SCHEDULE 4 – 602 NEWPORT AVENUE CONSERVATION PLAN (*28 pages*)

(Prepared by Keay Architecture Ltd and Donald Luxton & Associates Inc, date stamped March 6, 2019)

Logie Lea 602 Newport Avenue

RECEIVED
MAR 06 2019
Oak Bay Building Department

Index

1. Statement of Significance

2. Conservation Strategy
   2.1. Subdivision Rationale
   2.2. Conservation Strategy
   2.3. Sustainability and Energy Efficiency

3. Maintenance Plan
   3.1. Maintenance Checklist
   3.2. Maintenance Programme

4. Photographic Material
   4.1. Current Condition
   4.2. Original Drawings

5. Proposed Development Site Plan

6. Standards and Guidelines

1. STATEMENT OF SIGNIFICANCE

Name: *Logie Lea*, the Dorman Residence

Construction Date: 1930

Original Owners: Oswald H. Dorman and Clara E. Dorman

Designer / Builder: The Craftsmen Co. Ltd.

Description of Historic Place

Logie Lea is a two-storey Georgian Revival home located toward the south end of a quiet residential stretch of Newport Avenue, adjacent to the Victoria Golf Course. The house features a broad hipped roof, stucco cladding, a central front porte-cochère and multi-paned wooden sash windows, and is set in a mature garden landscape.

Heritage Value of Historic Place

Logie Lea is significant for its history of ownership by prominent families, for its period revival architecture and for its contribution to neighbourhood character. The house was originally designed and built by The Craftsmen Co. Ltd. in 1930 for Oswald H. Dorman (1887-1951) and wife Clara (née Hewartson). The Dormans named the home *Logie Lea*, "Logie" short for the Scottish word Kellogie meaning "the sheltered space before the kiln fire", "Lea" is defined as "a Grassland". The name both reflects the family's strong Scottish heritage and the location of the home opposite the Victoria Golf Course, established in 1983. Dorman, a member of the Freemasons, owned O.H. Dorman Ltd. Clothiers in Victoria; the company was later passed to his son Keith. In 1952, a year after Oswald Dorman's death, Clara sold *Logie Lea* to W.F. Munro who in turn sold it to Hugh R. Stephen (1913-2002) in 1955. Hugh Stephen emigrated from the UK in the early 1930s with his mother. After a transatlantic wedding proposal, his fiancée Barbara joined him in Victoria. Stephen, a prominent civic leader and businessman, was appointed Mayor of Victoria in 1966. During his term, Stephen was a strong and involved supporter of Ainslie Helmcken, who established the City of Victoria Archives in 1967. Stephen's work in the archival project demonstrated his intent in regional history and its importance to the community. After leaving office in 1969, Stephen was chair of the Capital Region Board and also chair of University of Victoria's Board of Governors from 1979 to 1982. To recognize his community contributions, the University of Victoria named Hugh Stephen Hall Residence. In 1971, Peter and Wendy Bousfield acquired this property, selling it to Bob and Pat Battles in 1988; Mrs. Battles remains resident in the home today.

Logie Lea was designed and built by the Craftsmen Co. Ltd., a jack-of-all trades construction company established in December of 1929 by contractor Roderick Hugh MacLeod. Despite some initial success, the company failed with the onset of the Great Depression and was dissolved in 1933. The design of the house features the Georgian Revival style, as evident in its symmetry and regular fenestration. The period between the two World Wars was a time of entrenched traditionalism in residential architecture in North America, and houses were expected to display historical motifs as a reflection of the owners' good taste, harkening back to a romantic representation of traditional domestic values and an idyllic suburban lifestyle. An efficient and rational floor plan reflected the reality that most families, during this period of austerity, could no longer afford domestic help.

Well-maintained and landscaped, *Logie Lea* contributes to the lush residential character of the neighbourhood, demonstrating the values placed by the Oak Bay community on maintaining and commemorating its heritage traditions.

Character Defining Elements

Key elements that define the heritage character of *Logie Lea* include its:

- location on Newport Avenue in a residential context;
- residential form, scale and massing as expressed by its two-storey height, partial basement, hipped roof and internal brick chimney;
- Georgian Revival style, including its: generally symmetrical, well-balanced design; broad hipped roof; central front porte-cochère with upper floor balustrades; and regular fenestration;
- wooden-sash windows, some arranged in banks, with arched and square tops, and multi-paned upper sash;
- original wood door assembly with multipaned sidelights; and
- mature landscaped garden setting, with a semicircular driveway.

RESEARCH SOURCES

- Previous owners of 602 Newport from City Directories:
  - Pre-1955 found online at http://bccd.vpl.ca
  - City directory microfilm archives courtesy of BC Archives, reels 59 (1961), 96 (1968), 108 (1970), 114.
- (1971) Registrar of Companies courtesy of BC Archives (Reel B05177 – 11468): The Craftsmen Co. Ltd. Was established in December of 1929 by contractor Roderick Hugh MacLeod. The Craftsmen Co. had some success in the early days, however with the onset of the Great Depression the company failed. Documentation by the Registrar of Companies show that in 1933, because of two-plus years failing to "file certain returns, notices, or documentation" a letter was sent stating "failing to fulfill requests will end in DISSOLUTION" was submitted to the company. There is no further documentation of The Craftsmen Co. on record.
- Information on Stephens produced by City of Victoria and University of Victoria bios
- Definition of "Logie" and "Lea" found on Merriam-Webster site.
- Site Map – District of Oak Bay Mapper, Oak Bay engineering.

BC Vital Events:

- Person: Oswald Henry Dorman; Event Type: Birth; Registration Number: 1887-09-005154; Event Date: 1887-12-06; Event Place: Victoria.
- Groom: Oswald Henry Dorman; Bride: Clara E Hewartson; Event Type: Marriage; Registration Number: 1909-09-057926; Event Date: 1909-05-20; Event Place: Vancouver.
- Person: Oswald Henry Dorman; Event Type: Death; Registration Number: 1951-09-008933; Event Date: 1951-09-25; Event Place: Victoria; Age at Death: 63.

- Groom: Roderick Hugh MacLeod; Bride: Agnes Dermott; Event Type: Marriage; Registration Number: 1915-09-029541; Event Date: 1915-12-09; Event Place: Victoria.
- Person: Roderick Hugh MacLeod; Event Type: Death; Registration Number: 1957-09-005343; Event Date: 1957-05-01; Event Place: Vancouver; Age at Death: 67.

2.1 RATIONALE FOR PRESERVATION

Logie Lea, the Dorman residence at 602 Newport, is unaltered from its original construction and a good example of New England Colonial architecture. Preservation through designation of the residence in its current form will ensure the protection of the dwelling's historic and architectural importance. As a significant element in the Newport residential cluster, protection will ensure that the integrity of the streetscape. Because the property faces two streets, the construction of a modest, patio home fronting with access to Linkleas would have no visual Impact to the existing house nor Newport's streetscape. A small variance in the rear yard setback would give the ability to maintain the front yard setback on Linkleas Avenue, thereby retaining the integrity of both the Newport and Linkleas streetscapes. The subdivision of the large lot is in accordance with the growth strategy for Oak Bay of sensitive infill development, while ensuring the historic value of Logie Lea is kept intact.

2.2 CONSERVATION STRATEGY

The residence at 602 Newport is currently in excellent condition. The current and previous owners have retained the character defining elements and the heritage value of the dwelling. Finishes have generally remained intact from original construction, however in the case of any deterioration the owners have been careful to repair with appropriate materials and in accordance with accepted restoration standards. All window casings have remained as original and are in good condition, we assume any replacements panes have been built into the original casings. The original stucco cladding has been repainted and has virtually no imperfections. The roofing atop the hipped structure was replaced with fibreglass shingles and has been well maintained. The brick chimney has been repointed and remains functional. Although landscaping has inevitably changed over time, the two front rhododendrons and other large shrubs and trees on the property are original. The only real notable change to the exterior of the dwelling, has been the removal of a deteriorated sunroom that was added on the rear after original construction, and which was removed by the current owner in the mid 1990's with permit. The interior of the residence has been slightly remodeled to the original period aesthetic. As discussed in Donald Luxton's report, Logie Lea remains as it looked when first built for the Dorman's in 1930, in excellent condition and with its original design and architectural elements intact.

Exterior elements have been reviewed as follows:

- drainage and concrete foundations: good/excellent condition, no issues
- stucco finish: rough cast, painted, excellent condition
- windows: wood frame, single glazed, paint and materials in excellent condition

- wood trim and handrails: paint and materials in excellent condition
- roof: fibreglass shingles: good condition, remaining service life estimated 20 years
- brick chimney: good/excellent condition, the upper courses have been repointed
- gutters and RWL: aluminum, excellent condition

In conjunction with the Statement of Significance as prepared by Don Luxton & Associates, we have developed a Conservation and Maintenance Plan to assist in establishing long term goals for sustainability and maintenance. This also would include repair and/or restoration of exterior elements where appropriate, will ensure the integrity of the residence. If existing materials are examined and maintained on a regular schedule emergency repairs should be avoidable, and the integrity of the original design and materials will be retained. A regular maintenance schedule will be the most cost effective means of protecting the building, and through this the qualities that made it worthy of designation in the first place.

The plan has been developed in accordance with the "Standards and Guidelines for the Conservation of Historic Places," which are included as an appendix. In particular maintenance is defined as:

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

The intent of the project is, as part of a Heritage Revitalization Agreement, to designate the house in its current location, and to provide a rationale and guidelines for its preservation and maintenance. The relationship of the house to Newport Avenue, its landscaping, and the neighbourhood context is to remain . As identified in the condition report, the house is in excellent condition, well maintained by the current owner. Over the years missing exterior elements have been restored, and an active maintenance program included painting, site drainage, roof replacement, and so on. A small but deteriorated Greenhouse at the rear was removed, there are no drawings to indicate its original design, and it does not show on the original drawings. Based on the archival drawings, the design of the porte cochere has been altered, probably during construction, there is no intention to replicate the original, likely unbuilt, design.

2.3 **SUSTAINABILITY AND ENERGY EFFICIENCY**

Sustainability in our current environment encourages the conservation of heritage buildings as an integral component of a coherent residential environment. In that the house is considered worthy of Heritage Designation, it is appropriate that measures be taken to maintain and preserve it. This does not mean that it cannot be adapted to contemporary requirements for use. As well, preservation makes community cultural resources available to future generations for their use and enjoyment.

Specific aspects of sustainability include:

i. reducing solid waste disposal
ii. saving the energy embodied in the existing building
iii. conserving historic materials

At the same time, sustainability does not preclude upgrading for energy efficiency. Features can be incorporated into the building in a manner that respects the exterior form and minimizes the impact on character defining elements.

The desire to upgrade the energy performance of a structure must be balanced against the environmental and cultural benefits of retaining existing building fabric, the effect on the heritage value and the ability to retain character defining elements. The approach may involve coordinating with energy and conservation specialists to determine the appropriate solution to maximize improvements in thermal efficiency with the least impact on the building. In that the walls of the house have already been insulated, the likely opportunities for improved thermal performance are revisions to the heating system, increased attic insulation, and reviewing basement insulation. It should be noted that the BC Building Code permits alternate forms of compliance for the upgrading of building elements for Heritage structures

3. **MAINTENANCE**

The intent of a maintenance program is to provide a consistent level of predictability to ongoing repairs and upgrading of the building. This will start with the control of water ingress, which is the single most likely cause of damage. Other potential causes of damage include sun, frost or ice, insects and rodents, and the efforts expended on controlling and remediating these will result on a higher level of preservation at less ong term expense.

Cleaning should be performed on a regular basis as confirmed by a visual inspection. The approach should always be to use the most gentle means possible, brushing off accumulated dirt and dust, and supplanting this with mild detergent and warm water as necessary. Power washing, corrosive chemicals, and/or abrasive brushes should not be employed

When repairs are required, they should be carefully reviewed from the context of the Standards and Guidelines. Professional advice should preferably be incorporated into the repair program to ensure the following

i. Intervention should be via the least intrusive means available

ii. Repair rather than replace where possible using appropriate conservation methods, and similar materials

iii. Ensure compatibility with the heritage characteristics of the building

Inspection of exterior building elements should be undertaken on a regular basis, generally with persons qualified either through professional expertise or through having a recognized background in reviewing the building elements in question. Inspecting in the spring is optimal, as defects will be more obvious after the winter moisture and repairs can be scheduled for the drier summer months. As a basis for inspections the frequency can be divided into categories:

i. annual review: The house is likely to be owner occupied, and as such issues of water ingress and potential damage will be readily apparent. Blocked or non functioning drainage systems can be reviewed on an annual basis, either by the homeowner or by experienced tradespeople. Overspray from irrigation systems is a common issue, and should be addressed as necessary. Certainly the primary source of water issues will be the roof, often from wind or rodent damage, and damage here should be address immediately.

ii. cyclical maintenance: exterior painting,. Exterior painting is affected by the quality of the materials used, the condition of the substrate, and exposure, and should be examined by a professional painter every two or three years, providing an opportunity for work in advance of the finishes failing. This will reduce preparation time and costs.

iii. roof repair or replacement: a visual inspection can be carried out on a four or five year basis, with a written report indicating the expected remaining lifespan

iv. cutting back of plant material growing against the building, as required to allow the building surfaces to dry, and thereby avoiding mould and mildew

v. review of exterior building elements: including flashings, and chimney. These are currently in excellent condition, and can be reviewed on an occasional basis for signs of deterioration

vi. exterior upgrading: thermal upgrading, window upgrading. The house has been insulated, with insulation blown in from the exterior. Further improvements would take the form of storm windows, allowing the existing windows to be retained, and minor improvements to weatherstripping and draft control

A record should be maintained of inspections, defects found, and repairs or remedial work undertaken, with drawings and photographs.

The intent of a maintenance program is to provide a consistent level of predictability to ongoing work programs and funding requirements. If this is correctly implemented, crisis situations and short term repairs should, for the most part, be avoided. It is recommended that the approach taken provide for regular inspection as a basis for

maintenance and repair, rather than relying on a schedule. With sustainability defined, 602 Newport will be well placed to contribute to the community for decades to come.

3.1 **MAINTENANCE CHECKLIST**

Exterior

Site inspection

- site drainage
- is water draining away from foundations

Foundations

- moisture damage: rising damp, failure of surface finishes
- cracks indicating movement or shrinkage
- is settlement indicated
- is monitoring required

Masonry

- Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Loose or deteriorated flashings
- Are there cracks due to shrinking and expansion?
- Are there cracks due to structural movement?
- Do the cracks require continued monitoring?
- Are there stains present? Rust, copper, organic, paints, oils/tars?
- Does the surface need cleaning?

Wood Elements

- Are moisture problems present? (Rising damp, rain penetration, condensation, failure of protective finishes
- water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect attack present? Where and probable source?
- Is there fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, rodents, etc.) Where and probable source?
- Is any wood surface damaged from UV radiation? (Bleached surface, loose surface fibres)
- Is any wood warped, cupped or twisted.
- Is any wood split? Are there loose knots?
- Are fastenings pulling loose or rusted?
- Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

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

Porches

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

Windows and glazing

- Is there glass cracked or missing?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- If the glass is secured by beading, are the beads in good condition?
- Is there condensation or water damage to the paint?
- Are the sashes easy to operate? If hinged, do they swing freely?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Is the caulking between the frame and the cladding in good condition?

Doors

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

Gutters and Downspouts

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

Roof

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are flashings well seated?
- Does the soffit show any signs of water damage? Insect or bird infestation?

INTERIOR

Basement

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- Are there signs of past flooding, or leaks from the floor above? Is there floor damp?
- Are the walls even or buckling or cracked? Is the floor cracked or heaved?

- Are there signs of insect or rodent infestation?

Concealed spaces

- Is light visible through walls to the outside
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling
- Infestations – are there signs of birds, bats, insects, rodents, past or present?

3.2 **MAINTENANCE PROGRAMME**

INSPECTION CYCLE:

Daily

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

Semi-annually

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

Annually (Spring)

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

Five-Year Cycle

. A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
. Repaint windows every five to fifteen years.
. Check condition of roof every ten years after last replacement.
.check condition of all caulking and flashing materials, make good as necessary
. Confirm condition of roof and estimate effective lifespan. Replace when required.
. evaluate for repainting, including replacement of deteriorated building materials
.downspout and gutter systems