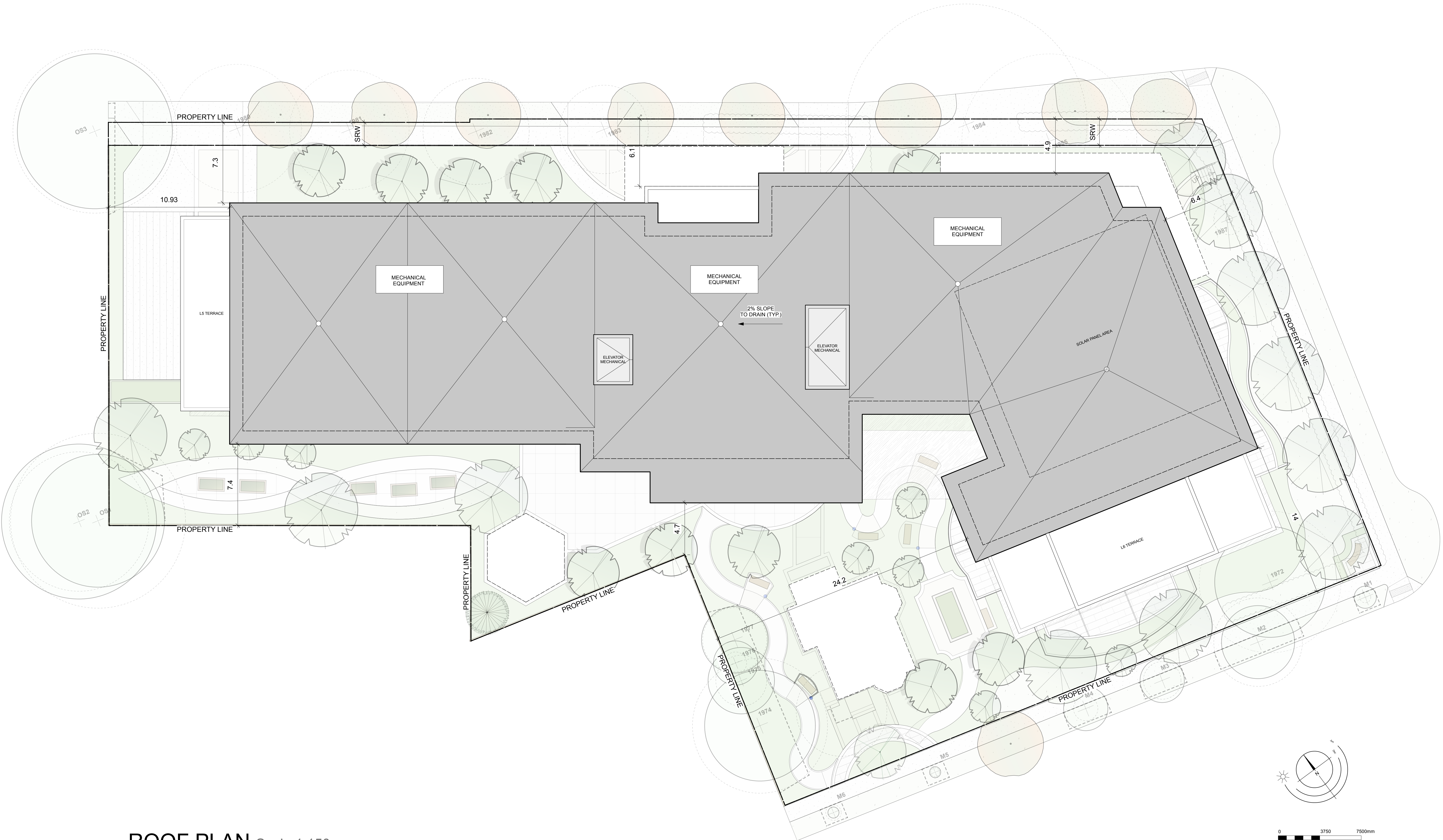


LEVEL 5 PLAN Scale 1:150
Memory Care

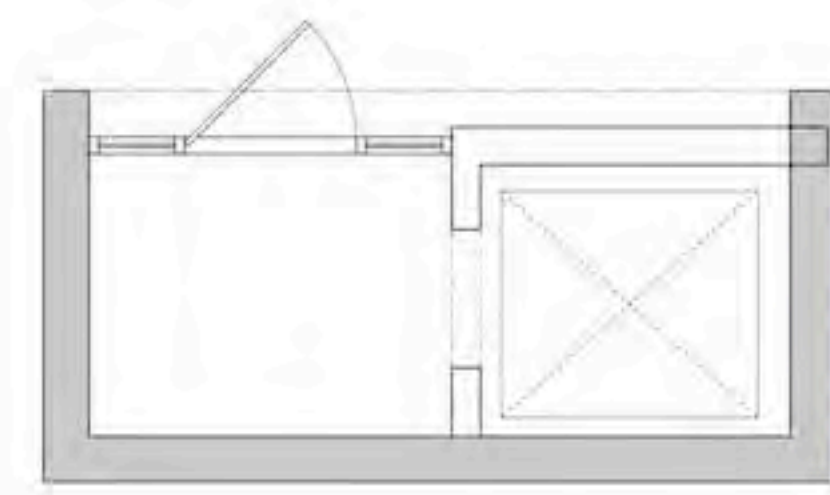


LEVEL 6 PLAN Scale 1:150
Memory Care





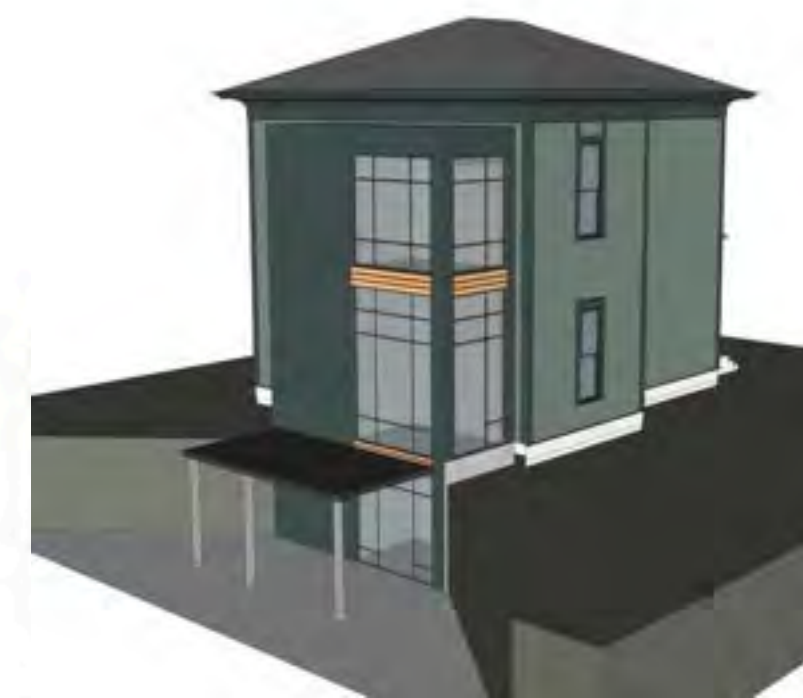
ROOF PLAN Scale 1:150



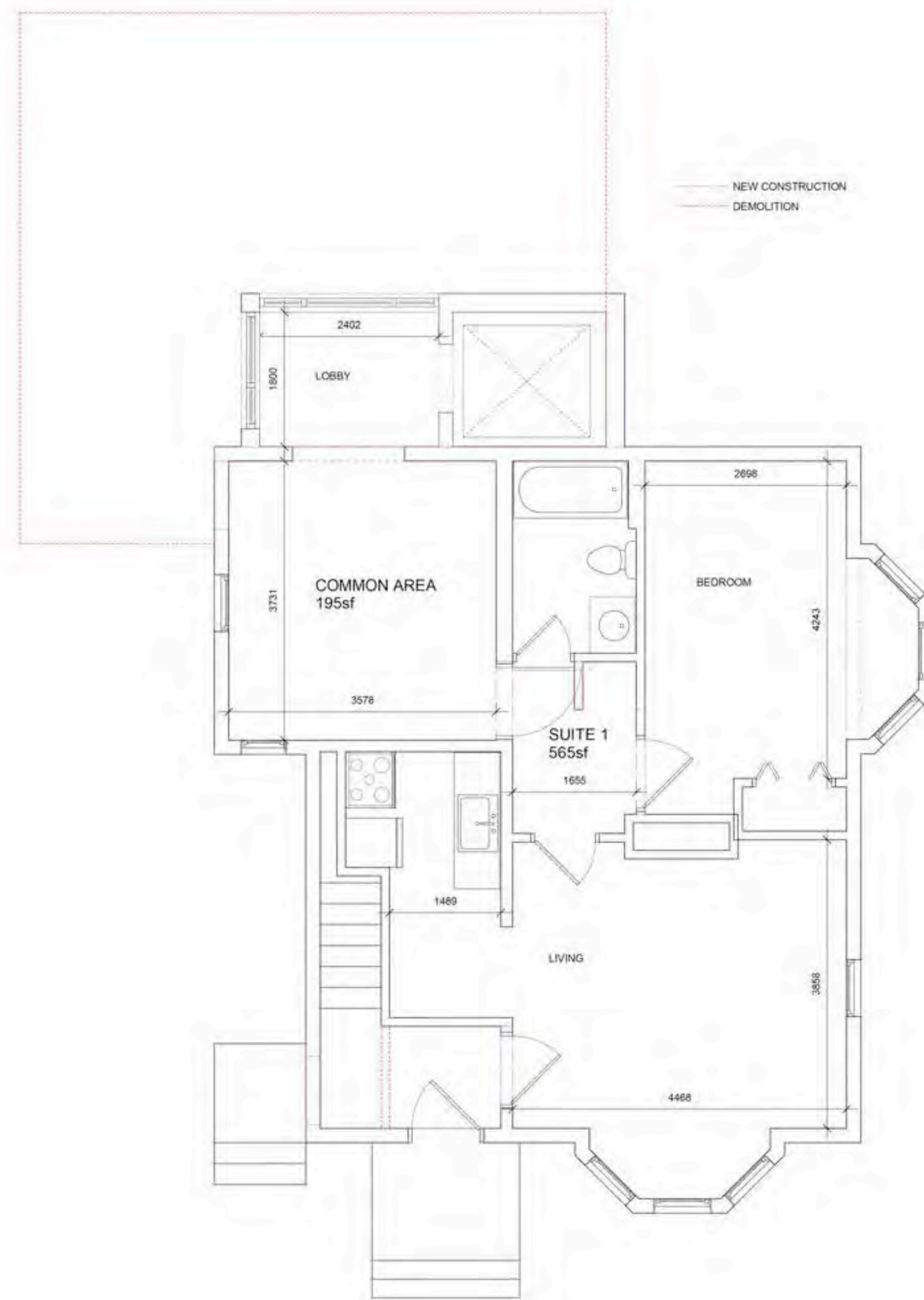
3 Courtyard Level
A211 SCALE: 1:50



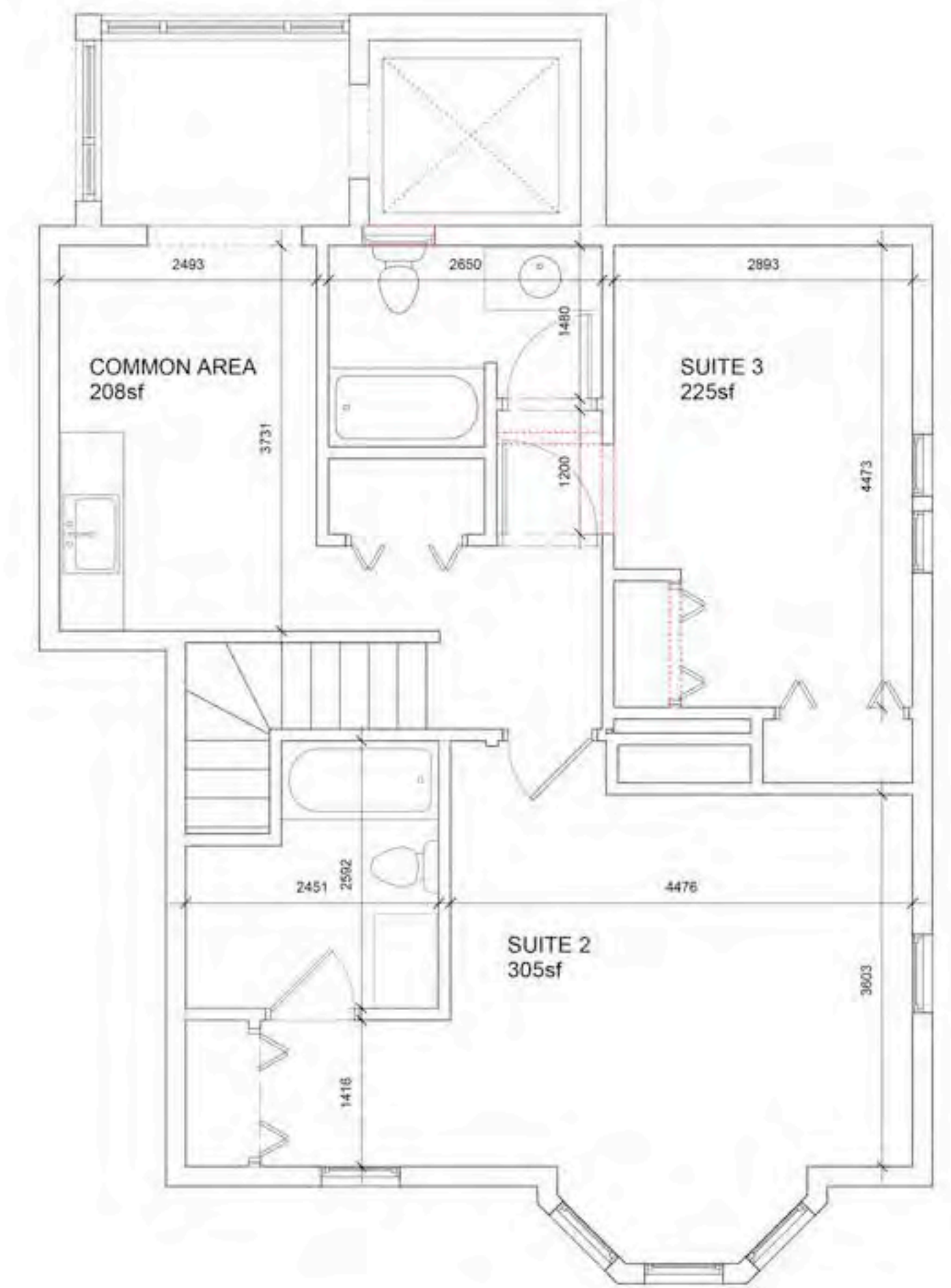
WEST VIEW



NORTH VIEW



1 Level 1 - Renovation
A211 SCALE: 1:50



2 Level 2 - Renovation
A211 SCALE: 1:50

COLOUR LEGEND	
ELEMENT	COLOUR
WOOD SIDING	PENDRELL VERDIGRIS
WOOD WINDOW SASHES, WOOD COLUMNS, ROLLED COVES	PENDRELL GREEN
WOOD WINDOW TRIM	GLOSS BLACK

L1: 27.1
AVG. 26.22



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

HERITAGE HOUSE Scale: As Noted

- MATERIALS SCHEDULE**
- ① FIBRE CEMENT
 - ② METAL PANEL
 - ③ PREFINISHED METAL FASCIA
 - ④ WOOD FINISH HORIZONTAL SIDING
 - ⑤ PREFINISHED ALUMINUM WINDOWS AND DOORS
 - ⑥ PREFINISHED GUARD RAIL - METAL & GLASS
 - ⑦ ALUMINUM STOREFRONT
 - ⑧ WOOD TONE SOFFIT



April 10, 2024



977 Fort Street
Victoria, BC V8V 3K3
T 250-658-3367
F 250-658-3397
mail@dhk.ca
www.dhk.ca

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

Attn: City of Victoria Council

Dear Mayor Alto and Members of Council,

**Re: Douglas House Seniors Housing
OCP / Rezoning / DP / Heritage Alteration**

On behalf of our client, Milliken Developments, we are pleased to submit a development application for our proposed redevelopment of the Amica Douglas House facility at 50 Douglas Street in James Bay. Through our meetings with city staff and our CALUC meeting on January 12th, 2022, we believe this proposal is a representation of an inclusive and respectful process between all required stakeholders, and is a positive contribution to the James Bay community and the city as a whole.

Description of Proposal

The site fronts onto Douglas Street in the very desirable south edge of James Bay, one block from the beach and facing onto the hill of Beacon Hill Park. The site is bounded by Niagara and Battery Streets to the north and south and multi-family and single-family residences to the West. The site currently houses Amica's Douglas House independent and assisted living facility. Built in 1966 Douglas House currently has 102 units in two interconnected buildings. The current building is at the end of its useful life with small elevators, low ceiling heights and no central air conditioning. There is also a heritage house fronting Battery Street that Amica uses to provide market rental seniors housing.

The proposed new 6-storey concrete building will increase the amount of seniors housing from 102 to 168 units, including 57 new memory care beds. The existing R3-2 zone and Urban Residential OCP designation would need to be changed to permit the increased density and coverage required by this redevelopment. The proposed floor area ratio is 2.45 and site coverage is 52%.

Government Policies



977 Fort Street
Victoria, BC V8V 3K3
T 250-658-3367
F 250-658-3397
mail@dhk.ca
www.dhk.ca

The property is designated Urban Residential in the Official Community Plan (2012), which prescribes primarily ground-oriented multi-unit residential. The suggested built form consists of attached and detached buildings up to three storeys, and low-rise and mid-rise multi-unit buildings up to approximately six storeys. The proposal meets the OCP by stepping building heights from 3.5 to 6 storeys at streets and side yards, with the top two floors occupying a smaller footprint than the lower floors. For context the average building height along the four blocks north on Douglas is above 6 storeys.

The higher density provisions of the Urban Residential designation are justified through the advancement of a number of OCP objectives: 1) Growth is concentrated on transit arterials and secondary arterials; 2) There is range of housing types from independent living to complex care; 3) There is equal walkability to both James Bay Village and Cook Street Village; 4) There is sensitive densification worthy of supporting district energy systems; and 5) The massing provides significant variability in how it frames street. Urban Residential has a base density of 1.2: 1, an increased density of 2 : 1, and a maximum density of up to 2.5 : 1.

We are also proposing to include this site in the emerging Housing Opportunity Urban Place Designation that has evolved from the updates to the local area plans in the North Park, Hillside, and Fernwood neighborhoods. This designation allows for multi-unit residential in low and mid-rise apartment forms, with a public realm character similar to Urban Residential. At higher densities, Housing Opportunity areas are envisioned to accommodate primarily secured rental housing and provide public benefit, including amenity contributions and on-site, non-market and affordable rental where possible. Additional increased density of approximately 2.5:1 may be considered for projects where substantial public benefit is provided, consistent with the objectives of the OCP and other City policies. This emerging Urban Place Designation indicates a level of understanding and willingness to allow for increased development density in traditionally less-dense neighborhoods, as one of many tools required to fix the housing affordability issues in our region.

The single site straddles two different development permit areas: DPA 16 along part of Niagara and Heritage Conservation Area 1 (Battery Street) along Douglas and Battery. Within HC-1 the development should fit within the context in terms of scale and be sensitive to the heritage context. The Heritage portion of the site corresponds with the heritage designated house at 674 and 676 Battery Street, which will be retained and restored as part of this redevelopment.

In keeping with the intent of DPA-16 the ground floor is almost exclusively dedicated to active communal spaces that open onto the adjacent streets and encouraging the spilling out of activity into the surroundings.

Project Benefits and Amenities

The proposed development will provide care for 180 seniors with memory care (think Alzheimer's Disease and physical care needs), which is desperately needed in James Bay and the city as a whole. In addition, we will be creating a high quality, high performance new facility to replace the aging existing buildings currently on the site. Our redevelopment will improve the landscaping and street edges, ultimately improving this section of Douglas Street.



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F 250-658-3397
mail@dhk.ca
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Because the site fronts on to three streets, there will be significant improvements to the quality of adjacent sidewalks, boulevards, and street trees in the neighborhood. The Niagara sidewalk will be completely rebuilt and widened, creating a safer and more comfortable pedestrian street edge. The existing mature front yard trees will be retained as much as possible, and new trees will be added to create a beautiful green framing of the street.

Need and Demand

It's no secret that the population, as a whole, is getting older: we are living longer, healthier lives. As a result, the demand for seniors housing, in all forms, is extremely high and getting higher every year. Data released by the Canada Mortgage and Housing Corporation (CMHC) in their annual Seniors 'Housing Report in 2020 indicated the overall vacancy rate for independent living residences across Metro Victoria and the Gulf Islands was 3.4% in 2020, compared with 5.0% in 2019, which is lower than the provincial average (5.1% in 2020 and 4.2% in 2019). The lack of options for higher end care (dementia & long-term care) throughout Canada is particularly disturbing. According to the Alzheimer Society of Canada:

"The number of Canadians with dementia is rising sharply. As of 2016, there are an estimated 564,000 Canadians living with dementia - plus about 25,000 new cases diagnosed every year. By 2031, that number is expected to rise to 937,000, an increase of 66 per cent. Canada's health-care system is ill-equipped to deal with the staggering costs. As of 2016, the combined health-care system and out-of-pocket caregiver costs are estimated at \$10.4 billion per year. By 2031, this figure is expected to increase by 60 per cent, to \$16.6 billion. Roughly 56,000 Canadians with dementia are being cared for in hospitals, even though this is not an ideal location for care."

- <http://alzheimer.ca/en/Home/Get-involved/Advocacy/Latest-info-stats>

The proposed development will provide senior's with much needed mental and physical care.

Neighbourhood

James Bay is a densely populated mixed-used neighbourhood anchored by many of Victoria's most significant citywide attractions including a publicly-accessible shoreline, Beacon Hill Park, and the ceremonial precinct comprised of the Parliament Buildings, Inner Harbour and the Royal BC Museum. In addition to the Parliament Buildings and ceremonial grounds, CPR Steamship Terminal, and The Royal BC Museum there are a number of other heritage landmark buildings in the area.



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The neighbourhood is a major international visitor entry point, with a cruise ship terminal, ferry terminals and significant working harbour component facilities. As such, it forms the centre of tourist accommodation and visitor services for the City. It is also home to a large portion of the city's rental housing stock.

In contrast to the ceremonial and tourism areas in the west and north sides of the peninsula, the area surrounding the subject site is more consistently single and multi-family residential, with higher density housing concentrated along Dallas Road and Douglas Street, framing the edge of Beacon Hill Park.

Impacts

Because the building is flanked by large street right-of-ways on both the North and East sides the majority of shadows cast by the building do not fall on private property. This is illustrated through the enclosed shadow study.

The amenity-rich ground floor programming is telegraphed onto the site with usable patios framed with ornamental planting. These activate the pedestrian realm along all three surrounding streets. The active program spaces (bistro, games room, salon) are located adjacent to the intersection to engage the community and provide vibrancy to the corner; but the residences located above the main level will be a quiet addition to the neighbourhood.

Design and Development Permit Guidelines

The proposed design is a contemporary addition to the community, offering high quality and durable materials that respect the existing neighbourhood. The intent of design is to support the Urban Residential designation outlined in the OCP. Density and height is stepped back towards the northeast corner of the site, reducing the overlook and shading of lower density neighbours. In response to the City of Victoria's Design Guidelines for Multi-Unit Residential, Commercial and Industrial, the proposed development offers the following design features:

- A contemporary design and distinctive massing that accommodates the changing demographics in seniors housing



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F 250-658-3397
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- A sensitive building design with high quality, durable materials that offer a sense of permanence and respects the character of the neighbourhood
- Highly articulated architectural form with heritage colours that promotes a design character unique to Victoria.
- Implementation of wide sidewalks and open space at the intersection that provides a sense of place
- A program that is in high demand and a positive contribution to the community
- Relief in overall massing through a significant step in massing at upper floors.
- Recognition of the history of single family lots (50'-60' wide) in the area through use of vertical massing elements.
- Variations in rooflines and massing with strategic use of overhangs to enhance the architectural character
- Street wall design to reduce perception of overall massing
- Strong interface with the street through significant landscaping
- Strong entry feature and porte-cochere
- Extensive use of glazing at ground level
- Providing interior space for use by the community (fitness, private lounge)
- The amenity space on the main floor will be open to the local community. Rooms can be reserved for neighbourhood meetings, bridge, etc.

Safety and security

The safety and security of both the community and residents of the proposed development is of utmost importance, especially given the nature of the proposed development. The implementation of Crime Prevention Through Environmental Design (CPTED) principals is multi-disciplinary approach to promoting community safety through the thoughtful and meaningful design of the environment. CPTED involves the balanced application of three basic principles, which are implemented in the proposed development:

1. Natural surveillance

Natural surveillance is created through the establishment of clear sight lines, enabling building occupants to monitor the surrounding environment. The proposed development offers the following natural surveillance concepts in the design:

- driveways and paths are oriented towards natural forms of surveillance such as building entrances and windows
- building entrances, stairwells, and access points receive increased visual permeability through the strategic use of windows, fencing, and landscaping

- pathways, internal sidewalks, and all concealed spaces will receive strategic lighting to prevent unwanted access
- highly-active interior spaces capable of generating activity are strategically located and augmented by the use of extensive sidewalks, outdoor seating areas and amenity spaces to promote continuous use

2. Natural Access Control

Natural access control aims to decrease crime opportunity. Forms of access control includes fences, low walls, landscaping, gates and any barrier that is natural for the environment including topographical features. Natural access control applications for the proposed development include:

- providing clear border definition of controlled space through the placement of fences, guardrails and obstructions
- limiting uncontrolled and/or unobserved access onto properties, buildings and private space
- using space to provide natural barriers to conflicting activities.

3. Territorial Reinforcement

Territorial reinforcement is a design concept that realizes that physical design can create or extend a sphere of influence so that users develop a sense of proprietorship that is noticeable to a potential offender. Natural surveillance and access control can help people to develop a sense of ownership about a space regardless of whether or not they own it and develop a sense of pride for a community. Territorial reinforcement applications for the proposed development include:

- creating clearly marked transitional zones as persons move from public to semi-public and private space through the use of paving patterns, signs and entry features
- providing amenities in communal areas that encourages activity and use throughout the day
- creating space that is inviting to the public and encourages public interaction
- creating a high quality building of which residents and community members can be proud
- implementing a visitor reporting procedures for entry into the building
- conducting timely maintenance that ensures building longevity

Transportation

The proposed development is a seniors campus of care facility, which offers significantly reduced parking and traffic requirements compared to other developments. The applicant team has discussed the parking requirements with the City and are proceeding with a parking requirement of 0.35 stalls/unit plus 0.1 visitor stalls/unit for the development.



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 T 250-658-3367
 F 250-658-3397
mail@dhk.ca
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Proposed parking currently meets this requirement. The underground parkade is accessed off Niagara Street. Based on market research and previous experience developing similar buildings, very few of the residents will either drive or own a car. Primary traffic generation will be a result of staff usage and visitors, however due to the location, it is anticipated that the majority of staff will make use of public transit.

The Traffic Impact Assessment completed by Watt Consulting Group for 50 Douglas Street concluded that *“the addition of the development traffic does not affect the operations of the Douglas Street/Niagara Street intersection”*. With the development, all movements will continue to operate at the same levels of service (LOS A/B) as the existing conditions at Douglas Street / Niagara Street.

Heritage

Occupying the southwest corner of the site is the historic Rutland Residence, a wood-frame Late Victorian-era residence. Constructed in 1889, it is valued as an early representation of the Victorian-era development of the James Bay neighbourhood. It is additionally valued for its history of ownership, as it evolved from a single-family house to a multi-family dwelling, and for its Italianate style architecture. Heritage consultants Donald Luxton & Associates has prepared a project-specific conservation plan that will be used to faithfully restore and revitalize the house to become a focal point of the redeveloped site.

Green Building Features

With the evolving National Energy Code and the BC Energy Step Code, the applicant team is committed to sustainable development and will meet or exceed municipal and provincial requirements. While precise design detailing is not fully determined, our team is committed to reviewing all aspects of sustainability and providing building systems in line with industry best practices. Sustainable items will include:

- Photovoltaic panels
- Increased mechanical and electrical efficiencies
- Increased building envelope systems and thermal performance
- Acoustic considerations
- Waste water reduction
- Storm water retention
- Passive solar systems
- Indigenous, low-water landscaping
- Decreased construction waste

Infrastructure

While the detailed design of the building and tie-ins to the existing infrastructure have not yet been calculated, our preliminary review of the utilities indicates sufficient service to



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accommodate the proposed development. These calculations will be confirmed through the design process.

The proposed development is accommodating the City's required Statutory Rights-of-Ways (SRWs) and will work with the City and community to design inviting, and pedestrian-friendly interfaces along all public edges of the site.

We are excited about our proposed development and look forward to working with the Mayor and Members of Council to ensure this project is a vibrant addition to James Bay.

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mail@dhk.ca
www.dhk.ca



A handwritten signature in black ink, appearing to read 'Rob Whetter', with a long horizontal flourish extending to the right.

Sincerely,
Rob Whetter architect AIBC LEED™ AP
de Hoog & Kierulf architects



RUTLAND RESIDENCE

674 BATTERY STREET, VICTORIA, BC

CONSERVATION PLAN

FEBRUARY 2022

DONALD LUXTON
AND ASSOCIATES INC 

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1 INTRODUCTION

Building Name:	Rutland Residence
Historical Building Name:	Rutland Residence
Original Address:	11 Battery Street (changed to 4 Battery Street by 1903)
Current Address:	674-76 Battery Street (part of 50 Douglas Street Parcel)
Year of Construction:	1889
Original Owner(s):	Lucy M. and Henry Rutland
Architect/Designer:	Unknown
Heritage Status:	Designated 1979

The Rutland Residence is a wood-frame Late Victorian-era residence located in historic James Bay. Constructed in 1889, it is valued as an early representation of the Victorian-era development of the James Bay neighbourhood of Victoria. It is additionally valued for its history of ownership, as it evolved from a single-family house to a multi-family dwelling, and for its Italianate style architecture.

Proposed Redevelopment Scheme

The Rutland Residence sits on a larger property proposed for redevelopment, perimetred by Niagara Street, Douglas Street, and Battery Street, onto which the house fronts. As part of the overall scope of work, the historic Italianate-style residence will be retained in-place, restored to its original 1889 appearance, and rehabilitated to accommodate the proposed surrounding residential development designed by dHKArchitects, Victoria.

The major proposed interventions of the overall project are to:

- Retain the historic structure in-situ, separated from the new construction.
- Restore the appearance of the original 1889 structure through removal of inappropriate later additions and alterations.
- Provide an appropriate and sympathetic landscaped setting and context for the house, that reflects its Late Victorian-era architecture.
- Rehabilitate the house and surrounding site as part of the proposed redevelopment.

This Conservation Plan 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 development.

2 HISTORICAL CONTEXT

2.1 JAMES BAY

Adapted from the James Bay Neighbourhood Statement of Significance, Donald Luxton & Associates Inc., 2009

James Bay is Victoria's oldest residential neighbourhood, located south and southwest of the Hudson's Bay Company Fort Victoria and the commercial core that developed at and around the fort site. The neighbourhood is geographically distinctive, occupying a peninsula bounded by the Strait of Juan de Fuca, Victoria Outer and Inner Harbours, and Beacon Hill Park.

The early subdivision and sale of Beckley Farm into small lots occurred just after gold was discovered on the Fraser River (1858) and Victoria became inundated with a crush of argonauts needing mining supplies. The year 1858 also marked Douglas's reservation of park land (Beacon Hill) and the initial construction of colonial administrative buildings in James Bay on the Government Reserve. Some of Victoria's oldest surviving houses from the mid-1800s survive here, including Helmcken House and Carr House, a National Historic site. Beacon Hill Park and the sloping site of the first legislative buildings remain as testaments to the earliest period of English colonial development and administrative authority.

With the anticipated railroad booms of the 1870s and early 1880s, James Bay experienced the continued subdivision of lots and construction of homes, along with the slow development of industry in the vicinity of Ogden Point and the Outer Harbour. James Bay's industrial Outer Harbour became a financial, industrial and shipping centre for the region's booming resource development. During this boom, smaller worker homes were raised in James Bay's western reaches (closer to the Outer Harbour), and Beacon Hill Park developed under the oversight of its first landscape architect, James Blair. Moderate growth in the 1880s exploded into over twenty years of booming expansion (1890s-1913). It was at the beginning of this development boom that the Rutland Residence was constructed in 1889, making it one of the earliest extant homes in the neighbourhood.

Infrastructure developments such as the Victoria Electric Lighting and Railway Company electric streetcar, the CPR Empress steamship lines, ferry service to New Westminster, and high-speed ocean-liner service to Seattle and Vancouver, spurred industrial and tourist growth bordering James Bay's almost continuous shoreline. In the late Victorian era, Bungalow, Queen Anne and Italianate-style dwellings were built within walking distance of streetcar corridors (Menzies, Niagara, Government, Superior, and Dallas). Several larger homes were built on Dallas Road and lower Government Street. Smaller, modest working class houses sprang up within walking distance of industrial Ogden Point. St. Andrews Street, in southeastern James Bay, was created when the last undeveloped corner of the neighbourhood was subdivided, lots sold, and modest houses built. Hundreds of houses dating from the Edwardian-era boom remain throughout James Bay, along with evidence of industrial and tourist land uses along the western and northern James Bay shoreline. Completion of the monumental Legislative Building in 1898 is a tangible neighbourhood example of the city's exuberant growth during this period.

The Great War and its immediate aftermath, the depressed 1930s, and World War II were characterized by economic stagnation and slow growth (except along the industrial waterfront, particularly at Ogden Point). The brief period of economic recovery in the 1920s, coinciding with an explosion in automobile ownership, witnessed the inauguration of the first car ferry from James Bay's Inner Harbour in the early 1920s, the construction of the CPR's new marine terminal (at the foot of Menzies), and streamlined Art Deco designs exemplified in a few James Bay homes and small apartment buildings. Following the deprivations of World War II, surging demands for housing put enormous pressure on James Bay (and all Victoria neighbourhoods) to redevelop and build anew. The last subdivision of land in James Bay occurred in the 1940s in a small area west of Holland Point. Pressure to develop a high-density neighbourhood adjacent to downtown led to the demolition of many historic residences, replaced with high-rise apartment buildings in the 1960s. After community protests, by the mid-1970s the city formulated a plan to help check the demolition of heritage homes and construction of additional high-rises. A renewed interest in heritage

2 HISTORICAL CONTEXT

conservation has resulted in the retention of many historic structures, and in the last quarter of the twentieth century James Bay became a rejuvenated historic neighbourhood with a social cohesiveness captured in a lively small commercial intersection and vibrant seasonal outdoor markets.

2.2 THE RUTLAND RESIDENCE

The Rutland Residence was constructed in 1889 for original owners, Lucy and Henry Rutland. Born in Macclesfield, Cheshire, England, Henry Rutland arrived in Victoria in 1885, marrying Lucy Anderson the following year. Well-known proprietor of Rutland & Co, gentlemen's furnisners and dry goods on Johnson Street, the Rutlands had this house constructed in

1889, remaining here for close to a decade when they relocated to the apartment above their shop. The couple maintained ownership of this house, renting it out to Ernest Welsh (of the BC Market) until 1901, when it was sold to lumber merchant Joseph A. Sayward. Saward only maintained ownership for one year before selling the house to J.H. Ross in 1902. The quick turnover of the property is indicative of the booming Edwardian era residential housing market in Victoria. Around 1930, the Rutland Residence was converted to a duplex, representing the densification of Victoria and the trend toward multi-family living, which was precipitated during the recession. Henry Rutland died in 1922 at the age of 81, having retired only six years prior. Lucy Rutland died ten years later at the age of 75.



Rutland Residence, visible in the background, from Beacon Hill Park, City of Victoria Archives (CoVA) M07149, 1907

2 HISTORICAL CONTEXT



Fire Insurance Plan, 1903 (revised 1905 and 1909), Sheet 85, Rutland Residence outlined



Fire Insurance Plan, 1911 (revised 1913), Sheet 69, Rutland Residence outlined

2 HISTORICAL CONTEXT

2.3 ITALIANATE ARCHITECTURE

Though it originated in Italy, the Italianate architectural style quickly proliferated through early 19th century England. By the time the style began to gain recognition in North America, it had evolved further from its recognizable Italian origins and quickly became one of the most popular styles of architecture due to the influence of landscape gardener, Andrew Jackson Downing. Downing published two pattern books about the Italianate style that spread the idea across North America. The books included architectural plans, drawings, and examples that craftsmen and builders could use to replicate popular styles. The Canadian Italianate house, of which the Rutland Residence is a fine example, was typically constructed of wood frame and clad with horizontal wooden siding. Bay windows and ornate verandahs were also common. The source of the design in Canada was often one of the popular aforementioned pattern books of the era. As the style became absorbed into the vernacular or if an architect was involved, the relationship to pattern books became less specific.

Though the Italianate style was often seen at its best in brick commercial buildings, the Italianate house, (such as the Rutland Residence) was an attractive and adaptable model. Usually constructed of wood frame and clad with horizontal wooden siding, bay windows and ornate verandahs were common, and windows were single or paired.



Rutland Residence, Hallmark Heritage Society, 1977



Rutland Residence, Hallmark Heritage Society, 1970s

3 STATEMENT OF SIGNIFICANCE

ADDRESS: 674 BATTERY STREET, VICTORIA, BRITISH COLUMBIA

CONSTRUCTION DATE: 1889

ORIGINAL OWNERS: LUCY M. AND HENRY RUTLAND

HERITAGE STATUS: MUNICIPALLY DESIGNATED (1979)

Description of the Historic Place

The Rutland Residence is located on Battery Street at the edge of Beacon Hill Park in the James Bay neighbourhood of Victoria. The two-storey, Italianate-style house is characterized by its cubical form, shallow hipped roof, two-storey hexagonal bays, and off-centre entryway with lathe-turned columns. The Rutland Residence is situated amongst other historic homes and apartment buildings, one block from Dallas Road and the Salish Sea.

Heritage Value of the Historic Place

The Rutland Residence, constructed in 1889, is significant as an early representation of the Victorian-era development of the James Bay neighbourhood of Victoria. It is additionally valued for its history of ownership, as it evolved from a single-family house to a multi-family dwelling, and for its Italianate style architecture.



CoVA M02854, ca. 1950s

3 STATEMENT OF SIGNIFICANCE

This historic residence is significant as a rare survivor of James Bay's late Victorian-era development and is a testament to the neighbourhood's transition from pioneer farmland to early suburb. James Bay, a peninsula of fertile land, was utilized by the Hudson's Bay Company (HBC) as Beckley Farm. The area's first non-Indigenous resident was James (later Sir James) Douglas, Chief Factor at the HBC Fort Victoria and then Governor of Vancouver Island. Other residents followed, mostly HBC families, who built mansions on large estates. In the 1880s, the land at the western end of the peninsula was developed as a deep-sea shipping terminal, thus creating a working waterfront. This terminal was soon linked to Beacon Hill Park, which formally opened in 1882, by an electric streetcar which ran along Dallas Road. The development of a resource base and infrastructure in the neighbourhood encouraged the development of both large and small homes on the land that had previously been Beckley Farm. The Rutland Residence was constructed in 1889 on the southern tip of the James Bay neighbourhood, at the edge of Beacon Hill Park. The house remains an excellent example of the type of early, classically-designed homes constructed in James Bay during the late Victorian-era construction boom.

The Rutland Residence is significant for its history of ownership, beginning with original owners Lucy and Henry Rutland. Born in England, Henry Rutland arrived in Victoria in 1885, marrying Lucy Anderson the following year. Well-known proprietors of Rutland & Co, a men's clothing and dry goods store on Johnson Street, the Rutlands remained in this house until 1898 when they relocated to the apartment above their shop. The couple maintained ownership of this house, renting it out until 1901, when it was sold to lumber merchant Joseph A. Sayward, who sold it quickly after purchasing, indicative of the booming Edwardian era real estate market. Around 1930, it was converted to a duplex, representing the densification of Victoria and the trend toward multi-family living, which was precipitated during the Depression era. The Rutland Residence is recognized as one of the earliest extant homes in the neighbourhood and has provided residential accommodation since 1889.

The Rutland Residence is valued as an example of residential Italianate architecture in Victoria. Originating in Italy, the Italianate Revival architectural style quickly proliferated throughout early 19th century England. Italianate subsequently became popular throughout North America through the influence of American landscape gardener Andrew Jackson Downing, who published two popular pattern books that included architectural plans and drawings promoting this style. In western Canada, an Italianate style house was typically constructed of wood frame, clad with horizontal siding and highlighted with bay windows. Decorative ornamentation represented technological advances such as steam-driven lathes and band saws. Constructed for \$2,800, the Rutland Residence is a significant surviving example of the Victorian Italianate style.

Character-Defining Elements

Key elements that define the heritage character of the Rutland Residence include its:

- location along Battery Street as part of the historic James Bay neighbourhood of Victoria;
- continuous residential use since 1889;
- residential form, scale and massing as expressed by its: two-storey height; rectangular plan; cubical form; shallow hipped roof; and three internal masonry chimneys;
- wood-frame construction with wooden drop siding, dimensional wooden trim and cornerboards;
- late Victorian-era Italianate architecture, including: shallow eaves with rolled coves; pent roof separating the two storeys of the hexagonal bay on the front façade with shallow eaves and rolled coves; off-centre hipped-roof entry porch with rolled coves, scroll-cut screen and brackets, and lathe-turned columns with square fluted capitals and bases; window crown mouldings; and scroll-cut window aprons; and
- fenestration, including a variety of original wooden-sash windows such: as double-hung assemblies with upper sash horns in single and double assembly, and stained glass staircase window; and panelled wooden front door with half-height glazed insert and split transom.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure while undertaking a rehabilitation that will restore the building's original appearance and upgrade its structure and services to increase its functionality for continued multi-unit residential use. As part of the scope of work, character-defining elements will be preserved while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

The Rutland Residence sits on a larger property proposed for redevelopment, perimetred by Niagara Street, Douglas Street, and Battery Street, onto which the house fronts. As part of the overall scope of work, the historic Italianate-style residence will be retained in-place, restored to its original 1889 appearance, and rehabilitated to accommodate the proposed surrounding residential development designed by dHKArchitects, Victoria.

The major proposed interventions of the overall project are to:

- Retain the historic structure in-situ, separated from the new construction.
- Restore the appearance of the original 1889 structure through removal of inappropriate later additions and alterations.
- Provide an appropriate and sympathetic landscaped setting and context for the house, that reflects its Late Victorian-era architecture.
- Rehabilitate the house and surrounding site as part of the proposed redevelopment.

4.2 STANDARDS AND GUIDELINES

The Rutland Residence is a municipally designated building and is a significant historical resource in the historic James Bay neighbourhood of Victoria, BC. 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 Rutland Residence 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.

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 Rutland Residence 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

4 CONSERVATION GUIDELINES

place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing 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 Preservation, Restoration, and Rehabilitation of the exterior of the Rutland Residence. 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 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 31: Mothballing Historic Buildings.*
- *Preservation Brief 32: Making Historic Properties Accessible..*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

4 CONSERVATION GUIDELINES

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.

- *Preservation Brief 45: Preserving Historic Wooden Porches.*
- *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size 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,

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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.

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

As a designated site, the Rutland Residence may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal 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



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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 the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- 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?



5 CONSERVATION RECOMMENDATIONS

The historic structure and exterior facades should be protected from movement and other damage at all times during any demolition, excavation and/or construction work. Install monitoring devices to document and assess cracks, staining, or any other signs of possible settlement or moisture damage.

A preliminary condition review of the Rutland Residence was carried out during a site visit in January 2022. A visual review of the exterior of the building was completed with no destructive or invasive testing completed. The recommendations for the preservation, restoration, and rehabilitation of the historic Rutland Residence are based on the site review and 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 Rutland Residence, based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

Built in 1889 in the historic James Bay neighbourhood of Victoria, the Rutland Residence remains in its original location on Battery Street facing south. Boasting continuous residential use, the house will continue to provide residential accommodation through four renovated rental units. As part of the proposed overall redevelopment of the site, the Rutland Residence will be retained in its original



location, restored to its original historic appearance, and rehabilitated as required to accommodate the surrounding multi-unit residential development. As new architecture is proposed, all new construction will be considered a ‘new addition’ to the historic building and must follow the appropriate recommendations outlined in **Standard 11**, ensuring new construction is “physically and visually compatible with, subordinate to, and distinguishable from the historic place.” All new buildings should be physically and visually separated, as possible, from the house’s exterior, preserving the residential scale and appearance of the house on the property.

CONSERVATION STRATEGY: REHABILITATION

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Preserve and/or rehabilitate any significant site features or landscaping elements adjacent to the house, if noted.
- Rehabilitate the site to accommodate the proposed redevelopment.
- Retain the main frontage on Battery Street.
- Separate new construction from historic residence.
- Ensure structure is adequately protected during surrounding site work.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design a new separate multi-unit residential building to the north and east 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 residential form, scale and massing of the Rutland Residence is expressed by its two-storey height, rectangular plan, cubical form, and shallow hipped roof. The original two-story structure remains largely intact, although the original one-story rear extension has been unsympathetically extended and altered. As part of the proposed scope of work, the north-side addition will be removed, and the original two-story structure of the 1889 residence will be restored.

5 CONSERVATION RECOMMENDATIONS

As the surrounding site is proposed to be redeveloped, new construction should be set back and distinguishable from the historic residence, preserving the integrity of the residential form, scale, and massing, as viewed from Battery Street.

CONSERVATION STRATEGY: REHABILITATION AND RESTORATION

- Preserve the original form, scale, and massing of the building, as expressed by its two-storey height with rectangular plan and cubical form.
- Restore the original two-storey 1889 form through the removal of later alterations and additions.
- Original structural elements and exterior materials should be protected from damage at all times during surrounding rehabilitation and demolition work.
- Rehabilitate existing structure, as necessary, to accommodate the proposed four updated rental units. Ensure character-defining elements are not damaged during any interior renovations.
- All adjacent construction must follow **Standard 11** and should be set back and separated from the historic residence.



5.3 EXTERIOR WOOD-FRAME WALLS

The historic Rutland Residence is built in wood-frame construction and is clad in wooden drop siding with dimensional wooden trim and cornerboards. The residence is a prime example of late Victorian-era Italianate architecture, exemplified by shallow eaves with rolled coves, pent roof separating the two storeys of the hexagonal bay on the front façade with shallow eaves and rolled coves, off-centre hipped-roof entry porch with rolled coves, scroll-cut screen and brackets, and lathe-turned columns with square fluted capitals and bases, window crown mouldings, and scroll-cut window aprons, which are character-defining elements of the historic building.

Extant original siding material and trim appears to be in fair condition with evidence of weathering and localized damage; further onsite investigation will be undertaken to establish a thorough condition assessment of original fabric. As part of the proposed rehabilitation scheme, original existing exterior materials and detailing will be preserved, wherever possible, and any altered exterior elevations or finishes will be restored and repaired or replaced in-kind to match original as closely as possible, where required. To ensure prolonged protection of the historic resource, all exterior surfaces should be repaired and refinished according to the approved heritage restoration colour scheme.

CONSERVATION STRATEGY: REHABILITATION

- Preserve the wood-frame structure of the original 1889 house.
- Preserve original exterior character-defining elements, including exterior cladding and Italianate-style detailing and trim.
- Restore appearance of original exterior walls where altered.
- Conduct full condition assessment to determine extent of required repair work. Repair damaged material where required, utilizing approved restoration in-kind replacement techniques, and replace in-kind where missing or damaged beyond safe use. Ensure all new material matches historic original as closely as possible in material, detailing, and appearance.

5 CONSERVATION RECOMMENDATIONS



- Remove later north-side addition and restore north side elevation. Dependant on the integrity of the wood frame structure, original altered exterior walls should be retained and rehabilitated where required following removal of the later additions.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Repaint exterior surfaces according to colour scheme devised by Heritage Consultant.
- Clean surfaces prior to repainting. Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

5.4 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.**

5.4.1 WINDOWS

The Rutland Residence features a variety of original wooden-sash windows, including double-hung assemblies with upper sash horns in single and double assembly, stained glass window in the staircase, and half-height glazed insert and split transom in the main entryway assembly. Upon initial visual review, the current wood-sash windows appear to be in fair condition, the windows appear to be in working condition with evidence of weathering on exterior surfaces. As part of the overall scope of work, original window openings will be preserved, and original windows will be rehabilitated. If new windows are required where originals may be missing, damaged or altered, all new assemblies should be installed within existing original window frames and openings and must follow the included supplementary recommendations for replica wood-sash windows.

CONSERVATION STRATEGY: REHABILITATION

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Preserve and repair any retained windows as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Retain original window openings in their original locations.
- If new windows are required, new wood-sash windows should be installed within existing

5 CONSERVATION RECOMMENDATIONS

frames, where possible.

- Any new windows must match historic originals as closely as possible, including wood-sash profile, configuration, and glazing style. Reference archival photographs for accuracy.
- Restore any altered windows or openings, where applicable, that have been altered or damaged.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced.
- Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing, if possible. Alternative options to be discussed with Heritage Consultant.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.4.2 DOORS

The historic residence features an original panelled wooden front door with half-height glazed insert and split transom, which is a character-defining element of the historic building that should be preserved. As part of the scope of work, original exterior doors, including the glazed front door assembly with transom, will be retained and rehabilitated, as necessary. If new doors are required, historically appropriate wood replica assemblies will be installed in existing openings.

CONSERVATION STRATEGY: REHABILITATION

- Retain and rehabilitate original door openings, frames, and trim, where extant.
- Preserve extant original exterior doors and trim, and repair as required.
- New doors should be visually compatible with the historic character of the building.
- Review existing hardware and retain any items of historic significance. Retain as repair as required, while upgrading security functions.

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.

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5.5 ROOF

The Rutland Residence features a simple shallow hipped roof with three original internal chimneys, which are character-defining elements of the historic structure that will be preserved. The character-defining roof displays details typical of the Italianate style, including shallow eaves with rolled coves seen along the perimeter of the primary roofline as well as over the ground floor bay windows and entryway, and an off-centre hipped-roof over the entry porch, detailed with rolled coves, scroll-cut screen and brackets, supported by lathe-turned columns with square fluted capitals and bases. The original shingle cladding has been replaced with asphalt shingles. The roof appears to be in fair condition with evidence of weathering and localized damage to exterior materials, which will require more thorough review when access is available. As part of the overall rehabilitation scheme, the existing original roof structure will be retained and



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5 CONSERVATION RECOMMENDATIONS

rehabilitated as required. Original character-defining elements, including the shallow eaves with rolled coves, will be preserved, and any missing, altered, or damaged character-defining elements or original fabric will be repaired and/or replaced in-kind, as required.

CONSERVATION STRATEGY: REHABILITATION

- Retain original roof structure, as expressed by its shallow hipped form with shallow eaves and detailing, and preserve original roof elements.
- Preserve three internal masonry chimneys, if possible.
- If internal fireplaces are intended to be removed, consider structurally stabilizing original masonry chimneys above the roofline to preserve the appearance of the original chimneys, as viewed from the exterior
- Rehabilitate and/or restore altered elements following removal of north-side addition. Restore to its original two-storey 1889 configuration.
- Preserve original material, where possible, including wood trim, rolled coves, cladding, structural elements, detailing, etc. Repair in-kind, or replace where too deteriorated for safe use.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.



5 CONSERVATION RECOMMENDATIONS




5.6 PRELIMINARY COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. The preliminary colour scheme is provided below, based on on-site paint sampling and microscopic paint analysis. The colours will be matched to Benjamin Moore's Historical True Colours Palette. Further on-site analysis is required for final colour confirmation once further access is available.

Based on these colours, a final historic paint scheme will be developed and tested. Prior to final paint application, samples of the selected colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

CONSERVATION STRATEGY: INVESTIGATION

PRELIMINARY HISTORIC COLOUR SCHEME

Element	Colour*	Code	Sample	Finish
Wood Siding	Pendrell Verdigris	VC-22		Eggshell
Wood Window Sashes, Wood Columns, Rolled Coves	Pendrell Green	VC-18		Semi-Gloss
Wood Window Trim	Gloss Black	VC-35		High-Gloss

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*.

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 Rutland Residence. 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 Rutland Residence 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 MAINTENANCE PLAN

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,

6 MAINTENANCE PLAN

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 reminder 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 Rutland Residence, 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:

- Are foundations sound? Cracking of joints or masonry?
- Paint peeling, if any? 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?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- Deflection of lintels?

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? Landscaping?
- 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?

6 MAINTENANCE PLAN

Condition of Exterior Painted Materials:

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

Porches:

- Are steps safe? Handrails secure?
- Do any support columns show rot at their bases?
- Attachment – are porches, steps, etc. securely connected to the building?

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?
- 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?
- If glazed, is the glass in good condition? Does the putty need repair? If leaded, is lead in good condition? Any cracks, leaks, warping?
- 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?
- Does exterior require repainting or repair?

Gutters and Downspouts:

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are downspouts complete without any missing sections? Are they properly connected?
- Is the water being effectively carried away from the downspout by a drainage system?
- Do downspouts drain completely away?

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 shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well seated?
- Are metal joints and seams sound?
- If there is a lightning protection system are the cables properly connected and grounded?
- Does the soffit show any signs of water damage? Insect or bird infestation?
- Is there rubbish buildup on the roof?
- Are the drain pipes plugged or standing proud?
- Is water ponding present?

INTERIOR INSPECTION

Basement:

- 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?

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.

Semi-annually

- Semi-annual inspection and report with special

6 MAINTENANCE PLAN

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

Historic Name: Rutland Residence

Original Address: 11 Battery Street [changed to 4 Battery Street by 1903]

Current Address: 674-76 Battery Street [part of 50 Douglas Street Parcel]

Original Owners: Lucy M. & Henry Rutland

Architect/Contractor: Unknown

Date of Construction: 1889

Heritage Status: Designated 1979

WATER PERMIT:

- City of Victoria Plumbing Permit #1273; June 2, 1903; 674-76 Battery Street; 2/3/Beckley Farm; J.H. Ross.

ARCHITECTURAL PLANS:

- None located.

DIRECTORIES:

- 1889 *Williams' BC Directory*, page 148:
Rutland, Mrs, dress maker, 171 Fort
Rutland, H, salesman (H Young & Co) res 171 Fort
- 1890 *Henderson's BC Gazetteer & Directory*, page 573:
Rutland Henry, clerk Henry Young & Co., res Beacon Hill Park
- 1890 *Williams' Victoria and Nanaimo Directory*, page 224:
Rutland, H, salesman (H Young) Battery
- 1890 *Williams' Victoria and Nanaimo Directory*, page 251:
Young, Henry & Co, dry goods, White House, 67 Govt
- 1891 *Henderson's BC Gazetteer & Directory*, page 530:
BATTERY from Beacon Hill Park to Carr
11 Rutland Henry
- 1891 *Henderson's BC Gazetteer & Directory*, page 697:
Rutland Henry 11 Battery
- 1892 *Williams' Illustrated Official BC Directory*, page 208:
BATTERY runs from Beacon Hill
Beacon Hill Side
4 Rutland, Henry
4 Campbell, Mrs D
- 1892 *Williams' Illustrated Official BC Directory*, page 496:
Rutland Henry, mcht, 47 Johnson, res 4 Battery
Rutland, H & Co, dry goods mcht, 49 Johnson
- 1905 *City of Victoria and Suburban Directory*:
Page 22: Battery: 4: McKay, John
Page 204: McKay, John, retired, h 4 Battery.

FIRE INSURANCE PLANS:

- 1891 (rev. 1895). [Insurance Plan of] Victoria, BC. Chas. E. Goad: Not included on Sheet 29.
- 1903 (rev. 1905, 1909). Insurance Plan of Victoria, BC. Chas. E. Goad: Sheet 85. 4 Battery Street [crossed out], 41 Battery Street [crossed out], 676 Battery Street [written in]
- 1911 (rev. 1913). Vol. 1 of Insurance Plan of Victoria, BC. Chas. E. Goad: Sheet 69: 676 Battery Street.

APPENDIX A: RESEARCH SUMMARY

BC VITAL EVENTS:

- Groom: Henry Rutland; Bride: Lucy M Anderson; Event Type: Marriage; Registration Number: 1886-09-003165; Event Date: 1886-07-10; Event Place: Victoria.
- Person: Henry Rutland; Event Type: Death; Registration Number: 1922-09-296518; Event Date: 1922-01-16; Event Place: Victoria; Age at Death: 81.

PHOTOGRAPHS:

- CoVA M02854: Henry Rutland family home at 674/676 Battery Street, 195-]. [B.C. Historical Society]
- CoVA M07149: Crowd gathered near Beacon Hill Park, 1907. Looking from Beacon Hill Park towards the east. Second building from left is Corrigan College.

PUBLISHED REFERENCES:

- *Victoria Daily Colonist*, January 1, 1890, page 7: Battery Street: H. Rutland, residence, \$2,800.