Heritage Building Design Guidelines

Prepared for: Community and Cultural Planning
City of Nanaimo
August 2018

Prepared by: RDH Building Science Inc.

NANAIMO Culture & Heritage IT'S WHO WE ARE

RDH BUILDING SCIENCE

CITY OF NANAIMO THE HARBOUR CITY

Table of Contents
Heritage Building Design Guidelines

Table of Contents
Heritage Building Design Guidelines

HERITAGE BUILDING DESIGN GUIDELINES

1. INTRODUCTION

The City of Nanaimo Heritage Building Design Guidelines apply to the 53 recognized heritage buildings in the Downtown/ Fitzwilliam Street Corridor Heritage Conservation Area (HCA1) as contained in Section 7.5 of the City's Official Community Plan. A map of HCA1 is shown overleaf.

The HCA1 was created in 1998 in order to create a heritage conservation-oriented permit system for significant external alterations made to listed heritage buildings within the area.

The concerns of preserving our built heritage are of increasing importance as downtown core development is proceeding mostly by replacement of existing buildings rather than outward expansion. The heritage environment is a non-renewable resource that should be treated as a precious commodity. With very few exceptions, once a building is lost or defaced it cannot be reclaimed. The emphasis of these guidelines, therefore, is on the retention of original built form and detailing, and on the preservation and enhancement of original character. Additionally, the continuing structural integrity of each building must be confirmed in order to ensure preservation. Any rehabilitation or adaptive re-use must, therefore, respect the general building fabric. On-going conservation must support economic viability to provide a sound footing for revitalization. These considerations form the basis for successful adaptive re-use and preservation in this conservation area.

1.1 Objectives and Intentions of the Guidelines

The Heritage Building Design Guidelines have been derived from an examination of the existing conditions of the conservation area and an analysis of the potential revitalization treatment of each building in the conservation area. The principles underlying the Guidelines are based on maintaining the integrity of individual buildings where possible, and with the understanding that alterations and updates to the buildings can be made where they are consistent with the general standards for preservation, rehabilitation, and restoration outlined in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The final appearance desired for Heritage Conservation Area 1 can only be achieved through the cooperation of all concerned, and through the success of each individual building project.

The primary goal of the guidelines is to support the overall economic viability of Heritage Conservation Area 1 as a revitalized centre of activity that will augment the existing successful Downtown revitalization. The Guidelines, therefore, act for the benefit of the whole community by promoting rehabilitation works that will enable the area to appear and function in a way that is authentic to its heritage character.

These guidelines will also act as a formal documentation of Heritage Conservation Area 1 in its present form. This record of the historic fabric of Nanaimo will act as a guidepost for future sensitive development.

The objectives of the Guidelines are:

1. To encourage the retention and rehabilitation of individual buildings within the conservation area.
2. To direct the appearance and type of additions or new construction for listed heritage buildings within the conservation area.
3. To encourage the revitalization of this conservation area, through the promotion of economically viable commercial projects.
4. To inform individual building owners and the public of the best practices related to the conservation of Nanaimo and the heritage buildings in this conservation area.

1.2 Guideline Application

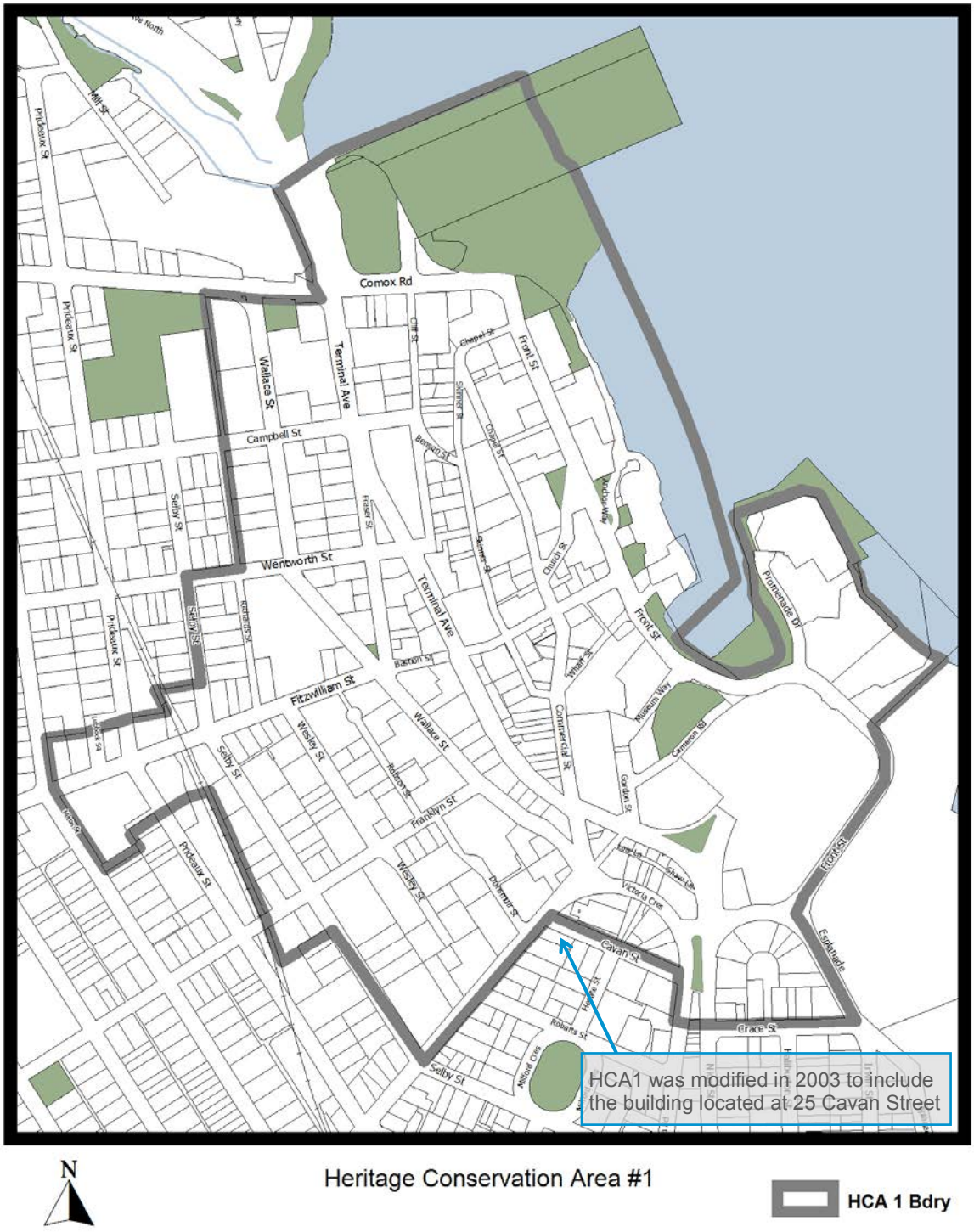
Coherent and systematic planning is always dependent on foreknowledge and information. These Guidelines will assist municipal planners in the integration of heritage considerations within the greater context of city growth.

These Guidelines should be consulted by city staff prior to making plans for any renovation, restoration, or new construction work within Heritage Conservation Area 1. The Guidelines should also be used in conjunction with the appropriate zoning bylaws of the City of Nanaimo.

A Glossary of Terms is provided at the end of this document.

1.3 Heritage Conservation Area 1 (HCA1)

Downtown/Fitzwilliam Street Corridor Heritage Conservation Area (HCA1)



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

The City of Nanaimo's Heritage Building Design Guidelines are intended to be used in conjunction with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The primary purpose of Parks Canada's *Standards and Guidelines* is to provide sound, practical guidance to achieve good conservation practice. Neither document is intended to replace the role of conservation practitioners or to provide detailed technical specifications appropriate to every situation. Instead, they offer results-oriented guidance for sound decision-making when conserving, rehabilitating, and using an historic place.

The following standards form a key part of the *Standards and Guidelines for the Conservation of Historic Places in Canada* and should be considered and applied where appropriate to any conservation project.

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.

6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

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

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation:

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration:

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

2. Building Typologies

The wide range of building types and activities within Heritage Conservation Area 1 (HCA1) indicates the potential for a sound economic base, as this diversity may be utilized for a variety of potential developments. The following range of building uses may be found within the area:

- Commercial/Retail
- Commercial/Office
- Institutional
- Light Industrial

Continuance of this range of activities is critical to ensuring the economic, social, and cultural viability of this area.

Within the context of the 53 listed buildings, several distinct types emerge. None of the buildings rise over three stories in height (excluding the church spire and firehall tower), and with the exception of some of the institutional buildings, they are all quite flexible as to potential layout and usage within the existing heritage built form. The basic construction of these buildings lends itself to a range of alternate interior usages. Adjacent buildings, although not heritage listed, have their own scale and character which should be respected in their future use and development. Additions to these buildings should respect the existing form, scale, and rhythm of the historic district.

3. Form and Scale

This section provides insights for appropriate design decisions regarding the rehabilitation and restoration of existing heritage buildings in HCA1. The character of these heritage buildings is derived from the use of simple, locally-available materials and traditional forms; these qualities should be enhanced whenever possible. Architectural details should not be added that never existed on a particular building or that did not exist for each appropriate building style. These are crucial considerations for the overall character of HCA1.

The details of each individual rehabilitation or restoration project should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing buildings should respect their original design intention as well as the proportions of neighbouring buildings.

The alternation of solids and voids (walls to openings) in the façade establishes a pattern which may be sensed by observing the building from a distance. This pattern is perceived as a rhythm by the passerby, and a sympathetic relationship between old and new construction may be achieved by incorporating similar rhythmic patterns.

Example patterns established in heritage building façades by solids (walls) and voids (openings). Sympathetic relationships may be formed between old and new construction by incorporating similar rhythmic patterns.

A building's character is defined by its architectural details, which in many cases have been lost over many years of weathering, renovation, or lack of maintenance. It is not necessarily intended that every detail of every building be restored, but rather that surviving features be retained and inappropriate later additions be removed or replaced. In many cases, original details may be exposed by removing later applied sidings. The following areas of each building should be examined to determine what original architectural details remain and may be rehabilitated.

3.1 Façade Treatment

Original brick, wood, or stone should be exposed when intact. In addition, any trim materials that have been removed should be replaced with suitably designed substitutes, preferably based on archival drawings or photographs that depict the original details.

3.2 Windows

There is a great variety of fenestration in HCA1, but the majority of buildings originally had double-hung wood sash windows. Original window openings and sashes should be retained whenever possible. When original windows have already been replaced with newer inappropriate sashes, new windows that match the original detailing should be replicated. This is further covered in Section 6: Storefronts, Doors, and Windows.

It is a general recommendation that, whenever possible, original forms, materials, and details be uncovered or left in place and preserved.

4. MATERIALS

This section discusses the appropriate treatment of materials in the preservation, rehabilitation, or restoration of existing heritage buildings, or any new additions to those buildings, in HCA1. Key concerns regarding materials and practical construction considerations are discussed.

Materials and textures should conform to the nature of historic construction. In the rehabilitation of, or addition to, an existing building, the predominant original facing materials should be repeated and maintained. Any materials used should respect both the style and the date of the individual building, as well as the visual continuity of HCA1. The use of materials should also conform to the overall context of the early buildings of downtown Nanaimo, which derive their character from the use of materials and a simple and logical deployment of their forms and proportions. In some cases, colour is derived from the intrinsic colour of the facing materials, especially in masonry, which should be respected in any rehabilitation. Whenever possible, original materials should be left in place or exposed if covered; new materials should be joined in a sympathetic and non-distracting manner. In cases where original materials have deteriorated to the point where they require replacement, use matching materials and details to duplicate the visual appearance of the original. The following specific considerations for materials should be addressed:

4.1 Brick

Original masonry should be exposed and cleaned whenever possible. The most important consideration with a brick wall assembly is to ensure its integrity against weathering and water infiltration. Proper flashing at the top of the assembly, weather tight structural openings, and intact and properly struck mortar joints are critical considerations. The assembly should be carefully examined as to its overall performance.

If deteriorated or missing bricks are to be replaced, the primary consideration is to match the size, colour, texture, and strength of the original, and if exposed, match the colour and surface texture. Underfired bricks ("salmons") that have deteriorated may need to be removed and replaced in situ. In some cases matching bricks may be removed from another inconspicuous part of the building (i.e. a subsidiary façade).

Deteriorated mortar joints should be raked and repointed. The tooling and size of joints, the colour of mortar, and surface texture should be matched as closely as possible to the original condition. Care should be taken to ensure that the brick is not damaged during this work.

Mortar strength should match the original; mortar that exhibits greater strength than the brick may cause stresses to build up within the wall that could cause ultimate failure. Further information on the proper treatment of brick is contained in Parks Canada's *Standards and Guidelines*.

In general, brick should be cleaned of excessive grime and soot, and inappropriate paint layers removed. These are specialized processes that should be undertaken by a skilled professional, and the following considerations must be taken into account:

Dakin Block, 93-99 Commercial Street

1. Never sandblast or use any abrasive cleaner on a brick, terra cotta or stone facing. Abrasive cleaning may effectively destroy these surfaces. They may also completely alter the appearance of these materials. Once damaged, these surfaces are more vulnerable to weathering, and may never be restored to their original appearance.
2. Chemical cleaners and strippers, used in conjunction with low pressure water treatments, offer the best range of possibilities for restoring brickwork. These chemicals are caustic and must be handled with great care during application. If water pressure is too high it can wash mortar right out of the joints and soak the wall.
3. In any cleaning or stripping operation, adequate testing must be carried out on the primary and surrounding materials. Caustic products may etch glass and affect other surfaces. A minimum test patch of 1.85 square metres (20 square feet) is recommended, followed by proper washing after an adequate dwell time.
4. Repointing may be required as a result of cleaning and stripping operations, and should therefore be undertaken after any such process.
5. Brick sealer should not be applied except in cases of significant deterioration; when masonry repairs, alternative design solutions, or flashings have failed to stop water penetration, and only if recommended by a building science professional after a thorough examination.

If brick is to be added to an existing building, it should match the colour, size, texture, and compressive strength of the existing brick. Any brick used in new construction should be common face brick, smooth in texture, of traditional size, and preferably be red, yellow or buff in colour. Overscale masonry units, such as giant bricks and concrete blocks, should not be used in HCA1.

4.2 Concrete and Stone

In cases where these materials are original, they should be checked to ensure their integrity and watertightness. Any drainage defects should be corrected, and the wall assembly properly topped off or flashed. Any patching should match the original. Damaged or loosened pieces should be removed, and tests made with patching materials to verify colour and texture. The final patches should be as invisible as possible. With reinforced concrete, any spalling that has exposed reinforcing bars should be repaired as quickly as possible; the exposed bars should be cleaned of rust and sealed to prevent further deterioration. Concrete and stone may also be cleaned in a process similar to that of brick.

The use of concrete as a facing material in additions is discouraged unless it is appropriately detailed into smaller surface areas, or covered with another siding material. Concrete blocks are not considered to be an acceptable façade material.

The use of stone as a finish material, especially at storefront level, is acceptable, within strict limitations. The size of the masonry units should be scaled to the size of the building, and jagged, rough-cut or random stones should not be used under any circumstances.

4.3 Stucco

This material was rarely used as a primary cladding in Nanaimo before the 1930's, and is therefore often an addition to earlier buildings. Stucco cladding was either added to "modernize" the style of a building, or to try to correct a moisture problem. In some cases a secondary coat of stucco was added over the original, often obscuring details, and was usually applied in an inappropriate texture. Stucco applied over masonry cladding can affect the integrity of the building and should be removed whenever feasible.

If the stucco is original and is to be repaired, loose patches should be removed, the area cleaned of loose particles, and then patched and painted to match the existing texture and colour. If the stucco is not original, it should be removed if feasible; this can produce startling results, revealing the original beauty of a building that has been lost for years. As each stucco removal project has specialized concerns, each must be reviewed separately as to procedure and phasing. This process can literally uncover the past, and is thus one of the most dramatic processes in a renovation or restoration process.

Stucco in new construction should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat; textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco, as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be flush with a stucco cladding assembly.

4.4 Later Applied Siding

In many cases, applied sidings are added over the original materials of older buildings; these later sidings include asbestos or asphalt shingle, vinyl, and aluminum. They are all much easier to remove than stucco, as they are generally nailed directly to wood, and the individual units are of a manageable size. The same considerations for stucco removal apply to this process, and due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered in all cases.

Parkin Block, 143-155 Commercial Street

Caldwell Block, 35 Commercial Street

4.5 Wood

This was the most commonly used siding and structural material for the early buildings within HCA1. Original wood siding should be repaired, painted, and maintained to an acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessary. In these cases, the original configuration, assembly, and appearance of wooden elements should be duplicated. Wooden sash windows are discussed in Section 6.3.

In some cases, wood that is only partially decayed may be rehabilitated with resin treatments or injections. Although effective, this is generally too expensive a process for smaller projects; careful replacement of wooden elements with replicas is therefore recommended. In a restoration process, attention should be paid to exact duplication of any wood that requires replacement or is missing. Any pieces to be replaced should be carefully measured, removed with minimal disruption to the surrounding materials, replicated and replaced.

For pitched roofs in HCA1, the traditional material would have been cedar shingles. It is recommended that ultimately all the pitched roofs in the area should be covered with cedar shingles. Asphalt shingles should not be allowed as a roofing material in new additions. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction, wood siding should be horizontal, narrow profile of less than 15cm (6 inch) depth, or else closely resemble traditional drop siding. Corner boards and window trim should be used, and siding should be properly painted. Only finished cedar or other appropriate finished wood should be used. Plywood should not be used as a primary siding material. Wooden shingles may be used, if appropriately detailed, especially for the side walls of commercial structures, but are not recommended as an overall treatment. Wooden windows, doors, and storefront elements are strongly encouraged.

4.6 Metals

In general, metals are only found as trim, cornice, or storefront elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements, such as cornices, should be replaced whenever possible.

Sheet or cast metal pieces should be repaired in situ whenever possible, but may be removed for shop repair if precautions are taken; special note must be taken of the placement and type of anchoring system. In addition, anchoring systems should be thoroughly examined as to their adequacy and stability, and reinforced as required. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

The first step in repairing metal trim is to examine it for signs of decay, and to halt the causes of deterioration. This should occur before repairs commence or the trim may be further damaged. The following are the most common types of metal deterioration:

1. Corrosion: generally caused by water and air pollution infiltration.
2. Galvanic corrosion: an electrolytic reaction that sometimes occurs between two different metals in the presence of water or pollutant elements. This may occur if the wrong type of nail or anchoring system is used.
3. Fatigue: caused by cyclical thermal expansion and contraction.
4. Overloading: caused when metal is stressed beyond what it is designed to carry.
5. Anchorage failure: in some cases, the method of attachment may fail; this is common when metal elements, such as cornices, are attached with iron hangers, which can gradually rust away.

Angell's Trading, 526 Fitzwilliam Street

Hall Block, 37-45 Commercial Street

Metal trim elements on buildings are generally either galvanized or ferrous and should therefore be painted. The following considerations apply to their proper finishing:

4.6.1 Galvanized Metals: These are sheet metals in which zinc has been used as a protective coating. They must always be painted with an appropriate chromate galvanized metal primer; otherwise, the paint surface will fail and peel off, as may be seen on many metal cornices. This primer should then be top-coated with two coats of oil-based paint. Any flashings should be examined as to their integrity and water tightness.

4.6.2 Ferrous Metals: This includes iron and steel, which should be primed as necessary and painted with two coats of oil-based paint. Surfaces exposed by cleaning, repair, or the removal of paint should be primed immediately. For final painting to proceed, the surface must be absolutely dry and free of moisture.

In a restoration or rehabilitation project, any missing metal trim elements should be duplicated and replaced. Reference to historical photographs could be particularly helpful in the replacement of cornice details.

In additions, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated metal sidings are not considered appropriate under any circumstances.

4.7 Tile

This material is sometimes found on early commercial buildings at entries and on storefront bulkheads. The use of decorative tilework is encouraged. Tiles should be small, 15cm (6 inches) square or less, and should conform to the colour section of these Guidelines. They should be solid colour (patterned tiles should not be considered acceptable) but may be used to form a fretwork, geometric pattern, or signage. They provide an appropriate solution for the finishing of a stucco wall, which should not come into direct contact with ground level or a sidewalk.

Globe Hotel, 25 Front Street

4.8 Materials and Treatments Summary

To summarize, the following materials and treatments are considered **appropriate** for use in HCA1:

1. Common Face Brick: in red, yellow, or bluff.
2. Stucco used as a panel treatment, bordered with wood: should only be finished with a flat texture.
3. Concrete: only when detailed into smaller surface areas, or covered with a facing material.
4. Stone: when used in an appropriate historical fashion.
5. Wood: traditional lapped or drop sidings, with a width of less than 15 cm (6 inches). Cedar shingles may also be used in sections, and are recommended for pitched roofs.
6. Metals: as a secondary material or trim only.
7. Tile: as a decorative element.

The following materials and treatments are considered as **inappropriate** for use within HCA1:

1. Out-of-scale masonry units
2. Textured, swirled or heavily stippled stucco; large expanses of stucco
3. Aluminum, vinyl, or plastic sidings
4. Corrugated or sheet metal sidings or roofs
5. Vertical or diagonal wooden sidings
6. Split cedar shakes as siding
7. Unfinished cedar siding
8. Wide profile or lapped wooden siding
9. Plywood as a primary siding material
10. Jagged, rough-cut or random stonework
11. Sprayed stone chip or stone chip panels
12. Mirrored glass
13. Glass curtain walls or ribbon windows
14. Expanses of concrete

With these guidelines in mind, modern materials may be used if sensitively treated. Metal frame storefront windows may be used if the glass is appropriately divided and the metal properly detailed, and may in fact mimic a Victorian cast-iron storefront, when required. In general, it is the size, scale, and placement of a material, as much as the material itself, that determines its appropriateness within the conservation area.

If these considerations are addressed, in almost every case original materials may be retained or uncovered, or their visual appearance duplicated. This will be an important step in recapturing and maintaining the historic visual appearance of HCA1.

5. COLOUR

Colour is both an intrinsic quality of exposed material and an applied surface treatment. It is one of the most important visual aspects of a building, as well as the most easily perceived. It is also one of the characteristics of a building that is easiest to change. A new coat of paint is the fastest, easiest, and often the most inexpensive way to improve a building's appearance.

The choice of proper colours is critical. It costs no more to pick an authentic colour scheme but it may make all the difference between a successful project and a failure. Building owners are therefore strongly encouraged to seek the help of a design professional in choosing an appropriate colour scheme.

With the heritage buildings in HCA1, it is strongly recommended that a return to their original colour scheme be considered. When the original scheme can be determined, a close match should be attempted, and the original builders' intentions should be respected.

To determine the original colour scheme, the following steps are recommended:

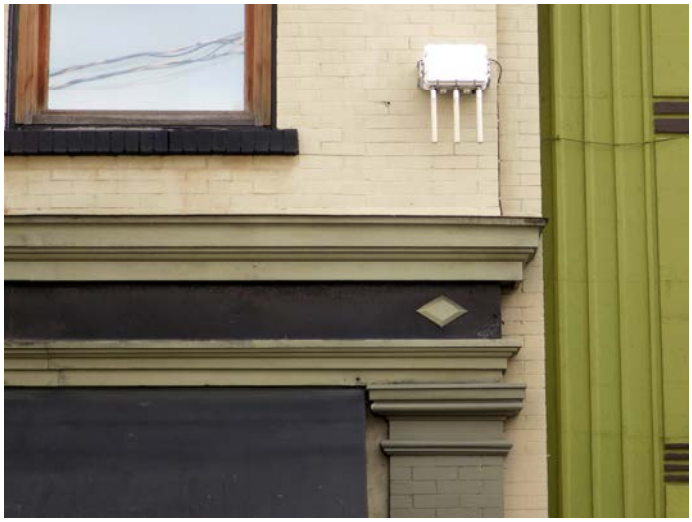
1. Scrape down to the first paint layers on any existing original material. This may be accomplished with a sharp knife, sandpaper or a light application of paint remover. Look in several different locations, including around the door and window openings. Collect any available samples on a piece of paper and note where they were found as documentation.

2. Look at the colours in strong daylight. Remember that they will have faded from the original, and that you are only looking at a small sample from what would have been a large surface area. With some darker colours, fading may be drastic; dark blues tend to turn purple. In difficult cases, it may be necessary to have samples analyzed in a lab, but this will not be required with most projects.

3. In cases where an original colour scheme cannot be located, or where it is judged to be inappropriate, a scheme sympathetic to the style and period of the building should be prepared. Particular attention should be paid to the contrasts between trim and body colour, and the enhancement of architectural detail.

In most cases, earth tones and natural pigment colours are the most appropriate choice. Generally, body colours should be limited to natural earth tones, with bright or primary colours limited to trim, canopies, and signage. Certain colours are considered inappropriate for use within HCA1, such as bright oranges, reds, blues and greens. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstances. Plain white should also be avoided, as it can be a jarring element, especially when used on stucco. On stucco cladding, a warmer colour should be used, such as an antique white, buff-white, or cream.

There is a wide range of colours appropriate to HCA1. Many paint companies now publish guides for heritage colours, and are generally a good source of advice. Designers, architects, or heritage consultants would also be able to help. If in doubt, building owners should seek initial guidance on appropriate colours from the Culture/Heritage Planner.



Commercial Hotel, 121 Bastion Street

5.1 Colour as an Architectural Enhancement

Historic buildings often display special opportunities for the highlighting of building details with colour. Overly bright or garish contrasts should be avoided; light tones are encouraged. Areas of the building that should be examined as to their potential for colour enhancement are:

1. Cornices: different elements of a cornice may be emphasised by contrasting tones, or treated in hues of the same colour.

2. Door and window trim and surrounds: may be treated in colours complementary or contrasting to the body tones. Mullions should be dark in colour.

3. Storefronts and Porches: colour may be used to highlight ground floor elements.

4. Signage: provides an excellent opportunity to display a bright, lively use of colour.

5.2 Finish Considerations

Once the colours have been chosen, and before the paint has been purchased, a test in the field is strongly encouraged. Test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be made.

A surface must be prepared for painting through adequate scraping, priming, and preparation or the paint may fail. Painting should occur under suitable conditions of temperature and humidity.

As a final consideration, trim elements should always be painted in a gloss oil-base paint. Body colours may be in a latex or oil-base finish. For older buildings, an overall use of enamel paint would be most historically accurate.

6. Storefronts, Doors, and Windows

The ground level of historic commercial buildings have generally experienced the most alteration over the years. It is therefore very important to consider their current restoration or renovation in regard to the final appearance desired for the entire building. Often a complete rebuilding is required to fully promote and complement a revitalized business image. The ground level is the way that most people enter a building. It is also the face by which a business presents itself to the street. This is a critical aspect of any project, and if a full restoration cannot be undertaken, an interpretive design in sympathy with the period, style, and design of the existing facade should be constructed.

An important first step in storefront design is to determine if an original plan or photograph of the building exists to indicate the original treatment. Some additional evidence may remain in the building's original features, or may be covered by a later siding; this may be discovered with careful probing and investigation. The effort of rebuilding a storefront is well worth undertaking when the long-term economic benefits of increased business are analyzed.

Eagle's Hall, 133-141 Bastion Street

6.1 Storefronts

Once research into the original street level of the building has been undertaken, several initial questions need to be asked before design decisions may be made. Some of these initial considerations are:

- Function: What was the original function? What is the intended function? What type of window display space and visibility is required?
- Circulation: Is the location of the entry original? Is it appropriate? If not, how may it be changed?
- Height: Many original store windows have been shortened over the years; originally they were quite tall in order to allow natural light to penetrate. What is the appropriate height for the windows?
- Original Materials: Is there anything original remaining or covered up under later sidings? How may this be best incorporated into the final design?

Once these concerns have been addressed, a final design may be developed. Decisions may then be made concerning:

- Materials: Can the original materials be restored? Which new materials will be most appropriate, attractive and durable? Any new materials should be similar in colour, texture, and detailing to what would have been original.
- Proportions: In multi-storey buildings, there should be a clear relationship between the ground floor and the upper floors. Account should be taken of adjacent buildings, if applicable.
- Display Windows: For older buildings, large expanses of glass should be avoided. Glass was originally available only in smaller sizes, and large windows would be subdivided into smaller lights. Modern adaptations or reconstruction should follow this original patterning.
- Signage: There should be clear and logical opportunities for the placement of appropriate signage. For further information see Section 7: Signage and Lighting.
- Integrity: What remains of the original building should not be disturbed. Changes to the original fabric that are not reversible should not be made.
- Character: A look appropriate to the original building is essential. Applied styles, such as mock Tudor, are strongly discouraged. They have the effect of visually isolating the storefront from the rest of the building, and create a jumbled and chaotic effect. The character of the building should be respected and enhanced by the storefront design.
- Canopies: This is often the final touch in a successful storefront renovation if a canopy was an original feature. Canopies not only provide shelter for pedestrians, encouraging them to stop and browse, but also protect merchandise from direct sunlight. For further information see Section 8: Canopies.

Each storefront renovation has different considerations, but a successful end product will upgrade the entire look and image of the building, and provide a real uplift for the streetscape and the potential customer. Attractive storefront design is one of the keys to economic viability.

6.2 Doors

The original doors of the early commercial buildings in HCA1 would have been made of wood, with carved or molded detail, often with inset glass panels. Original hardware was usually of cast brass.

Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired. Doors should always conform to egress requirements as outlined in bylaws and codes. New or replacement doors should be sympathetically detailed so that they are in accordance with the nature of the building, and appropriate materials should be used. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to welcome visitors in. Doorways to private residences or upper floor apartments should contain a minimal amount of glass, so as to indicate the more private nature of these entries. Any glass panels in residential doors should either be of stained, textured, frosted, or bevelled glass, backed or faced with lexan to provide security against forced entry. Proper consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's façade.

Metal doors began to be used in Nanaimo in the 1930s and buildings of this period may look their best with metal-framed doors and storefronts.

Nanaimo Firehall #2, 34 Nichol Street

Shaw Residence, 41 Chapel Street

6.3 Windows

Window shapes and sizes vary widely with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a discernable reveal, sill, and trim.

Windows that are blocked up in whole or in part should be opened and properly re-glazed. Window openings that have been changed in size should be returned to their original dimensions and an appropriate window sash reconstructed. The older buildings in HCA1 invariably had double-hung or casement wooden sash windows. If the original windows have been removed, archival photographs should be consulted to determine original fenestration.

For existing buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame or vinyl-insert windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately caulked and the sash pockets insulated, or with the placement of storm windows. In many cases this will provide a higher efficiency rating than double-glazed units in metal frames, as wood is in itself a natural insulator. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration, in which case only exact replicas should be used for replacement.

In additions, it is recommended that wooden windows and doors, traditional in appearance and detailing, be used. These need not be exact reproductions, as long as they are in sympathy with the character of historic construction.

7. Signage and Lighting

Signage contributes a great deal to the general atmosphere of a commercial district. Signs are eye-catching features that should be colourful, decorative, distinguished, and legible. Their illumination at night adds liveliness to the streetscape, and their individuality can bring to the viewer a positive expression of the business to be found within.

While diversity to suit the varied needs of advertisers must be respected, there should be a unified visual style that suits the nature of the overall streetscape. Consistency of style and scale among buildings ensures that the message of each individual sign is not lost. Building owners and tenants are strongly urged to erect a more traditional style of building signage, and in addition to these Guidelines, signage must conform to the appropriate bylaws of the City of Nanaimo.

Placement of signage should be concentrated where it is most visible; different types of signage should be used to enliven the street, and the character of the signs will promote a new image for businesses in the area.

Signage should always be designed and executed by a qualified professional.

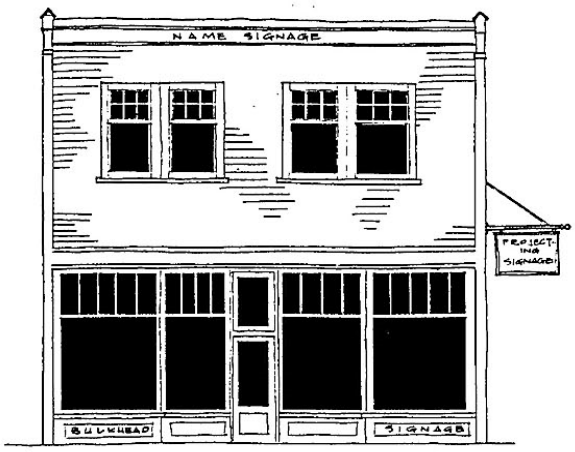
7.1 Types of Signage

The following types of signage are considered acceptable for use within HCA1:

1. *Fascia Signs:* are those that are placed on the fascia of a building, mostly in the area between first and second floors. Only one per business should be erected. They should be of wood, or painted directly on a flat fascia element. The ends of a wooden fascia sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted), cut-out or carved. The use of sketches, illustrations, or photographs is discouraged. Fascia signs should not exceed 60 cm (24 inches) in height, or exceed In length 90% of the width of the building.

Palace Hotel, 275 Skinner Street

2. *Under-Canopy Signs:* these signs should be no less than 2.4 metres (7 feet 10 inches) above grade, and have a maximum height of .3 metres (1 foot). They should not exceed the width of the canopy under which they are hung. In addition, they should be securely attached to an appropriate metal hanger, and not easily removable.
3. *Flat-Fixed Signs:* are wooden signs attached directly to the vertical surfaces of a building. They should be similar in style and design to projecting signage. One appropriate area for flat fixed signage is on wooden storefront bulkheads (rather than applied over stucco or tile).
4. *Projecting Signs:* are those that are hung or fixed at ninety degrees to the face of the building. As they are double-sided, they count for double the area of flat signs. They may be of various shapes. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, either painted, or carved and painted, and hung from a wrought iron or decorative sign standard. These signs should not be hung lower than 2.4 metres (7 feet 10 inches); a clearance of 3.0 metres (9 feet 10 inches) is preferred. These signs should not extend more than 1.0 metres (40 inches) past the property line, and should not extend beyond a point 60 cm (2 feet) inside the curb line.



5. *Painted Wall Signs:* generally these signs work best when painted directly on wood siding, especially on drop siding, or on a brick facade. They are not recommended for use on lapped wood siding or stucco cladding. If lettering alone is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.
6. *Free-Standing Signs:* these are signs not directly attached to the building, and should be carefully regulated to reduce visual clutter. They should be made of wood, or wood with a metal support, and their design should be based on historic precedent with a border and frame. They are also an opportunity for effigy signage; the same design criteria apply as for projecting signs. The construction of these signs should be very stable and durable.
7. *Window Signs:* are those that are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs. Fineline borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour, in order to provide an illusion of depth. Window signs should occupy no more than 30% of the window area, or in door glazing, no more than 50% of the glassed area. They should be simple, traditional, and centred.
8. *Canopy Signage:* lettering should be restricted to the front or side canopy valance. No lettering should be allowed on the slope of the canopy, although a logo or identifying symbol may be used, providing that it is carefully drawn and painted. The canopy valance should be no more than 30 cm (12 inches) high; lettering should be no more than 25 cm (10 inches) high. Lettering should extend for only 90% of the length of the valance. Total canopy signage, including any painted logo, should not exceed 10% of the total canopy area.

9. *Architectural Signage:* is signage used when a building name or date is used for overall identification. These features help give a sense of history and add to the overall character of the streetscape. This signage should be highlighted with colour and lit at night. If it is to be added, it is particularly appropriate on cornices. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This signage should be exempted from the total amount of signage allowed as it is an architectural and historic feature rather than advertising.

7.2 Signage Materials

Materials chosen for signage should be durable enough to last for several years of continuous use, except for the special cases of temporary signage or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

The following materials are considered to be acceptable for signage in HCA1:

1. Wood: either flat panels, preferably with a wooden border, carved or sandblasted panels, or three dimensional wooden letters.
2. Paint: either used on a sign board, or used directly on a building facade or glass.
3. Tile: either mosaic signage or cut and routed tile backgrounds.
4. Metal: used in sign hangers, or as three dimensional cast letters.
5. Baked Enamel on Metal: used for flat-fixed or projecting signage.
6. Neon: cold cathode tubing (not to be confused with fluorescent tubing): this is most appropriate for window signage, but may be used for small outdoor signage. Acceptable as bent lettering, outlines, or as frontlighting and washing.
7. Incandescent or LED Lighting: may be used for direct illumination, for outlining, or directly in signage.
8. Fabrics: for temporary signage, such as banners or flags, outdoor fabrics and oil cloths may be used.
9. Other Materials: in conjunction with other materials, brick, marble and/or other stone may be used, depending on treatment, as part of freestanding permanent outdoor signs.

The following materials are considered unacceptable for signage within HCA1:

1. Plastic: of any type, either flat, painted or vacuum-formed

2. Backlit Fluorescent Panels

3. Exposed Fluorescent Tubing

These material restrictions apply to all types of signage. Signs should always be opaque and directly lit rather than translucent and backlit.

7.3 Unacceptable Signage

The following types of signs are not recommended for use within HCA1:

- Flashing Signs
- Animated Signs
- Rotating Signs
- Roof Signs

7.4 Signage Sizing

It is recommended that for the listed historic buildings, stringent size restrictions be adopted to best maintain the integrity of the original appearance of the area.

The area of signage should be directly based on the size of the building. Signage should always be directly related to the building or the businesses within. The following size limits are recommended for principal signage areas on each building:

1. Flat-Fixed or Fascia Signs: a total of 0.186 square metres (2 square feet) for each 30 lineal cm (1 linear foot) of principal street line frontage, or

2. Projecting or Free-Standing Signs: a total of 0.093 square metres (1 square foot) for each 30 lineal cm (1 linear foot) of principal street line frontage.

Additional signage should be allowed for street address signage and business directory signs, but would exclude architectural signage. Additional signage area allowed for these uses should not exceed 35% of the front facade wall area. This 35% should include the area of all signage on the entire building.

7.5 Signage Shapes

The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signage, such as fascias and above entries, that will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signage should have a decorative wood trim border so as to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat-fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out which provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store.

Merchants are encouraged to display imaginative signs, and are directed to historical precedent for inspiration.

7.6 Typeface and Colour

It is strongly recommended that all signage typefaces used in HCA1 be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be an absolute maximum of three typefaces on any sign, all from related type families. It is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signage should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted), raised, or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building and to fit the building in with its neighbours. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Under no circumstances should bright red, bright orange, bright blue or fluorescents be used. Natural earth tones are generally preferred.

7.7 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments. Expansion bolts in masonry walls should be anchored into the mortar so as not to harm brick or stone.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles, and stays should be either galvanized or corrosion-resistant.

7.8 Appropriate Lighting Methods

The illumination of signs was historically accomplished by incandescent lights shining on the sign face. This is a pleasing and functional lighting solution. The following types of lighting are considered appropriate for use within HCA1.

1. Spotlighting: is the easiest lighting solution for outside signs. Strong focus lights (incandescent or LED) may be used to illuminate from above or to the side, or a row of concealed lights may be used to wash a sign with light. Lights used to illuminate a sign should be shielded from the eyes of the viewer to avoid glare.

2. Neon Tubing: not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.

Under no circumstances or in any application should fluorescent lights be used in sign or canopy illumination.

7.9 Illumination of Building Façades

Building façades may be discreetly illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the eye of the viewer. Specific architectural details, such as cornice brackets or lettering, may also be highlighted with carefully focused spot lighting. This type of treatment will draw attention to details that might otherwise go unnoticed.

Additional highlighting may be provided by the integration of an incandescent or LED lighting system into the canopy design, so that the canopy form is defined at night. Canopies should be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

8. CANOPIES

Canopies are an attractive feature that can provide the finishing touches to a building project. They are very functional, in that they protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. They can also provide a continuous horizontal emphasis to the streetscape.

Careful design is necessary to ensure visual harmony with the rest of the building. Canopies should be opaque, although architecturally designed structural awnings that are transparent may also be considered. They should be attached so as to cause minimal disruption to original materials.

8.1 Canopy Types and Locations

The following types of canopies are considered appropriate for use within HCA1:

1. Three-point closed, without valence
2. Three-point closed, with fixed valence (also known as four-point)
3. Three-point closed, with drop valence
4. Retractable awnings of appropriate period design
5. Architecturally designed structural awnings that are transparent

These are the only canopy shapes recommended. Canopies should be located above doors and windows, and should be shaped to fit the structural openings that they cover. Continuous canopies should not be used unless the building is very narrow, or unless there are no natural opportunities for breaks.

Arched, barrel, quarter-roll, semi-circular or any other random-shaped canopies are not considered appropriate for use within HCA1.

8.2 Canopy Materials

The only type of canopy material considered appropriate in HCA1 is non-shiny outdoor canopy fabric. The fabric should be opaque; translucent fabrics are not considered appropriate. Frame systems should be constructed of tubular steel or aluminum.

Sheet or corrugated metal; wood panelling, shakes, shingles, or siding; or concrete should not be used in HCA1.

8.3 Canopy Colour

The colour of the canopies should be in harmony with the colour scheme chosen for each building. It should be derived from the available colours supplied by canopy manufacturers, as they conform to Section 5: Colour, in these Guidelines. Anyone wishing advice on canopy colour should consult either a trained designer or the City's Culture/Heritage Planner.

The canopies should generally be of a solid colour, although striped fabrics are also acceptable.

8.4 Sizes and Heights

The following recommendations are suggested for fabric canopies in HCA1.

1. Height: Minimum height 2.5 metres (8.2 feet). Preferred height 2.75 metres (9 feet).
2. Projection: Preferred range of projection from the building face - 1.5 metres (5 feet) to 1.8 metres (6 feet).
3. Canopy height: Preferred range of height - 1.5 metres (5 feet) to 1.8 metres (6 feet).
4. Distance from curb: Minimum 0.6 metres (2 feet).
5. Valance: Maximum 0.3 metres (1 foot).
6. Angle: Preferred slope 45 degrees. This may be shallower if the canopies cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance.

Lighting and signage may be combined in the canopy design for an overall integrated effect.

Hall Block, 37-45 Commercial Street

9. New Additions to Heritage Buildings

"An attached exterior addition to an historic building changes its profile and can radically alter its appearance. Such additions should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces. If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New additions should be designed in a manner that makes clear what is historic and what is new so that the addition is not confused with original historic material."

Source: B.C. Heritage Trust Guidelines, Technical Paper Series, 1989.

The following actions are recommended for new additions to heritage buildings in HCA1 as listed in the *Standards and Guidelines*, first edition:

1. Place functions and services required for the proposed use in existing non-character-defining spaces rather than constructing a new addition.

2. Construct a new addition to retain as many of the historic materials as possible and to ensure that the character-defining features are not obscured, damaged, or destroyed, or the heritage value undermined.

3. Design a new addition in a manner that draws a clear distinction between what is historic and what is new.

4. Consider the design for an attached exterior addition in terms of its relationship to the historic place as well as the historic district or neighbourhood. Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

5. Place a new addition on a non-character-defining portion and limit its size and scale in relationship to the historic place.

6. When required for a new use of a building, design a rooftop addition that is set back from the wall plane such that it is as inconspicuous as possible when viewed from the street.

The following actions are not recommended for new additions to heritage buildings in HCA1:

1. Duplicate the exact form, material, style, and detailing of the historic building in the addition so that the new work appears to be part of the historic building.

2. Imitate an historic style or period of architecture in new additions, especially for contemporary uses such as garages.

3. Use the same wall plane, roof line, cornice height, material, siding lap or window type to make additions appear to be part of the historic building.

4. Design a new addition that has a negative impact on the heritage value of the historic building.

10. SUMMARY

The following points are a short summary of the Design Guidelines for existing heritage buildings. For further information, specific reference should be made to the detailed sections in this Guidelines document.

FORM AND SCALE

In general, historic forms and proportions should be respected.

The historic integrity of each building should be maintained and enhanced where possible. Original forms, materials, and details should be uncovered or left in place and preserved.

MATERIALS

The following materials are considered appropriate for use in HCA1, when used in an appropriate historical fashion:

1. Common Face Brick
2. Stucco
3. Concrete
4. Stone
5. Wood
6. Metal trim elements
7. Decorative tilework

Modern materials may be used if sensitively treated.

COLOUR

A return to the original colour scheme is recommended. Building owners are strongly encouraged to seek the help of a design professional in choosing an appropriate colour scheme

Architectural details and ornamentation should be enhanced by an appropriate colour scheme.

Colours in HCA1 should conform to an historically accurate palette. In most cases, earth tones and natural pigment colours are the most appropriate choice.

STOREFRONTS, DOORS, AND WINDOWS

Storefronts should be restored to the original configuration whenever possible, or be designed in a manner appropriate to the original style of the building.

Wood storefront elements are the most appropriate.

Original commercial doors would have been made of wood with carved or molded detail, often with inset glass panels, and cast brass hardware.

Original wood sash windows should be retained. Later replacement windows should be replaced with wood replicas of the originals.

SIGNAGE AND LIGHTING

There should be a unified visual style that suits the nature of the overall streetscape. Building owners and tenants are strongly urged to erect a more traditional style of building signage, and in addition to these Guidelines, signage must conform to the appropriate bylaws of the City of Nanaimo.

The following materials are considered appropriate for signage within HCA1:

1. Wood
2. Paint
3. Tile
4. Metal
5. Neon Tubing
6. Incandescent or LED Lighting
7. Fabrics
8. Other Materials, depending on treatment

Building façades may be discreetly illuminated by strategically placed lights shining down from the cornice or fascia, or positioned to focus on signage.

CANOPIES

Canopies should be either three or four point triangular, or retractable, and should be located above doors and windows, and shaped to fit structural openings of the building. The canopy should be non-shiny opaque outdoor canopy fabric. Backlit fluorescents or translucent fabrics are not appropriate. Architecturally designed structural awnings that are transparent may also be considered.

11. HERITAGE BUILDING PROFILES

11.1 Introduction

The following profiles of each of the 53 buildings within HCA1 are intended to act as a schematic framework for their conservation and rehabilitation. The information presented in the Building Profiles in Sections 11.2 through 11.54 is meant as a starting point for each individual building. The purpose of the profiles is to be a reference for City staff and building owners and the intent is to provide a schematic design that will serve as a framework within which upgrading of the building may occur.

Each building profile lists descriptive information such as date of construction and other important dates in the building's history. A brief importance statement and a description of the character-defining elements are also provided. More detailed information about each of the buildings can be found on the Community Heritage Register. The suggested treatments describe the various work recommended to enhance, restore, or preserve the heritage value of the building. Within the suggested treatments there is some flexibility as regards personal needs and expression (especially in signage), but the intention of the concept should be adhered to.

In addition to the treatments suggested for each building, regular and frequent maintenance is essential to ensure the survival of the heritage components. Particular attention should be paid to roof coverings, drainage systems and flashings, as well as the upkeep of painted surfaces.

11.2 | BC Telephone Exchange

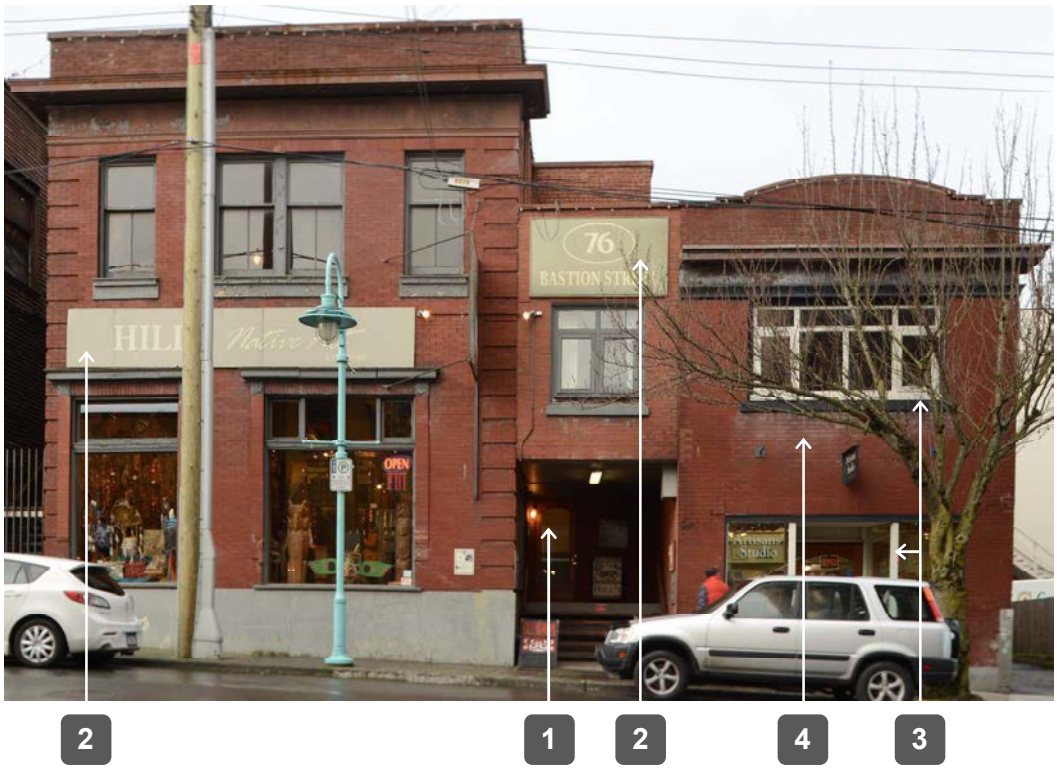
Address

70-79 Bastion Street

Date of Construction

1908 (west) and 1926 (east, shorter building)

Joined together with an addition at a later date



Importance Statement

The B.C. Telephone Exchange building is a very good example of a vernacular Edwardian style commercial building and is significant as an early example of the adaptive reuse of buildings to suit corporate needs. The façade redevelopment in 1926 modernized the building and projected a utilitarian, progressive image, more appropriate for a service provider than the original elaborate façade.

Character-Defining Elements

All the elements of the vernacular Edwardian style as expressed in the brick construction, overall simple, restrained appearance and cornice. The downtown location within a grouping of historic buildings is also important.

Suggested Treatments

1. Possible alteration of cave-like entrance, such as enclosing the area or installing entrance canopy or applied ornamentation
2. Replace inappropriate signage
3. Paint the windows on the east portion to achieve a unifying colour scheme
4. Investigate cause of staining on brick and implement repair

11.3 | Commercial Hotel

Address

121 Bastion Street

Date of Construction

1913

Built as an addition to the original hotel located on the adjacent corner (no longer exists)

Rehabilitation in 2004

Importance Statement

Associated with Nanaimo's earliest commercial development, the Commercial Hotel has operated continuously since 1875 and is a tangible reminder of the social and economic importance of hotels in Nanaimo's history.

Character-Defining Elements

All of the characteristics of the Edwardian commercial style including the simple form and massing; brick construction; cornice; symmetrical façade; minimal ornamentation, and overall restrained appearance. Despite some alterations, much of the building's original character is intact, including the brick walls, projecting metal cornices, and storefront piers.

Suggested Treatments

1 Retain and maintain original elements

2 Re-stain and seal weathered second and third storey window sashes

3 Future restoration could include removal of paint to expose the original pressed brick

11.4 | Eagle's Hall

Address

133 - 141 Bastion St.

Date of Construction

1934

1 3 2 3 4

Importance Statement

Designed by Vancouver architects McCarter & Nairne, the provincial masters of Art Deco style, the Eagle's Hall is a rare case in Nanaimo of a building designed by non-resident architects. The eagle sculpture over the front entry is a tangible reminder of the Fraternal Order of Eagle's long association with the building and of the importance of fraternal organizations in the cultural, economic, and social life of the city.

Character-Defining Elements

All the elements of the Art Deco style as expressed in the stylized geometric ornamentation of the building's exterior, including the eagle sculpture over the front entry and the flattened fluted pilasters at the building's corners.

Suggested Treatments

1 Return to original colour scheme

2 Replace aluminum upper floor windows and main entry doors with wooden versions based on the original façade design

3 Remove air conditioning units

4 Replace inappropriate signage

5 Preserve and maintain original elements

11.4 | EAGLE'S HALL

Suggested Bastion Street façade design

11.5 | Rowbottom Residence (Miner's Cottage)

Address

100 Cameron St.

Date of Construction

1887

Moved to current location in 1977.

Importance Statement

A good example of vernacular working-class housing, the Miner's Cottage represents Nanaimo's dominant 19th century housing form. Unframed, these cottages were constructed by nailing vertical boards to a floor base. Horizontal boards were then nailed perpendicular to the vertical boards. Alterations made to this cottage after it was moved to its current location were minor and the building's integrity is largely intact.

The only building of its type that is open to the public, the Miner's Cottage has significant educational value as an example of the living arrangements and lifestyles of 19th century BC industrial workers. Set in a municipal park that includes a regional museum and other mining-related artifacts, the cottage is part of an integrated coal mining education and interpretative program.

Suggested Treatments

1 Preserve and maintain original elements

Character-Defining Elements

All of the elements of vernacular worker's cottage style as expressed in the simple form and massing, minimal ornamentation, construction method, side gable roof, central entry flanked by single windows and wood siding.

The municipal park setting that includes a museum and exterior exhibits of other mining-related artifacts.

11.6 | Provincial Liquor Store

Address

25 Cavan St.

Date of Construction

1949

East addition built at an unknown date.

5 3 5 2 1 2 3 4

Importance Statement

The Provincial Liquor Store is significant as one of the few local buildings constructed by the provincial government. The building is evidence of Nanaimo's post Second World War economic renewal and represents, in its striking modernity, a shift towards a different aesthetic in the downtown core.

Character-Defining Elements

All of the elements of the Streamline Moderne style as expressed in the simple form, flat walls, minimal decoration, glass block insets and windows, and horizontal orientation.

Suggested Treatments

1. Replace mirrored glass aluminum windows with glass block
2. Replace aluminum storefront doors with wooden replicas
3. Replace curved canopies with traditional 3-point fabric awnings, positioned over doorways
4. Replace broken glass block
5. Complete a structural and seismic review (cracks in wall evident)

11.7 | Christian Science Society

Address

20 Chapel Street

Date of Construction

From 1900 to 1910

Renovation in 1932

Importance Statement

This structure is the result of the 1932 rebuilding of an early residence. Despite some alterations, it retains its original character. It occupied a commanding position at the crest of Chapel Street and along with a cluster of similar buildings is a reminder of the scale of buildings that once dominated the area. The Christian Science Society building is a very good example of Classical Period Revival architecture.

Character-Defining Elements

All the elements of a modest version of the Classical Period Revival style including the symmetrical facade, triangular pediment over the front entry, and minimal projecting elements.

Suggested Treatments

1 Investigate the feasibility of removing the later-applied stucco and replace trim details that have been removed

2 Consider stair railings more appropriate to the period

3 Replace water table boards and trim boards with appropriate wooden elements

11.8 | Shaw Residence

Address

41 Chapel St.

Date of Construction

1921

2

1

Importance Statement

The Shaw Residence is a very good example of late Craftsman style architecture and the house is notable for its refined handling of wood detailing. It is one of only three remaining single-family houses in the downtown core, and is a tangible reminder of the historic presence of this housing form in the downtown area. From the 1850s until the 1930s, Nanaimo's downtown included an eclectic mix of commercial, industrial, and residential buildings, including single-family homes. Although the upper stories of commercial buildings and hotels continued to provide living accommodation, no new single-family housing was built downtown after 1930.

Character-Defining Elements

All the elements of Craftsman architecture as expressed in the bungalow form: the shingle cladding; multi-paned wooden sash casement windows; high hipped roof with hipped dormer; tapered window surrounds; small projecting front bay with supporting brackets; corbelled chimney; exposed rafter ends, and original front door with beveled glass and brass hardware. The building's location at the top of a cliff within a grouping of historic buildings is also a character-defining element.

Suggested Treatments

1 Replace asphalt shingle roof with cedar shingles

2 Remove skylight

3 Maintain and paint wood elements

4 Undertake general clean-up of site

11.9 | St. Paul's Anglican Church

Address

100 Chapel St.

Date of Construction

1931

The current building is the third church on the site.

The roof was replaced in 2016 to match the previous roof design

The adjoining hall was replaced in 2016

Importance Statement

St. Paul's Anglican Church is significant as one of the oldest continuously functioning parishes in BC. It is an excellent and the only identified local example of Gothic Revival architecture. The building's modest proportions and minimal ornamentation reflect its construction during the Depression.

Character-Defining Elements

All the elements of Gothic Revival architecture as expressed in the building's exterior including the massing; masonry construction; vertical proportions; window quoins; tall arched stained glass windows, and decorative pre-cast concrete trim. The spatial configuration of the church and gardens. The location of the building within a grouping of historic buildings and adjacent to the Dallas Square Cenotaph.

Suggested Treatments

1 Remove the protective window panels with light coloured frames and replace with unobtrusive, darker frames

2 Carry out maintenance of walls and window sills

11.10 | Earl Block (Grassick's)

Address

2 - 4 Church St.

Date of Construction

1888

Ground floor restoration in 2004.

Importance Statement

The Earl Block is significant as the only surviving example of the many Italianate style buildings that predominated at this downtown intersection by the late 19th century. Built in 1888 during the economic boom precipitated by the completion of the Esquimalt and Nanaimo Railway and the expansion of the No. 1 Coal Mine, this highly detailed brick building speaks to the mood of prosperity and possibility prevalent at the time. It is an important tangible reminder of Nanaimo's economic heritage.

Visually prominent, the Earl Block is a key component of the downtown commercial streetscape and an integral part of a grouping of historic buildings.

Suggested Treatments

1. Preserve and maintain original elements
2. Future restoration could include removal of paint to expose original pressed brick

Character-Defining Elements

All the elements of the Italianate style including the vertical proportions; the highly detailed brick façade; the segmental arched openings with projecting heads and keystones; the brick pilasters with recessed insets and the original double-hung wooden windows.

11.11 | Bank of Commerce (Great National Land Building)

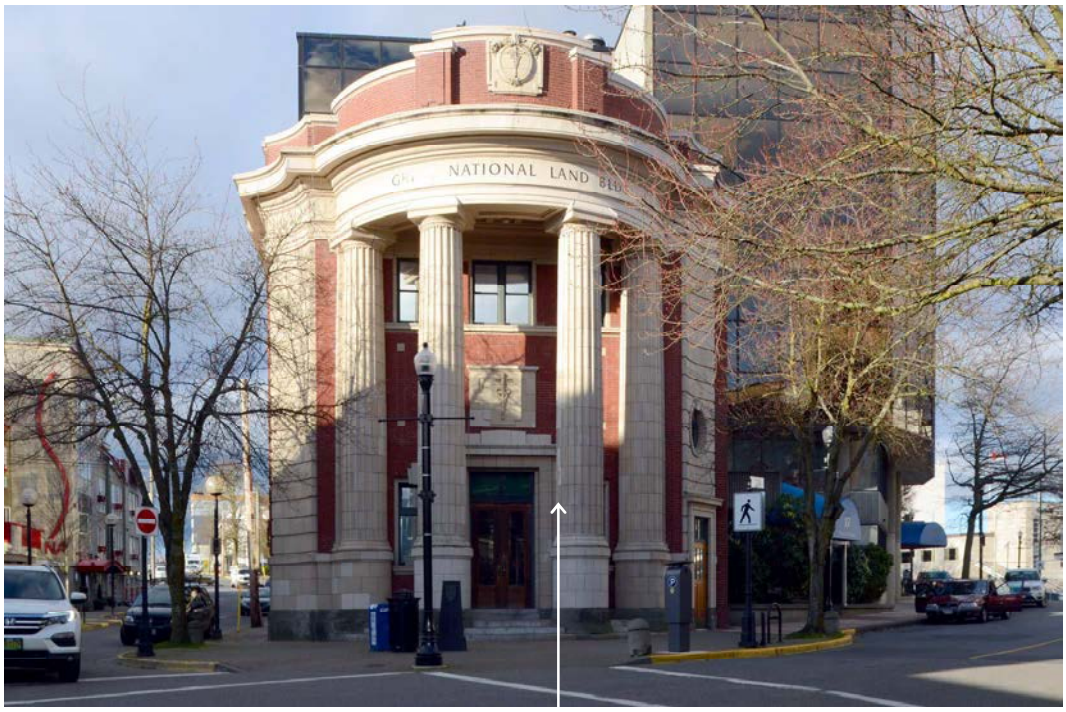
Address

5-17 Church Street

Date of Construction

1914

Rehabilitated in 1997



1

Importance Statement

Successfully rehabilitated in 1997, the Bank of Commerce is Nanaimo's premier example of Classical Period Revival architecture. Built in 1914 during the 1912-1914 coal miner's strike, the building's classical conservatism represented tradition, stability, and prosperity during a fractious and volatile period. Built to standard plans designed by Bank of Commerce staff architect Victor Horsburgh, the building transcends mere copying and responds dramatically to its prominent downtown corner location.

The Bank of Commerce Building is an important, intact example of the type of bank architecture that predominated throughout Canada during the late nineteenth and early twentieth centuries.

Suggested Treatments

1 Repair column surface where spalling has occurred

2 Preserve and maintain original elements

Character-Defining Elements

All of the elements of Classical Period Revival architecture including the brick and terra cotta cladding; four giant order columns; pilasters; keystones; transoms; flat roof with parapet; prominent bowed front; Greek caduceus symbol at center roof line, and elaborate shaped metal cornice.

11.12 | NANAIMO-DUNCAN UTILITIES

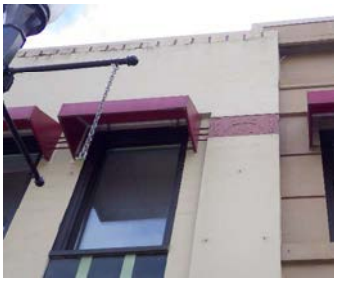
ADDRESS

13 Commercial St.

DATE OF CONSTRUCTION

1941

1 2 1 3



IMPORTANCE STATEMENT

13 Commercial street is a good example of late Art Deco style. Decoration is primarily incorporated in the massing and building form itself. Rusticated and decorative wall surfaces, the placement of windows in a linear fashion, and the emphasis of the horizontal motif through the general massing of the building exemplify this stylistic approach.

CHARACTER-DEFINING ELEMENTS

Elements of the late Art Deco style including 'flat-iron' massing; horizontal streamlining bands; original multi-coloured tile panels; decorative rusticated wall surfaces, and decorative plaster surrounds and fascia. The building's prominent location and its contextual significance on the Commercial Street streetscape.

SUGGESTED TREATMENTS

1. Replace existing aluminum storefront glazing with wooden window sashes and doors
2. Install canopies that complement the colour of the building
3. Consider adding building identification ("Nanaimo-Duncan Utilities Block") in frieze/cornice panel recess
4. Preserve and maintain original elements

11.13 | NASH HARDWARE

ADDRESS

19 Commercial St.

DATE OF CONSTRUCTION

1909

Renovated to Art Deco style in 1945

IMPORTANCE STATEMENT

The Nash Hardware Building is a very good example of late Art Deco architecture. Originally built in 1909, the building received an Art Deco style facelift in 1945. The new façade represented a modern design aesthetic that was increasingly popular in post-war Nanaimo and particularly appropriate to a building supply business.

CHARACTER-DEFINING ELEMENTS

All of the elements of Art Deco style as expressed in the parged façade, the cast -in-place chevrons at the cornice line and geometric inset panels in the façade. The building's location within a continuous line of similarly scaled and massed historic commercial buildings.

SUGGESTED TREATMENTS

1. Replace aluminum storefront sashes with wood
2. Install plain glass in place of mirrored glass
3. Consider adding building signage ("Nash Block") in inset panel
4. Emphasize cornice decoration with colour
5. Replace missing black tile
6. Consider installing clear roof to structural awning to provide shelter from rain

11.14 | Caldwell Block

Address

35 Commercial St.

Date of Construction

1908

Importance Statement

The Caldwell Block is a good example of a modest, vernacular Edwardian commercial style building. Traces of the painted Caldwell's Clothing House sign are visible on the building's east side. Despite alterations, the building has maintained its character and reinforces the Edwardian appearance of the west side of Commercial Street.

Character-Defining Elements

All of the elements of Edwardian Commercial style including the simple form and massing, overall restrained appearance, brick construction, and cornice. The location of the building in the middle of a city block of largely intact period buildings.

Suggested Treatments

1. Investigate the feasibility of removing the later-applied stucco cladding over original brickwork
2. Remove structural canopy and replace with fabric awning
3. Remove corrugated metal cladding over original brickwork
4. Rebuild aluminum storefront and tile entry elements with appropriate wooden elements

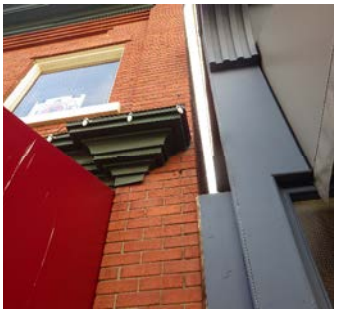
11.15 | HALL BLOCK

ADDRESS

37-45 Commercial Street

DATE OF CONSTRUCTION

1925



IMPORTANCE STATEMENT

The Hall Block is significant because of its association with Dr. G.A.B. Hall. Dr. Hall was the long time physician and surgeon to the Western Fuel Company miners and had a lengthy record of community service, including a term as Mayor from 1930-31. Hall represents the intrinsic connection between doctors, coal companies, and the coal mining population. The Hall Block is a well-proportioned example of an inter-war period building in a vernacular Edwardian Commercial style and is a significant part of the Commercial Street streetscape.

CHARACTER-DEFINING ELEMENTS

All the elements of the Edwardian style as evidenced by the simple form; symmetrical façade; corbelled brickwork, and projecting metal cornices.

SUGGESTED TREATMENTS

1 Replace fixed second level windows with wooden sash windows appropriate to the building's period

2 Rebuild storefronts with appropriate wooden elements based on the original façade design

11.15 | HALL BLOCK

Suggested Commercial Street façade design

11.16 | Rogers Block

Address

83-87 Commercial Street

Date of Construction

1913

Rehabilitation from 1980-1990

Importance Statement

The Rogers Block is a very good example of a vernacular Edwardian-era Commercial style building. The brick façade is enlivened by a projecting metal cornice above the storefront and an elaborate pressed metal cornice at the roofline that continues the one on the adjacent Dakin Block. The Rogers Block is significant because of its association with the Hirst and Rogers families, early merchant families who played prominent roles in the social and economic life of Nanaimo.

Character-Defining Elements

All the elements of the Edwardian Commercial style as expressed in the simple form and massing; the symmetrical façade; brick construction, and overall restrained appearance.

Suggested Treatments

1 Remove air-conditioning units and replace with brick

2 Paint ground floor brick to complement or match the upper storey or remove paint from the upper storey brick, if possible without damaging the brick

3 Preserve and maintain original elements

11.17 | Hirst Block (Dakin Block)

Address

93-99 Commercial Street

Date of Construction

1911

Rehabilitation in 1985

1

Importance Statement

The Hirst Block is a superior example of the Edwardian Commercial building style in Nanaimo. The front façade is beautifully detailed with elaborate tan-coloured brickwork and a projecting pressed metal cornice. Three round-arched windows on the second floor have decorative beveled glass in the upper sash. The building was sensitively rehabilitated as part of a 1985 Downtown Revitalization program.

Character-Defining Elements

All the elements of the Edwardian Commercial building style as expressed in the simple form and massing; arched windows; brickwork; symmetrical façade,and the overall dignified and restrained appearance.

Suggested Treatments

1 Reconfigure canopies to fit storefront openings and expose transom windows based on original façade design

2 Preserve and maintain original elements

11.17 | Hirst Block (Dakin Block)

Suggested Commercial Street façade design

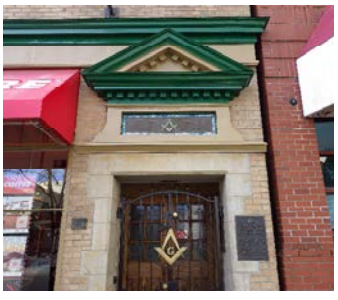
11.18 | ASHLAR LODGE

ADDRESS

101 Commercial Street

DATE OF CONSTRUCTION

1923



IMPORTANCE STATEMENT

Purpose-built in 1923 as a meeting lodge and commercial space, the Ashlar Lodge Masonic Temple is an excellent example of the Classical Period Revival style. Still used for lodge meetings, the building exemplifies the historic and continuing importance of fraternal societies to the cultural, economic and social life of Nanaimo.

CHARACTER-DEFINING ELEMENTS

All the elements of the Classical Period Revival style as expressed by the simple form and massing; symmetrical façade; brick construction; minimal projecting elements, and classical pediment over the lodge entry. The location on the main downtown thoroughfare at a prominent intersection within a grouping of heritage buildings is also important.

SUGGESTED TREATMENTS

1. Uncover the lower windows on the southern elevation that are boarded over. Replace with blind fenestration
2. Install canopies that complement the colours of the building
3. Remove tile under storefront windows and replace with wooden panels and mouldings
4. Preserve and maintain original elements

11.19 | GUSOLA BLOCK

ADDRESS

120 Commercial Street

DATE OF CONSTRUCTION

1937

Significant rehabilitation in 2007

IMPORTANCE STATEMENT

The Gusola Block was designed and built by local contractors around 1937. The building underwent a significant rehabilitation and adaptation to a mixed residential/commercial use in 2007. Although altered, the building still retains its original form and along with the B.C. Hydro Building (1941), the Eagle's Hall (1934), and Tom Brown's Autobody (1937) forms part of the core's Art Deco-influenced building history.

CHARACTER-DEFINING ELEMENTS

All the elements of the building's vernacular style including the California Mission style curved parapets and the Art Deco/Moderne style flat walls, flat roof, and decorative tile work.

The triangular form and simple massing of the building.

OBSERVATIONS

1 The building enclosure relies on sealant for water ingress prevention

2 The building envelope materials and details require greater maintenance efforts than before the rehabilitation

SUGGESTED TREATMENTS

- Regularly inspect and repair sealant
- Regularly clean enclosure components

11.20 | PARKIN BLOCK

ADDRESS

143-155 Commercial St.

DATE OF CONSTRUCTION

1922

IMPORTANCE STATEMENT

The Parkin Block is a very good example of the type of vernacular commercial building built in downtown Nanaimo just after the First World War. The building continues the traditional appearance of the Edwardian era but has a more eclectic facade treatment. Predominantly stucco, the facade is highlighted by simple brick detailing that outlines the edges of the building and structural elements.

CHARACTER-DEFINING ELEMENTS

All the elements of the vernacular Edwardian style building as expressed in the simple form and the symmetrical facade with stucco and brick detailing.

SUGGESTED TREATMENTS

1 Replace aluminum framed upper windows with wooden sash windows appropriate to the building's period

2 Rebuild storefronts with appropriate wooden elements

3 Remove inappropriate signage

4 Preserve and maintain original elements

11.20 | PARKIN BLOCK

Suggested Commercial Street façade design

11.21 | A.R. JOHNSTON BLOCK

ADDRESS

172 - 174 Commercial St.

DATE OF CONSTRUCTION

1898

IMPORTANCE STATEMENT

The A.R. Johnston Block illustrates Nanaimo's early commercial development and is one of very few pre-1900 buildings still standing. The block included a store, warehouse, and wharf, and originally backed onto Nanaimo's now infilled inner harbour. The siting underlines the historic importance of harbor access and water transportation to early merchants operating in isolated Nanaimo.

CHARACTER-DEFINING ELEMENTS

All of the elements of vernacular commercial architecture as expressed in the simple form; minimal ornamentation and stone foundation; the location on a prominent downtown corner within a grouping of historic buildings.

SUGGESTED TREATMENTS

1 Expose and restore or replicate original cladding obscured by later stucco installation where possible

2 Expose and restore or replicate original cladding obscured by later shingle and vertical siding installation where possible

3 Install permanent, wooden doors or windows in the openings in the stone foundation that are temporarily boarded over

4 Replace aluminum windows with wood frame windows

5 Remove inappropriate signage

11.22 | HALSE BLOCK

ADDRESS

200-206 Commercial St.

DATE OF CONSTRUCTION

1909

Original horizontal lapped siding covered with stucco at an unknown date

Canopy added after 1957

4 4 6 5 3 1

IMPORTANCE STATEMENT

The Halse Block is a very good example of Edwardian commercial architecture from Nanaimo's boom era. It occupies a prominent downtown intersection, within a grouping of historic buildings. The Red House Store occupied the lower floor and was a focus of the town centre since it provided much of the general supplies to the residents and traders of the time. The building's continued use as a business speaks to Nanaimo's mercantile history.

CHARACTER-DEFINING ELEMENTS

All the elements of Edwardian commercial style including the simple form and massing and overall restrained appearance. Defining elements also include a notable pressed metal cornice with brackets and original second-floor windows set on pivots.

SUGGESTED TREATMENTS

1 Remove modified wall claddings: vertical wood, cedar shingles, and stucco over original wood, if possible. Expose and restore or replicate original cladding.

2 Restore storefronts to original configurations and materials

3 Replace aluminum windows on south elevation with wooden windows

4 Remove or replace canopy

5 Remove exhaust fans in windows

6 Remove inappropriate signage

11.23 | Modern Café

Address

221 Commercial Street

Date of Construction

1910

Façade rebuilt in the early 1950s

Importance Statement

The Modern Café Building is an excellent example of the stylistic evolution of a building over time. Built in 1910 in the Classical Period Revival style, the building was significantly altered in the early 1950s. The building acquired a simple, International style façade that projected a more modern, progressive outlook. The Modern Café is also significant because of its association with A.E. Planta, a longtime local businessman, politician and Canadian Senator, who built and ran a business in the building. The neon sign, erected in the mid-1940s, is a rare surviving example of the type of signage that proliferated in downtown Nanaimo from the 1940s until the 1980s.

Suggested Treatments

1 Preserve and maintain the building

Character-Defining Elements

All the elements of the International style as expressed in the flat roof; large steel and glass windows, and minimally ornamented flat surfaces.

The neon sign and single band of lights on the small projecting roof above the front entry and windows.

11.24 | Free Press Building

Address

223 Commercial Street

Date of Construction

1893

Extensive renovations in 1956, including removal of third floor

Third floor and façade rebuilt in 2014

Importance Statement

The Free Press Building is important because of its role in Nanaimo's cultural development. Built in 1893 in the Victorian Italianate style, the building was significantly altered in 1956 and then again in 2014. Some of the elements of the original elaborate façade, including the brickwork and arched window openings, can still be seen on the building's rear and side elevations.

Character-Defining Elements

All the remaining elements of the Italianate style as exhibited on the rear and side elevations and expressed in the vertical proportions, brickwork and arched window openings.

Observations

1 Efflorescence observed on newer brick

Suggested Treatments

- Preserve and maintain the original elements of the building

11.25 | Ranger's Shoes

Address

310 Fitzwilliam Street

Part of 306-314 Fitzwilliam Street grouping

Date of Construction

Circa 1920

Rehabilitation 2007

Importance Statement

Built around 1920, the Ranger's Shoes Building is an excellent example of a small, very simple, vernacular Boomtown or False-Front style commercial structure. The false front façade increased the apparent size of the building and provided ample space for a large painted sign. The Ranger's Shoes building is part of a row of commercial buildings along the historic Fitzwilliam Street streetscape.

Character-Defining Elements

All of the elements of a small-scale, boomtown commercial building as expressed in the simple form and mass; storefront windows; false front façade, and original wood siding on the side and rear walls.

Suggested Treatments

1 Replace metal roofing with cedar shingles

2 Remove non-period ornamentation

3 Uncover or replicate original siding in place of vertical siding

11.26 | St. Andrew's United Church

Address

315 Fitzwilliam Street

Date of Construction

1893

Church Hall addition in 1927

Importance Statement

St. Andrew's United Church is a good example of Late Victorian church architecture. The church retains much of its original character despite some later alterations, most notably a stucco finish over the original brick walls. The manse, rock wall, landscaped grounds, and attached hall all have an historic and physical relationship to the church and are an essential part of the site's value.

Character-Defining Elements

All the elements of the Late Victorian style as expressed in the tall form and massing; picturesque roof line; bell and staircase towers; symmetrical cross-gable wall dormers, and stained glass windows. Components of the churchyard including the church, hall, manse, grounds and rock wall. The continuing use as a church and hall.

Areas of Concern

- Concentrated water runoff at vulnerable locations
- Cracks in stucco

Suggested Treatments

1 If feasible, remove the stucco cladding. Alternatively, repair and paint the stucco

2 Replace asphalt shingles with cedar shingles

3 Improve detailing for rain water management

4 Install permanent wooden doors in openings

11.27 | S&W Apartment Block

Address

403 Fitzwilliam Street

Date of Construction

1910

Importance Statement

The S & W Apartment Block, Nanaimo's first known apartment building, is significant because it represents the introduction of a new housing form in the city. With self-contained apartment units on the second floor, the S & W Apartment Block is a very good example of an Edwardian era apartment-type commercial building.

Character-Defining Elements

All the elements of the Edwardian Commercial style including the simple form and massing; the restrained appearance; the paired projecting bays on the front façade; the original narrow beveled siding on the upper level, and the narrow cornice with paired decorative brackets.

Suggested Treatments

1 Replicate original wood sash windows with decorative cross-mullion pattern

2 Consider incorporating the name of the building in floor tiles or on the triangular parapet

3 Maintain and preserve original features and materials

11.27 | S&W Apartment Block

Suggested Fitzwilliam Street façade design

11.28 | MITCHELL'S MARKET

ADDRESS

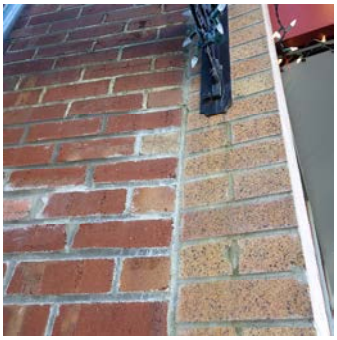
411 Fitzwilliam Street

DATE OF CONSTRUCTION

1922

Renovation circa 2005, including addition of gable fascia

1



IMPORTANCE STATEMENT

Built in 1922 by Thomas B. Mitchell to house his market and meat shop, the building exemplifies the type of simple, functional commercial structure commonly built in Nanaimo during the interwar period. Both the large front windows (designed to showcase merchandise) and the rear loading bays emphasize the building's functionality.

CHARACTER-DEFINING ELEMENTS

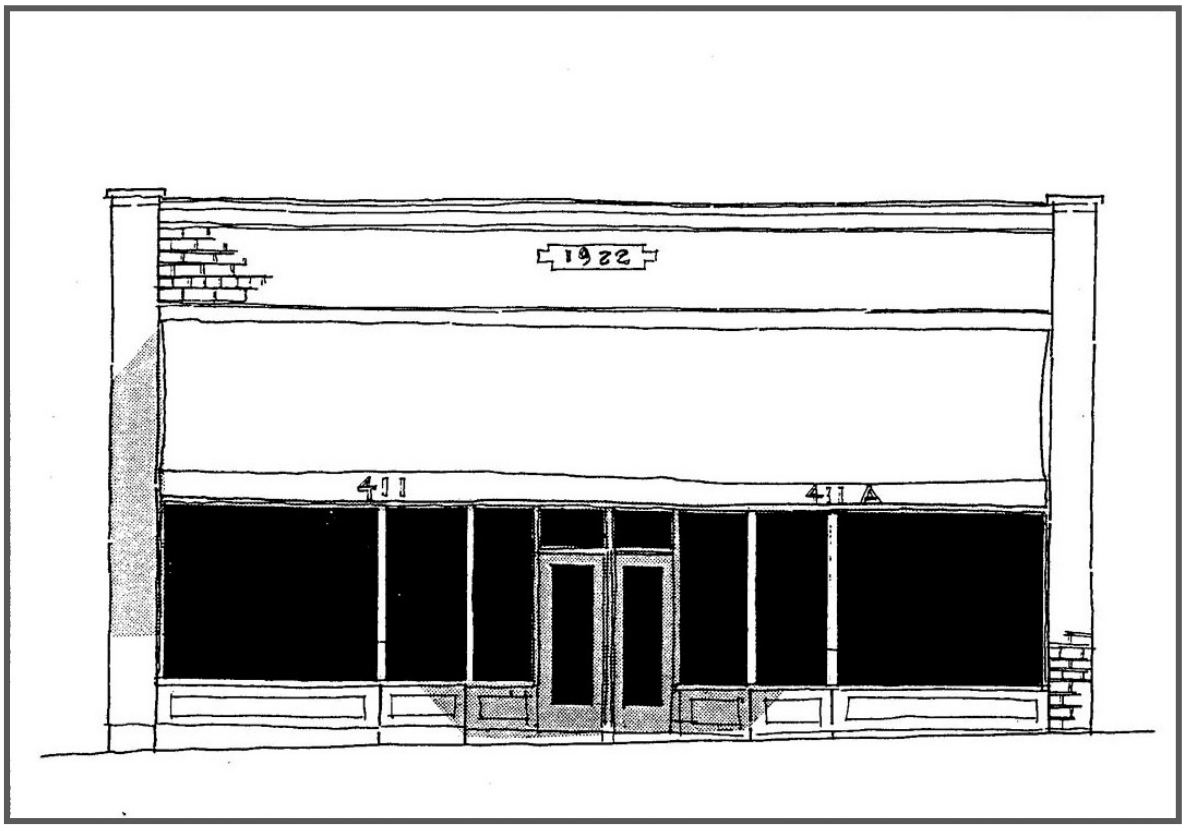
All of the elements of a vernacular commercial building as expressed in the simple form and massing; rear loading bays; large front windows; central recessed entry; flat roof, and original tan brick façade.

SUGGESTED TREATMENTS

1 Consider removal of gable addition

2 Preserve and maintain original elements

11.28 | MITCHELL'S MARKET



Suggested Fitzwilliam Street façade design

11.29 | T&B Apartment Block

Address

413-417 Fitzwilliam Street

Date of Construction

1920

Importance Statement

Built in 1920, the T & B Apartment Block is a very good example of an early apartment-type commercial building. The square projecting bays and small gable roof over the central window show the influence of the Swiss Chalet style that was popular at the time.

Character-Defining Elements

All of the elements as expressed in the simple form and symmetrical massing with offset entry to second floor; the twin radius bevel siding at the second floor; the paired projecting bays with decorative detailing and brackets; the central window with small gable pediment, and the small wooden cornice with two wooden brackets.

Suggested Treatments

1. Remove vinyl windows at second floor and install wooden windows with original mullion design
2. Replace asphalt shingles at second floor canopies with cedar shingles
3. Remove stucco on side walls and restore or replicate original siding
4. Preserve and maintain original wood elements

11.29 | T&B Apartment Block

Suggested Fitzwilliam Street façade design

11.30 | Zorkin Building (Adirims Junk Store)

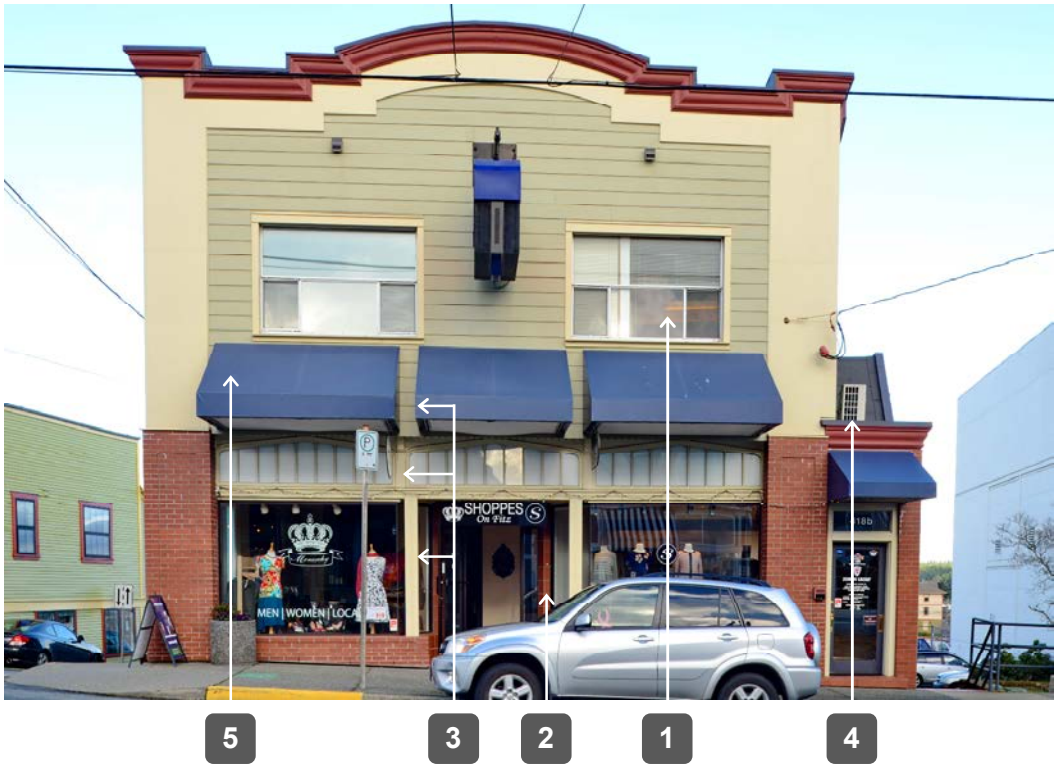
Address

418 Fitzwilliam Street

Date of Construction

1931

2013 Restored to its original form with mostly compatible materials



Importance Statement

The Zorkin Building is a good example of a simple, interwar commercial building. It was constructed by Nathan Adirim in 1931 to house his second-hand store. The building is significant for its association with realtor Mladen Zorkin, who developed numerous recreational, commercial, and residential properties on mid-Vancouver Island, including the first strip mall in British Columbia in Nanaimo in the 1950s.

Character-Defining Elements

The building's location, within a group of similarly scaled historic buildings, on the main commercial thoroughfare of one of the city's oldest neighbourhoods.

The simple form and massing; re-built articulated cornice; transom windows, and large windows at street level.

Suggested Treatments

1. Replace aluminum framed upper windows with wooden sash windows based on original design
2. Remove tilework at entry and along storefront glazing ledge
3. Reconfigure storefront to align decorative transom windows and posts
4. Move mechanical equipment to a less prominent location
5. Remove the three main canopies

11.30 | ZORKIN BUILDING (ADIRIMS JUNK STORE)

Suggested Fitzwilliam Street façade design

11.31 | ANGELL'S TRADING

ADDRESS

426 Fitzwilliam Street

DATE OF CONSTRUCTION

1926

1

IMPORTANCE STATEMENT

The Angell's Trading building represents the style of the majority of commercial buildings constructed during the interwar period in Nanaimo. The simple, functional building takes full advantage of its sloped site with an exposed basement to accommodate loading facilities at the rear. The oversize front windows designed to showcase merchandise further emphasize the building's functional quality.

CHARACTER-DEFINING ELEMENTS

All the elements of a vernacular commercial building as expressed in the simple form and massing; rear loading facility; horizontal lapped wooden siding; storefront transom windows; central recessed entry, and raised front parapet.

SUGGESTED TREATMENTS

1 Replace aluminum framed storefront glazing with wooden windows

2 Preserve and maintain original elements

11.32 | Central Dairy

Address

428 Fitzwilliam Street

Date of Construction

1929

1 3 2 2

Importance Statement

Built in 1929, the Central Dairy is a good example of the type of simple, vernacular style of commercial building that was constructed during the inter-war period in Nanaimo. Like many buildings of this era, the lower floor was a service and work area while the second floor provided a residence for the original owner. Although the building has been altered over the years, its essential form remains intact.

Character-Defining Elements

All the elements of the vernacular commercial style including the simple form and massing; flat roof, and large windows at street level.

Suggested Treatments

1 Remove stucco coating on the second floor front façade, if possible, and restore original cladding

2 Remove vertical siding and rebuild the storefront with authentic materials in a period design

3 Replace vinyl second floor windows with wooden windows based on the original design

11.32 | Central Dairy

Suggested Fitzwilliam Street façade design

11.33 | Occidental Hotel

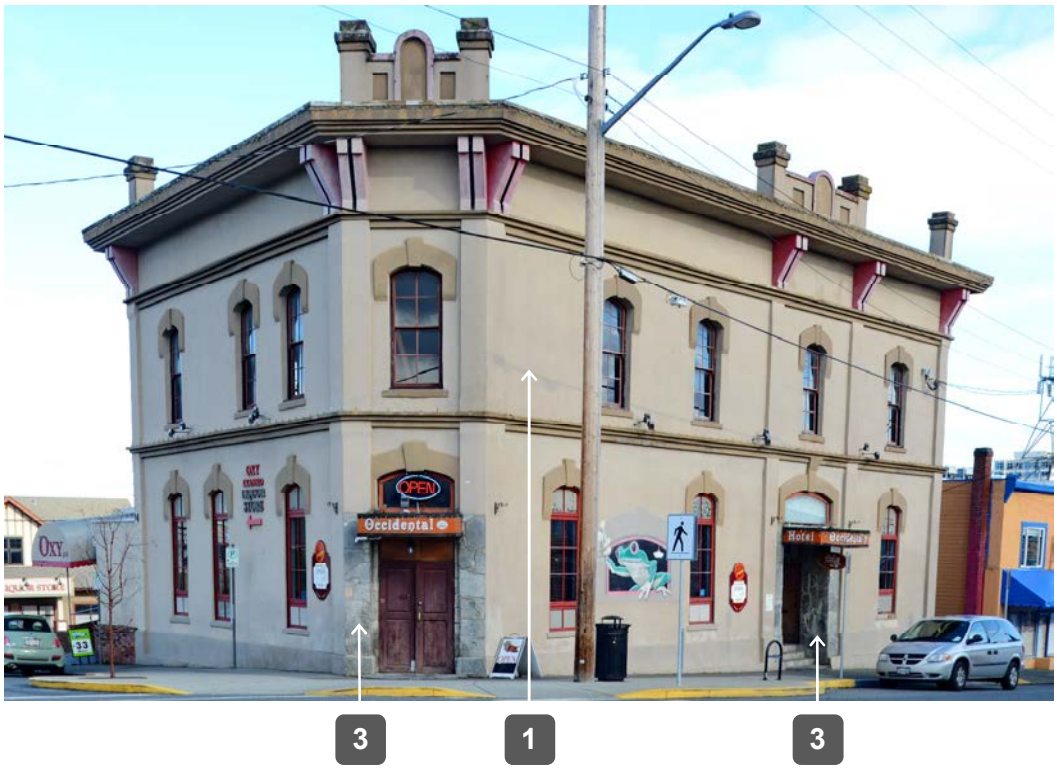
Address

432 Fitzwilliam Street

Date of Construction

1886

Exterior Restoration 1991



Importance Statement

The Occidental Hotel is a very good example of Victorian Italianate architecture, featuring the vertical proportions and tall, rounded windows and doors typical of this style. The Occidental Hotel's value resides in its role as a gateway building. Located at a prominent intersection, the building marks the western entrance to one of Nanaimo's oldest commercial areas. It was the first business to take advantage of the newly-completed train station.

Character-Defining Elements

All the elements of the Italianate style as expressed in the vertical proportions; flat roof with raised parapet; arched window openings with keystones; angled entry, and very prominent cornice.

Suggested Treatments

1 Remove stucco if possible. The extent of restoration will depend on the technical practicality of stucco removal. It is unknown at this time what condition the brick is in under the stucco coating. At the least, it is hoped that the stucco may be removed from the corbelled string course

2 Repair and repaint exterior if stucco removal cannot be carried out

3 Remove inauthentic stone cladding at entries

11.34 | Rawlinson & Glaholm Building

Address

437 Fitzwilliam Street

Date of Construction

1916

Importance Statement

Built in 1916, the Rawlinson & Glaholm building is a very good example of a modest, elegant Edwardian Commercial building. Its value resides in its role as a gateway building. Located at a prominent intersection, the Rawlinson & Glaholm building marks the western entrance to one of Nanaimo's oldest commercial areas.

Character-Defining Elements

All the elements of Edwardian Commercial style as expressed in the simple massing and form; the pressed brick façade; the angled corner entry; the flat roof with a raised and stepped parapet; the galvanized iron and wood cornice, and the arched openings on the side elevation.

Suggested Treatments

1. Replace the newer brick (with random carved marks below one window) with period bricks
2. Remove brick from bricked-in window and replace with blind fenestration
3. Future restoration could include removal of paint to expose original pressed brick

11.35 | Vancouver Island Regional Library

Address

580 Fitzwilliam Street

Date of Construction

1961

Renovation in 2010

Importance Statement

The Vancouver Island Regional Library is a very good example of West Coast vernacular style. Developed after World War II, this regional style typically used post and beam construction which allowed for greater freedom in the positioning of windows and partitions than did standard stud construction. The style's modern ambience was appropriate for new institutional buildings such as libraries.

Character-Defining Elements

All the elements of the West Coast vernacular style as expressed in the post and beam construction; L-shaped plan; masonry feature wall; corner windows, clerestory ribbon windows, and overhanging eaves.

Suggested Treatments

1 Return to the original window configurations including re-instating the original clerestory windows on the street façades

2 Preserve and maintain remaining original elements

11.36 | Harris Residence

Address

375 Franklyn Street

Date of Construction

Circa 1898

Importance Statement

The Harris Residence is a striking and rare surviving example of the exuberant Queen Anne Revival architectural style. This house, with rich but simple ornamentation, is the exception to the rule of generally plain building stock in Nanaimo.

Character-Defining Elements

All of the elements of the Queen Anne style as expressed in the asymmetrical massing; high hip roof with flat top; painted brick cladding; double-hung wooden sash windows; window in the front semi-octagonal bay flashed with coloured glass; high prominent corbelled chimneys; round arched windows; carpenter fretwork on porch; turned columns; gable screens and roof brackets, and decorative cornice.

Suggested Treatments

1. Replace asphalt roof shingles with cedar shingles
2. Carry out required structural repairs to porch
3. Consider installing railings more appropriate to the period

11.37 | Franklyn Street Gymnasium

Address

421 Franklyn Street

Date of Construction

1922

Importance Statement

Built in 1922, the Franklyn Street Gymnasium and Auditorium is a good example of a utilitarian, institutional building with some Classical Revival elements. The building is symmetrically arranged with a central entry, and has been in continuous use as a gymnasium and auditorium since it was constructed.

Character-Defining Elements

All the elements of the utilitarian style with Classical Revival elements including the simple form and massing; symmetrical façade; portico over the front entry door; double-hung casement windows; prominent cornice, and flat roof at front.

Suggested Treatments

1 Assess enclosure integrity

2 Restore original wood siding if intact, or repair and repaint exterior

3 Improve detailing to direct rainwater runoff from the walls, especially at the side elevations

4 Paint the cornice to avoid deterioration beyond what can be repaired

5 Increased maintenance efforts strongly recommended

11.38 | GLOBE HOTEL

ADDRESS

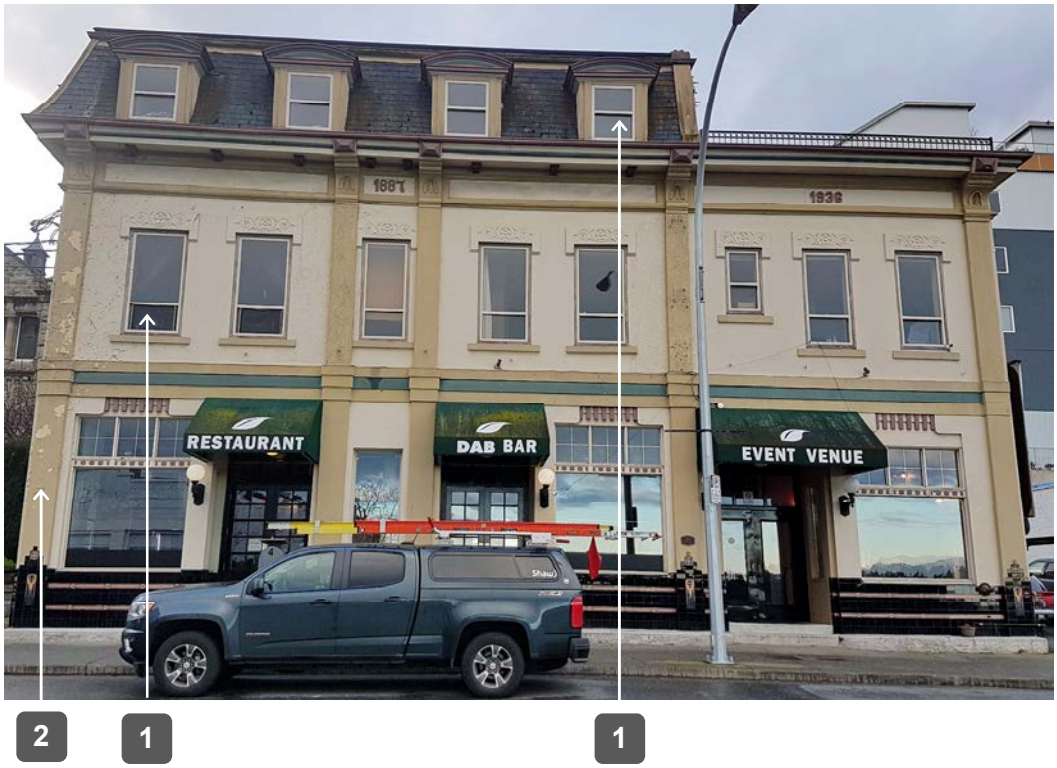
25 Front Street

DATE OF CONSTRUCTION

1887

Rear addition built in 1916

North addition built in 1936



IMPORTANCE STATEMENT

The original portion of the hotel was predominantly Italianate in style with Second Empire influences. The 1936 addition echoed the building's original detailing, including a new datestone, and extended its decorative cornice line. A new dimension was added with multi-coloured Art Deco tilework across the front of the ground floor.

CHARACTER-DEFINING ELEMENTS

All the elements of the original Italianate and Second Empire influenced styles as expressed in the mass and form of the oldest portion of the building; mansard roof and arched third floor dormers; heavy cornice with large brackets, and carved window heads. All of the elements of the 1916 addition as expressed in the simple form and massing and minimal ornamentation and the 1936 addition with the mirroring of the original architecture and the Art Deco tilework.

SUGGESTED TREATMENTS

1 Replace aluminum windows with double-hung wood frame windows to match original window form

2 Consider repair and repainting of front façade. From prior, preliminary investigation it appears unlikely that the stucco can be removed from the front façade, as the original brick appears to be significantly deteriorated.

3 Preserve and maintain original, 1916, and 1936 elements

4 Increased maintenance efforts are recommended

11.39 | Tom Brown's Auto Body

Address

28 Front Street

Date of Construction

1937

Importance Statement

Tom Brown's Auto Body building is an excellent and rare example of Streamline Moderne style in Nanaimo. This modest structure shows the influence of the new discipline of Industrial Design at a time when the automobile was becoming increasingly important in North America. Tom Brown's Auto Body is significant as the sole physical evidence of what was once the main automotive sales and service district in Nanaimo.

Character-Defining Elements

All the elements of the Streamline Moderne style as expressed in the horizontal form with scoop front; simple massing; poured-in-place concrete detailing including the geometric frieze, and five pointed star motif on the façade.

Suggested Treatments

1 Explore potential for rehabilitation and adaptive re-use. The building is not currently in use.

2 Rebuild glazing and openings based on the original configurations. Glazing and openings are currently modified, painted, or boarded over.

3 Replace vertical plank garage doors with replicas of the original doors

4 Preserve and maintain original façade

11.40 | Nanaimo Court House

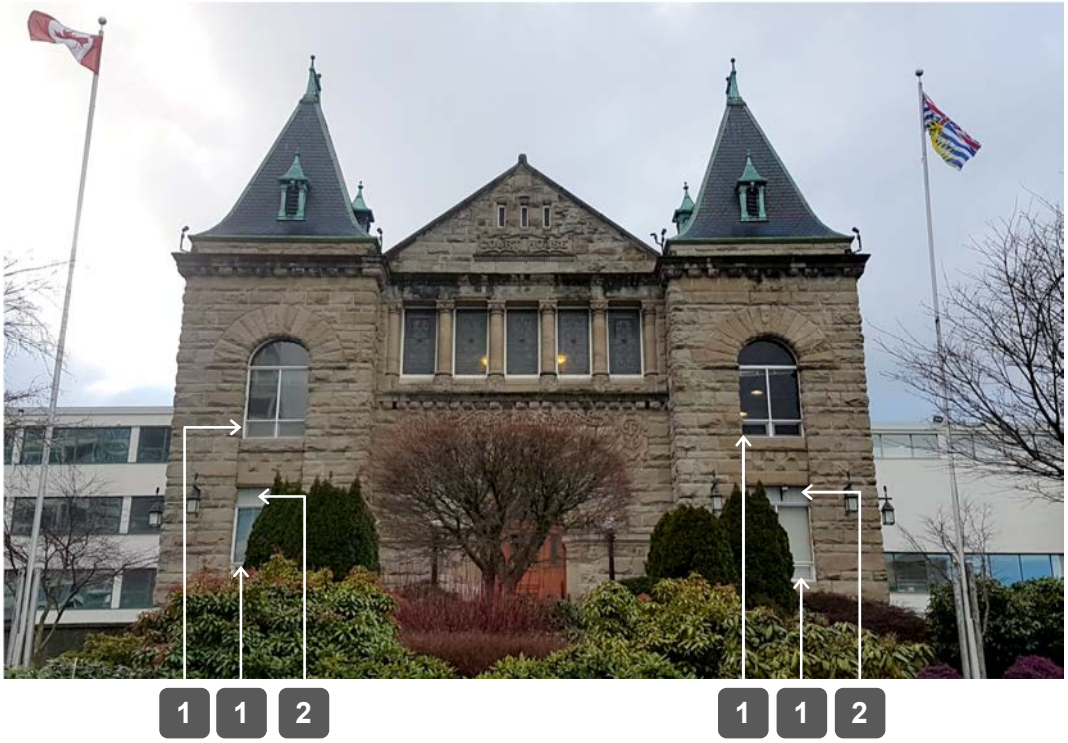
Address

31 - 35 Front Street

Date of Construction

1895-1896

Addition at rear in 1957



Importance Statement

The Nanaimo Court House is a very striking and superior example of Richardsonian Romanesque architecture, which was favoured for major public buildings of this period. The building features the rough-dressed masonry and prominent round arched openings typical of this style.

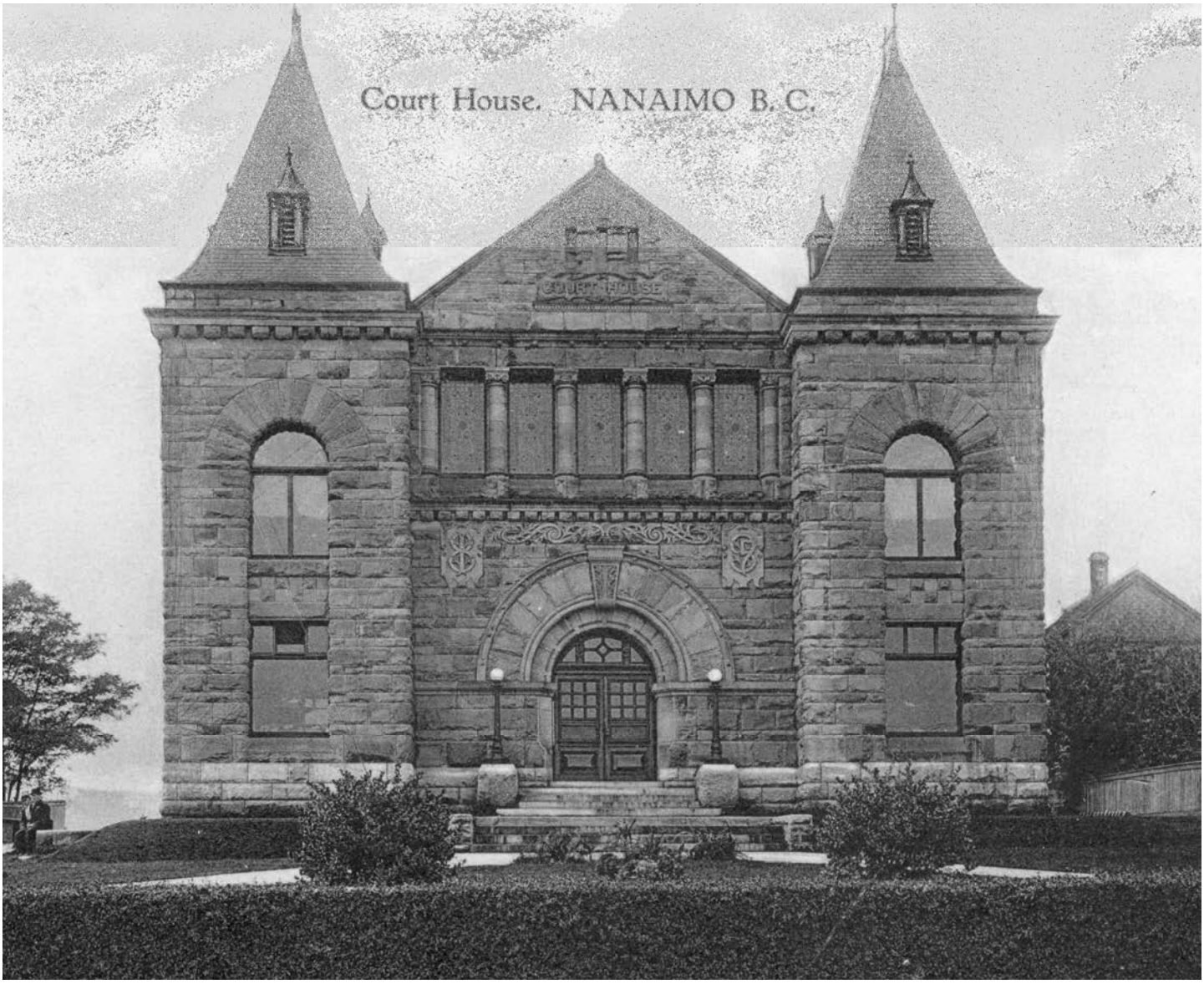
Character-Defining Elements

All of the elements of the original Richardsonian Romanesque style as expressed in the monumental scale; symmetrical façade; rough dressed sandstone exterior bearing walls; granite foundation blocks; corner towers with high bellcast pyramidal roofs; large arched central entry; decorated keystones; slate roof with copper flashing and ridge ornamentation; elaborate leaded, stained, and painted glass windows, and complicated and picturesque roofline.

Suggested Treatments

1. Remove aluminum windows, replace with wooden replicas with the original mullion configuration
2. Remove vertical wood siding above ground floor windows as part of window replacement
3. Carry out paint layer analysis to determine original window frame finish and colour
4. Preserve and maintain original elements

11.40 | NANAIMO COURT HOUSE



Suggested Front Street façade design

(Photo courtesy of Nanaimo Community Archives)

11.41 | Nanaimo Post Office

Address

54-66 Front Street

Date of Construction

1954

Renovations in 1980s

Importance Statement

Built in 1954, the Nanaimo Post Office and Federal Building is a very strong, pure example of the International style. The historic International style symbolized modernity and progress and as such was an appropriate style for government buildings.

Character-Defining Elements

All the elements of the International style as expressed in the clean lines; asymmetrical massing; limestone cladding; ribbon windows at ground floor front façade; rear curtain wall with turquoise enameled-metal spandrel panels; full height entrance portico to second floor offices; round stone clad columns at front, and clock on stair tower.

Suggested Treatments

1. Remove the glass canopy addition
2. Replace windows on upper storey Front Street elevation with replicas based on the original design, with mullions
3. Install flashing with a smaller profile or lighter colour at parapet
4. Re-instate glazing on tower
5. Preserve and maintain original cladding and fenestration

11.42 | BASTION

ADDRESS

98 Front Street

DATE OF CONSTRUCTION

1853-1855

Building relocated in 1891 and 1974

IMPORTANCE STATEMENT

Nanaimo's oldest building and the sole reminder of the Hudson's Bay Company's singular coal mining venture, the Bastion is the physical evidence of the community's earliest European social and economic development. Built between 1853-1855, the Bastion is the only known remaining freestanding tower structure built by the Hudson's Bay Company.

CHARACTER-DEFINING ELEMENTS

All the original elements of a Hudson's Bay Company defensive fortification as expressed in the squared hand-hewn logs; octagonal shape with projecting third floor; "poteau-sur-sole" (post on sill) construction, and second floor rope pull gun ports and rifle slots.

All of the elements of the successive rehabilitations including the shingle roof and the foundation.

SUGGESTED TREATMENTS

1. Replace the small information sign beneath the steps that informs the public of the history of the bastion with one that is more detailed and historically accurate
2. Remove the textured stucco on the foundation
3. Consider using historical photographs to describe context to visitors and installing more soft landscaping. The Bastion is in a small plaza-type setting with no historical context.

11.43 | Nanaimo Fire Hall No. 2

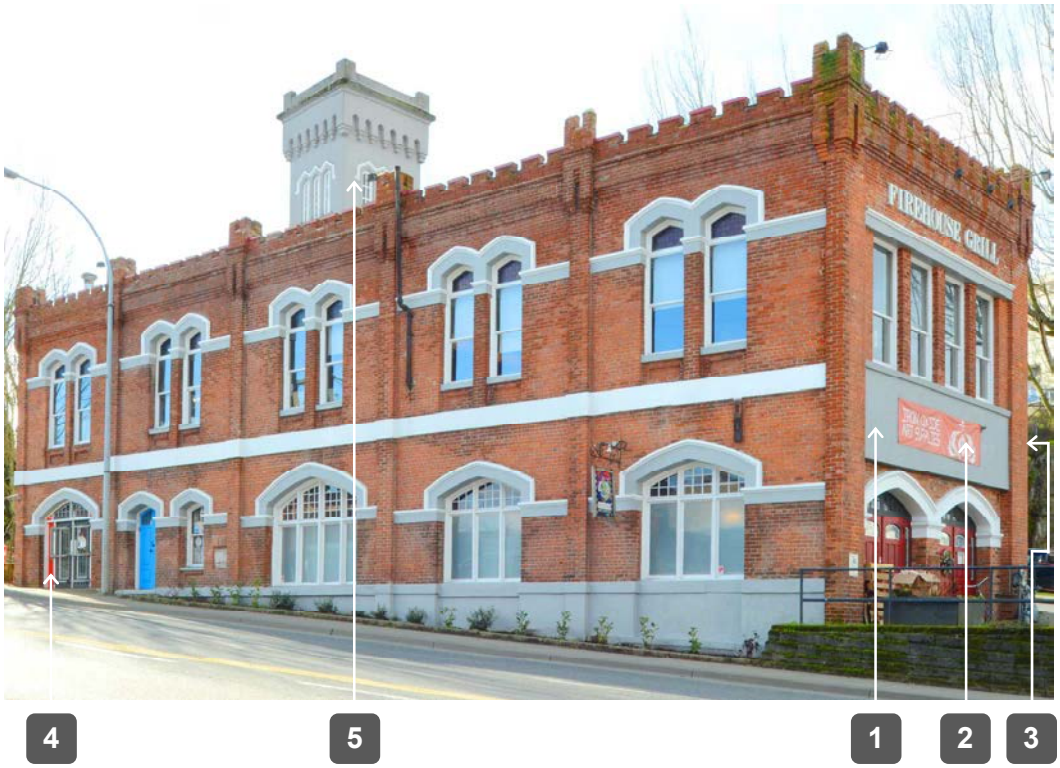
Address

34 Nicol Street

Date of Construction

1893

Hose tower addition in 1914



Importance Statement

Nanaimo Fire Hall No. 2 is a very good example of Victorian Italianate architecture. The fortress-like crenellated roofline, a widely recognized symbol of protection, is particularly appropriate on the fire hall. This substantial and expensive building, whose construction costs were raised through subscription, indicates community commitment to efficient, modern service and faith in the City's future.

Character-Defining Elements

All the elements of the Italianate style as expressed in the overall vertical form and massing of the building; the crenellated roofline; the brick cladding with its original parged coursing; the tall rounded windows; the stained glass transoms in the arched windows; the flat roof, and the stone trim.

Suggested Treatments

1. Remove stucco facia panel and restore original brick
2. Remove inappropriate signage
3. Remove brick from bricked-in window and replace with blind fenestration
4. Paint the red door surrounds to be an appropriate colour
5. Repair or rehabilitate hose tower
6. Preserve and maintain original, 1914, and replacement elements

11.44 | Esquimalt & Nanaimo Railway Station

Address

321 Selby Street

Date of Construction

1920

Rehabilitation 2012

1

Importance Statement

Built by the Canadian Pacific Railway Company in 1920, the Nanaimo Station, which replaced an earlier building, exemplifies the form of stations built in mid-sized communities across Canada in the early 20th century and can be seen as an early example of corporate branding that visually tied Nanaimo to the rest of the CPR empire.

Character-Defining Elements

All the elements of the station's original standardized Canadian Pacific Railway design including the stucco and brick cladding; hip roof; low massing punctuated by a central tower; pedimented rear and front gable dormers; parapet tower gables, and wide eaves with oversize brackets

Suggested Treatments

1 Replace cedar shake roof with a double coursed cedar shingle roof when replacement is required

2 Preserve and maintain original elements

11.45 | Reid Residence

Address

151 Skinner Street

Date of Construction

1921

Importance Statement

The Reid House, one of only three remaining single-family houses in the downtown core, is a tangible reminder of the historic presence of this housing form in the downtown area. Although the upper stories of commercial buildings and hotels continued to provide living accommodation, no new single-family housing was built downtown after 1930.

Character-Defining Elements

All of the elements of the Craftsman style as expressed in the horizontal form; lapped horizontal wooden siding; multi-paned double hung casement windows; notched vergeboards; exposed notched rafter ends; original front entry with glass-paneled door; projecting front gable, and front and rear gable dormers.

Suggested Treatments

1. Remove asphalt shingles and skylight and replace with cedar shingles
2. Remove stucco to expose and restore original wood
3. Repair damaged wood siding and fascias and broken glass in door
4. Increased maintenance efforts strongly recommended

11.46 | Palace Hotel

Address

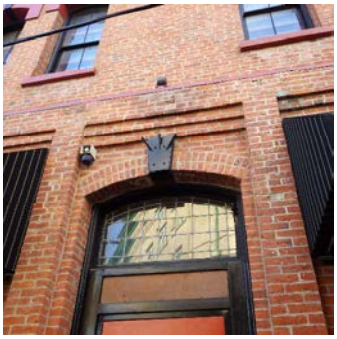
275 Skinner Street

Date of Construction

1889

1984 Restoration

1 2



Importance Statement

The Palace Hotel is a very good example of the Italianate style and was one of the earliest of the new type of hotels built in Nanaimo. It marks the beginning of a transition from the city's early rough, pioneer type architecture to a more refined and elegant style. The Hotel itself partially closes the vista from the main street and acts to create a feeling of intimacy and seclusion between landmark historic structures.

Character-Defining Elements

All the elements of Italianate style as expressed in the vertical proportions; simple form and massing; symmetrical façade; brick cladding and detailing; tall, narrow double hung wooden sash windows; molded window hoods; substantial cornice, and the painted swag ribbon sign.

Suggested Treatments

1. Remove brick from blocked-in ground floor arched windows and replace with blind fenestration
2. Move mechanical equipment on roof to a less prominent location
3. Preserve and maintain original elements

11.47 | Commercial Building

Address

33-35 Victoria Crescent

Date of Construction

Circa 1892 or earlier

Importance Statement

The commercial building at 33-35 Victoria Crescent is a very good, early, and rare surviving example of 'Boomtown' false front vernacular construction. The false front was a common device at the time used to increase the apparent size of a building and also provide an opportunity for more signage. This and the adjacent building that housed Johnson's Hardware, are among the oldest surviving wood buildings in Downtown Nanaimo.

Character-Defining Elements

All of the elements of boomtown style as expressed in the simple form and massing; front gable; false front façade; paired brackets and cornice, and remaining original horizontal drop wooden siding.

Suggested Treatments

1 Assess integrity of wall assemblies

2 Remove and install replica wood siding. Rehabilitate the front façade, particularly the ground floor. Implement colour scheme consistent with colour guidelines. Later-applied siding is poorly detailed and exposes wood framing.

3 Remove flat panels and restore siding beneath

4 Remove paint from clerestory window glazing

5 Treat the two buildings as visually distinct but compatible

11.48 | Queen's Hotel (Davidson Block)

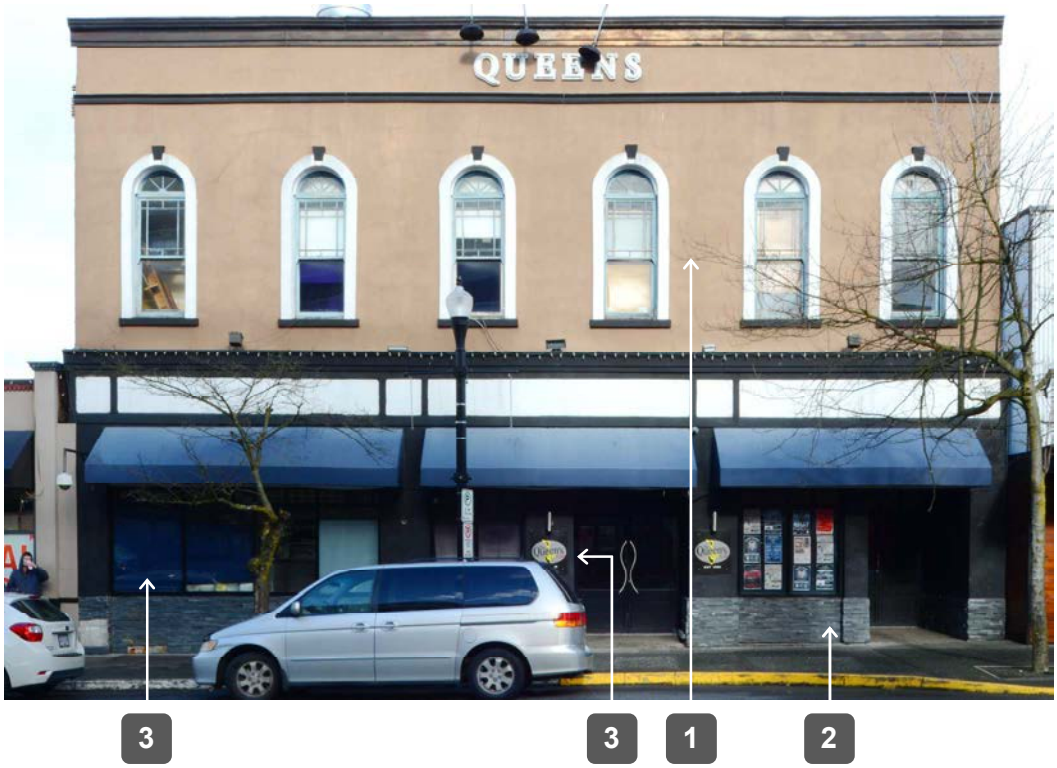
Address

34 Victoria Crescent

Date of Construction

1892

Renovations from 1980-1990



Importance Statement

The Queen's Hotel is a tangible reminder of the historic importance of hotels in Nanaimo history. The building is a good example of the Italianate style, and although many of the original architectural elements were lost, the essential form and mass of the building are intact. The Queen's Hotel is also significant as a reminder of the importance of Victoria Crescent as an early commercial strip. Most of Nanaimo's oldest surviving buildings are located on this street.

Character-Defining Elements

All the remaining elements of the original Italianate style including the form and vertical massing of the building and the second floor arched double-hung windows with keystone.

Suggested Treatments

1 If possible, remove stucco and restore original brick exterior. Alternatively, repair and paint stucco.

2 Remove and replace failing cultured stone cladding with high quality, durable assembly

3 Remove aluminum storefront glazing and glass block and replace with wooden storefronts based on the original design

11.48 | QUEEN'S HOTEL (DAVIDSON BLOCK)

Suggested Victoria Crescent façade design

(Photo courtesy of Nanaimo Community Archives)

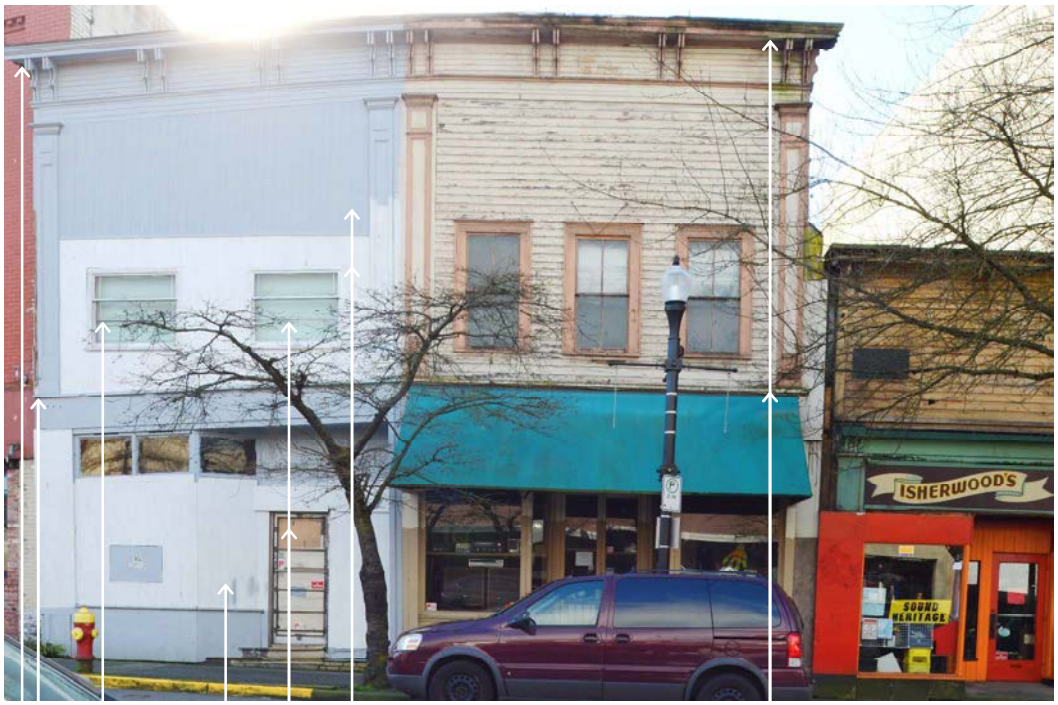
11.49 | Nanaimo Pioneer Bakery/Johnson's Hardware

Address

39-45 Victoria Crescent

Date of Construction

Circa 1870-1880



Importance Statement

Believed to have been built in the 1870s, the Nanaimo Pioneer Bakery building is significant as a very rare surviving example of the predominant form of commercial architecture in Nanaimo until the turn of the 20th century. Although there have been alterations to the building over time, its essential frontier character is intact. This, and the adjacent building at 33-35 Victoria Crescent, are among the oldest surviving wood buildings in Downtown Nanaimo.

Character-Defining Elements

All the elements of the Boomtown style as expressed in the simple form and massing; the horizontal lapped wooden siding; double hung windows; the false front; cornices; storefront sash elements, and paired brackets and pilasters.

Suggested Treatments

1. Assess integrity of building. Deterioration and settlement is evident.
2. Remove panels covering storefront windows
3. Replace aluminum windows and door with wooden replicas based on the original design
4. Remove sheet siding and replace with narrow course replica wood siding from the period
5. Preserve and maintain original elements
6. Increased maintenance efforts are strongly recommended

11.50 | Eagle Hotel (Terminal Hotel)

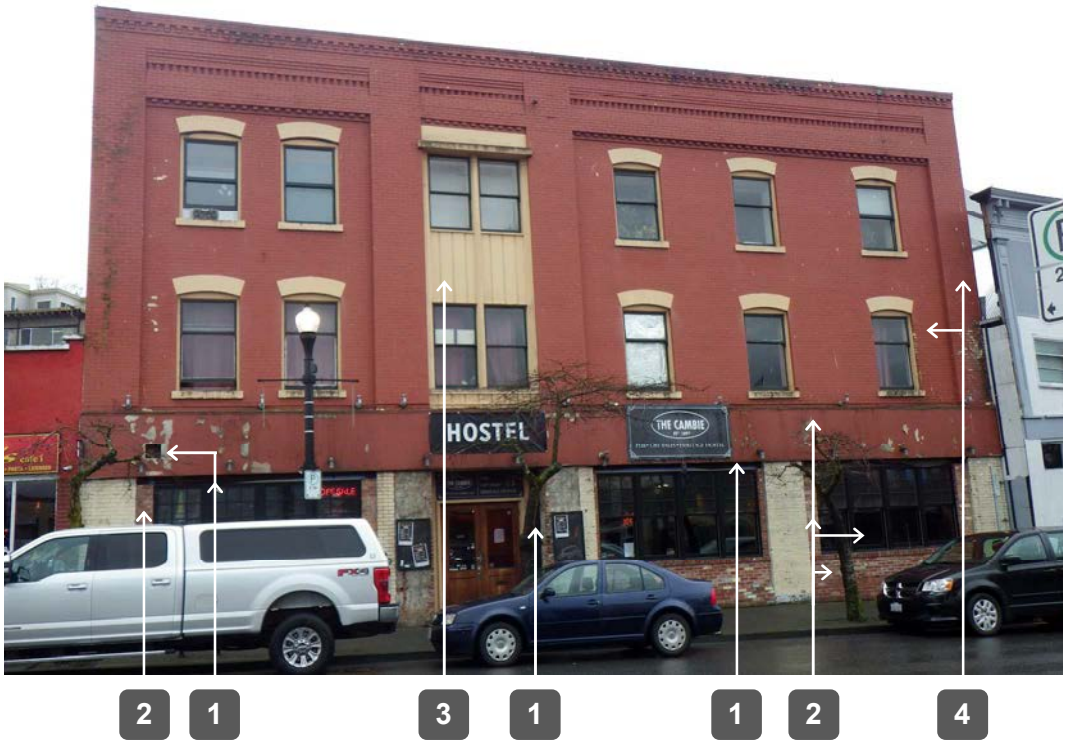
Address

63 Victoria Crescent

Date of Construction

1912

Storefront renovation in 1951 and 2008



Importance Statement

The Terminal Hotel, built in 1912, is a handsome, very good example of vernacular Edwardian Commercial style. This restrained and symmetrical style was a reaction to the exuberant eclecticism of the Victoria architecture that preceded it. The Terminal Hotel is a tangible reminder of the social and economic importance of hotels in Nanaimo history. The building's storefront has been modified over time but the upper story and essential form remains intact

Character-Defining Elements

All the elements of the Edwardian Commercial style as expressed in the overall restrained appearance; simple form and massing; symmetrical façade; brick cladding; double hung wooden sash windows; corbelled cornice, and segmental arched window openings on the upper stories.

Suggested Treatments

1 Assess and repair the wall assemblies. Exposed membranes and poor detailing threaten integrity of wall assemblies.

2 Rebuild the storefront; restore the scale of the piers; replace aluminum windows with wooden replicas; and replace heavy brick elements under windows with wooden panels. Placement of storefront elements and brick infill affects the scale of the piers and overwhelms the entrance.

3 Remove vertical wood siding

4 Repaint exterior or remove paint to expose original pressed brick

5 Increase maintenance efforts

11.50 | Eagle Hotel (Terminal Hotel)

Suggested Victoria Crescent façade design

11.51 | Willard Service Station

Address

291 Wallace Street

Date of Construction

Circa 1910

Importance Statement

Built around 1910, the Willard Service Station building is a very good example of the type of small scale, vernacular commercial building that predominated in Nanaimo until World War II. A unique element of the building is the multiple storefronts, two of which include false front storefronts.

Character-Defining Elements

All the elements of a vernacular commercial style building as expressed in the simple form and massing; flat roof; large storefront windows, and multiple storefronts.

The building's location at a major intersection marking the eastern entrance to a distinct commercial and residential neighbourhood.

Suggested Treatments

1 Rebuild piers up to cornice line

2 Rebuild cornice based on original design

3 Remove later-applied stucco and restore or rebuild wood siding

4 Openings have been altered (blocked in or moved). Rebuild openings based on the original design

5 Remove non-period ornamentation

11.51 | Willard Service Station

Suggested Fitzwilliam/Wallace Street façade design

(Photo courtesy of Nanaimo Community Archives)

11.52 | CITY HALL

ADDRESS

455 Wallace Street

DATE OF CONSTRUCTION

1951

Addition built in 1970

IMPORTANCE STATEMENT

City Hall was Nanaimo's first venture into the International style and was designed to project progress and modernity. The purpose-built City Hall represents the maturation and modernization of the municipal government and, by extension, the City as a whole. The gardens at the side and front of City Hill were designed at the same time as the building and are integral parts of the site's value. A sympathetic 1970 addition on the north side respects the original building's architectural integrity. The exterior and interior are largely intact.

CHARACTER-DEFINING ELEMENTS

All the elements of the International style as expressed in the building's exterior including the clean horizontal form and plain detailing; exposed concrete structure and cladding; incised shadow banding between the windows; thin profile, steel sash windows; copper lights at front entrance; granite plinth and steps, and flat roof with raised parapet.

SUGGESTED TREATMENTS

1 Remove awnings at rear and side entrances and glass extension in main entrance

2 Remove air conditioning unit from window and replace with glass pane

3 Preserve and maintain original and 1970 elements

11.53 | Brumpton Block

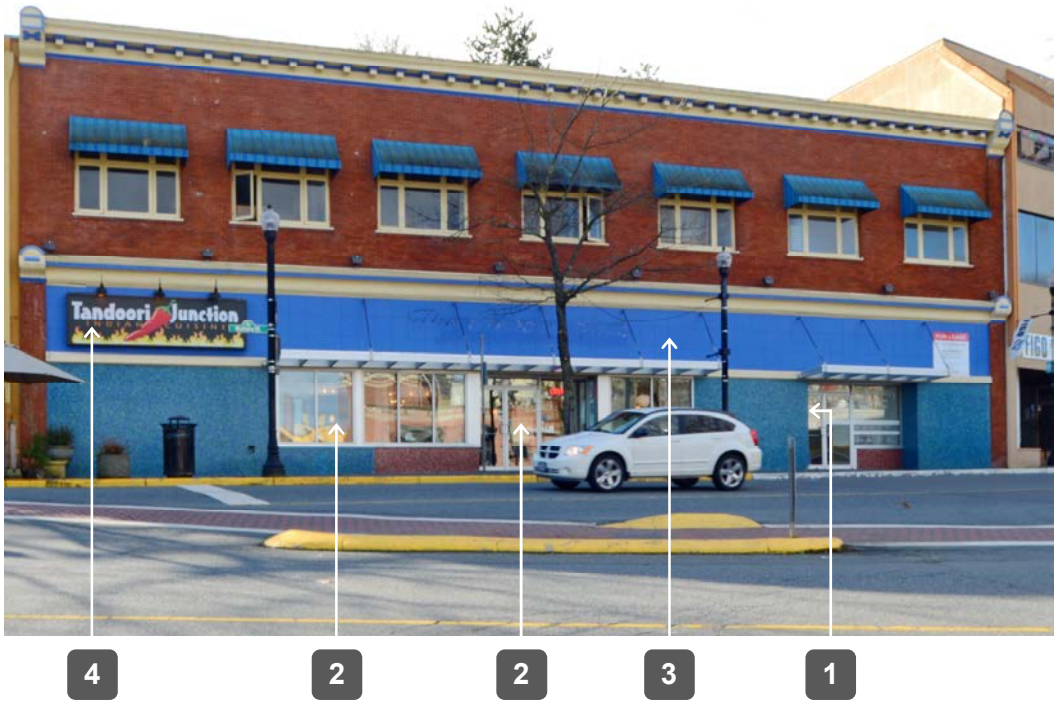
Address

481-489 Wallace Street

Date of Construction

1912

Façade alterations in 1956



Importance Statement

This horizontally proportioned block is a very good example of a vernacular Edwardian Commercial style building. The ground floor has been entirely altered and the second floor retains its original appearance. The alterations are a good expression of the building's aesthetic evolution over time and the trend towards stylistic modernization then prevalent.

Character-Defining Elements

All the elements of the original Edwardian Commercial style architecture as expressed in the simple form and massing; the brick construction; symmetrical window arrangements; pressed metal cornice, and overall restrained appearance.

All of the elements of the 1956 modern style façade renovation including the changes to the storefronts and the mosaic tile decoration.

Suggested Treatments

1 Remove and reinstall storefront door with improved detailing. Aluminum storefront entrance detailing currently exposes plywood sheathing.

2 Consider rebuilding storefront with sympathetic wooden elements.

3 Remove panels and expose and restore original cladding

4 Install signage of appropriate material and height

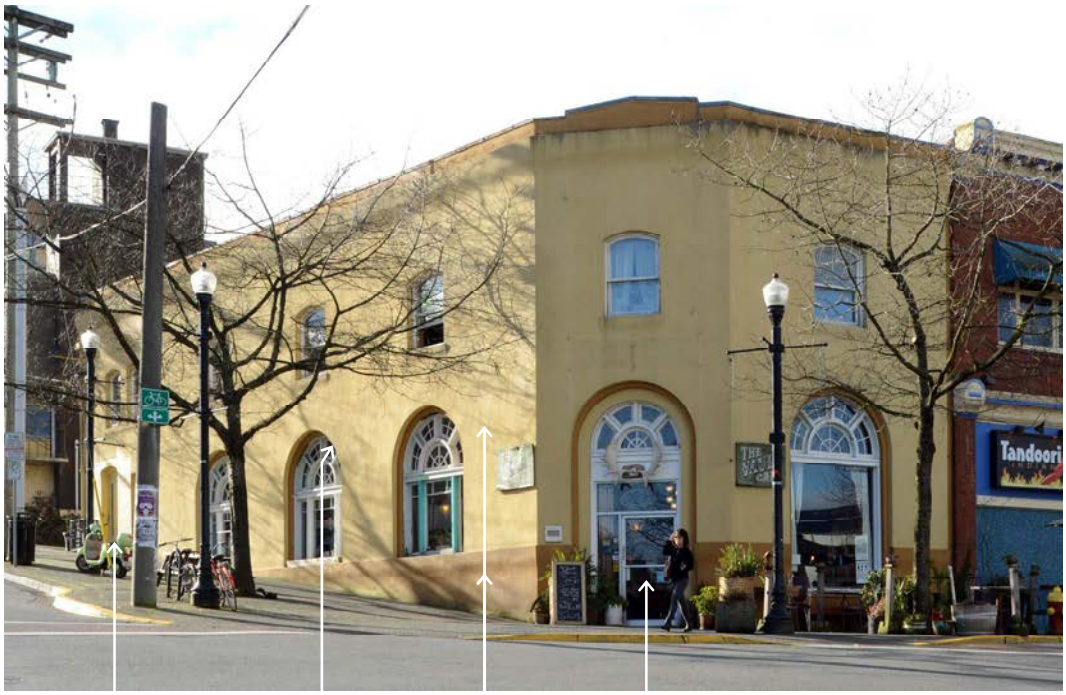
11.54 | MERCHANT'S BANK

ADDRESS

499 Wallace Street

DATE OF CONSTRUCTION

1912



IMPORTANCE STATEMENT

The Merchant's Bank is Nanaimo's sole example of the eclectic, elegant Free Renaissance style, inspired by Italian churches and palaces, and popular in North America from the late 19th to early 20th centuries. The exterior was faced with a combination of a banded brick base and quoining that framed the edges and structural openings. A later coat of stucco obscured these features but some of the façade details, including the prominent cornices typical of this style, are still discernible.

CHARACTER-DEFINING ELEMENTS

All the discernible elements of the Free Renaissance style including the form and massing; prominent cornices; elaborate round arched windows, and corner entry.

SUGGESTED TREATMENTS

1. Repair and restore the building, including windows and removal of stucco to return building to its original appearance
2. Repair or restore deteriorated window frames
3. Replace doors with wooden doors
4. If façade restoration is not possible, repair the building exterior and consider repainting to authentic colour scheme consistent with guidelines. Canopies are not recommended except over upper level entry door.

11.54 | MERCHANT'S BANK

Suggested Albert/Wallace Street façade design

(Photo courtesy of Nanaimo Community Archives)

12. GLOSSARY

Arch: curved masonry construction for spanning an opening.

Baluster: vertical members supporting a rail or coping, and thus forming a balustrade.

Bay: a vertical division of a building marked by fenestration.

Bay Window: an angular projection from the building face filled with fenestration.

Bracket: a support for an overhang.

Bulkhead: small panel at the ground level of a storefront window or opening. Usually of decorative tile or wood. Also a boxlike structure built over an opening or to conceal something.

Canopy: an overhanging projection cantilevered out from a building face for weather protection. Usually canvas stretched over a metal framework.

Capital: the head of a column, usually carved in one of the classical orders.

Casing: trim around a door or window.

Character-Defining Element: the materials, forms, location, spatial configurations, uses, and cultural associations of meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Column: an upright member, usually rounded, consisting of a base, shaft, and capital.

Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes.

Coping: a protective capping to a wall.

Corbel: a projecting block, supporting an overhang.

Corbel Table: a range of corbels supporting an eave.

Corbelling: masonry courses, each built out from the one below.

Cornice: a projection crowning a wall surface.

Course: a continuous horizontal range of masonry.

Dental: small square blocks in series that decorate a cornice.

Drop Siding: weatherboarding with the upper edge grooved to fit into a slot on the bottom of the piece above it.

Dwell Time: the amount of time a chemical treatment needs to be in contact with the surface for the treatment to work, according to manufacturers recommendations.

Eaves: horizontal roof edges.

Effigy Signage: signboards that are carved in representative and expressive shapes or forms.

Engaged Column: a column partially attached to a wall surface.

Façade: the front or face of a building.

False Front: a façade applied to a building to increase its presence on its main face. Also called a Boom Town Facade.

Fascia: a plain horizontal band, as part of a cornice string course.

Fenestration: the design and disposition of windows and openings in a structure.

Flashing: protective metal such as a cap at the top of a wall, or a weatherproof strip at a roof edge.

Head: the top of a structural opening.

Heritage Value: the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

In-Kind: with the same form, material, and detailing as the existing.

In-Situ: this term means ‘in place’ and as used in this document, it refers to the action of protecting, maintaining, and/or stabilizing the existing materials in the location where they were found.

Intervention: any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Keystone: the central member of an arch, usually the most prominent and often carved.

Light: a single framed piece of glass in a window or door. Lights in a window are separated by muntins and mullions.

Lintel: a horizontal beam bridging an opening.

Modillion: a scroll-shaped bracket used in series to support a cornice.

Mullion: a vertical divider or upright that sections a window into lights.

Parapet: the extension of a wall or railing above a roofline; subject to a variety of decorative treatments.

Pediment: a triangular feature over a structural opening, or capping a wall.

Pilaster: an engaged vertical segment.

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

Pitch: steepness of a roof.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or 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.

Reveal: surface at the side of an opening indicating thickness of a wall.

Repointing: to repair masonry joints with mortar.

Sill: the horizontal base element of a window or door.

Soffit: the underside of an architectural feature, usually a cornice or balcony.

Spandrel: the panel between the head of one window and the sill of the window immediately above. Alternately, the triangular area contained by one side of an arch.

String Course: a continuous horizontal band or course, sometimes moulded or carved.

Surround: a border to an opening or a panel.

Transom: a horizontal bar dividing a window; alternately a crosspiece dividing a door or window from a panel, or fanlight above it, within the same structural opening. Also the window above such a crosspiece.

Trompe L'Oeil: a graphic treatment or mural painted to give illusions of reality; the literal translation is "fool the eye".

Water Table: the cap or trim at the top of the foundation walls.