

-VICTORIA-



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Restoration/Retrofit Wins BOMA Award

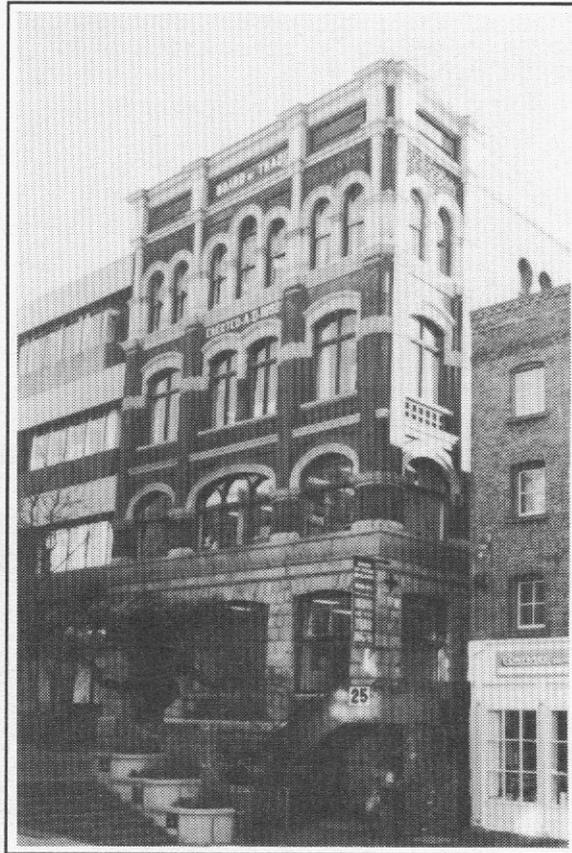
A seismic retrofit and restoration at the Board of Trade Building in Victoria's historic Bastion Square garnered the Building Owners and Managers Association (BOMA) "Building of the Year 1994, B.C. Region" award. BOMA is an international organization that offers awards in ten categories, including Historical Building.

The 1892 Board of Trade Building was designed by architect Andrew Maxwell Muir, a Scot who arrived in Victoria via California. The building's facade evokes many styles of the period and boasts a wealth of wonderful architectural detail, with each storey receiving a different treatment.

Currently occupied by the Ministry of Forest's Provincial Forest Fire Control Centre, the building is owned by Andromeda Investments of Edmonton.

The objective of the owners was to carry out an upgrade to increase resistance to earthquake forces. At the same time, all windows were to be removed and refurbished, historical architectural details on the facade restored with careful attention to original paint colours, and repairs carried out to brickwork.

The Board of Trade Building is typical of its period, consisting of unreinforced masonry walls and heavy timber framing, a type of construction considered highly vulnerable to seismic



forces. The many window openings in the facade and part of the west wall make these elevations especially susceptible to earthquake shaking. To strengthen the building, ceiling finishes were removed ten feet back of the facade wall, where blocking was installed and two-metre-long steel straps anchored back to the masonry wall using epoxy anchors, at each floor. The facade was thus firmly secured to the interior building diaphragms. Further strengthening was provided by running horizontal tension rods in the ceiling space just above window openings from one side of the

facade to the other. The rods projected through the exterior side walls where they were secured by anchor plates.

Window upgrading and restoration involved removing over 70 sash units, repairing frames in situ, and refurbishing the windows in the shop, ensuring that all opening lights functioned, and improving draft exclusion.

Exterior work included replacing 5,000 bricks, repointing of stonework, restoring decorative plaster mouldings, and repairing the sheet metal cornice. The budget for this portion of the work alone was \$150,000.

Probably the most challenging aspect of the retrofit was the requirement to carry out all work while the building remained occupied.

The architectural firm for the project was Jonathan Yardley Architects. Seismic upgrade design was by Graham & Murray Consultants Ltd., and the contractor was Hunter Construction Ltd. Window refurbishment was carried out by Vintage Woodworks Ltd. Jonathan Yardley is located on Saltspring Island, while the other firms are all based in Victoria.

For more information about the BOMA awards program, contact Sue Oberhoffner, BOMA, Ste. 614 - 409 Granville St., Vancouver, B.C., V6C 1T2