

**Overview of 4216 Wilkinson Road (Colquitz Gaol & Barn / Wilkinson Road Jail
June 2019**

Legal Address:	Lot 1 Section 5 Lake District Plan 20520 Correctional Institution Old Goal (Wilkinson Road Jail)
Proposed:	Application for a Heritage Alteration Permit for Roof Repairs
Heritage Status:	Designated
Current Zoning:	P-3 (Personal Care) Zone
Minimum Lot Size:	n/a
Actual Lot Size:	99,962 m ²
Owners:	BC Buildings C/O IWS Ministry of Citizens Attn: Property Tax
Applicant:	WSP Canada Inc.
Application received:	April 12, 2018

Notes:

- The Colquitz Gaol is an Edwardian, brick-clad reinforced concrete building that was built in 1913-14.
- It is a Designated Heritage Building.
- The applicant, WSP Canada Inc. has applied to replace the existing copper metal roof on a section of the entrance building with a profiled metal roof.

Attachments:

- Location map
- Saanich Heritage Register excerpt
- Statement of Significance for the Wilkinson Jail
- Proposed repairs to the roof at the Wilkinson Jail



Proposed profiled metal roof



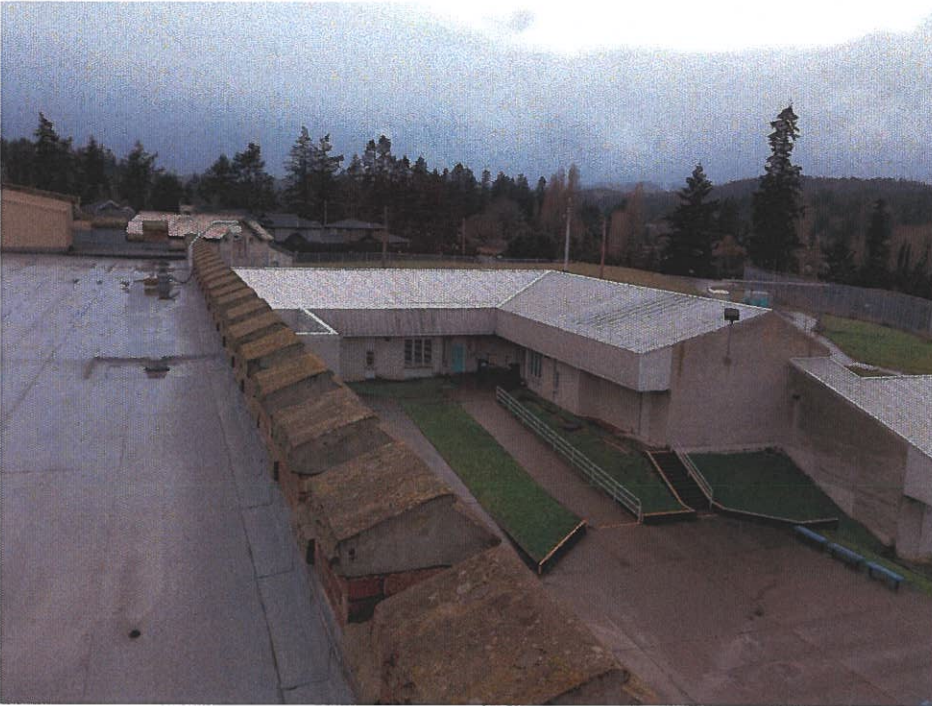
Proposed profiled metal roof



Proposed profiled metal roof



Section of roof to receive a new roof



Profiled metal roof on another building on the property

District of Saanich Map



1: 2,921



Date Produced:

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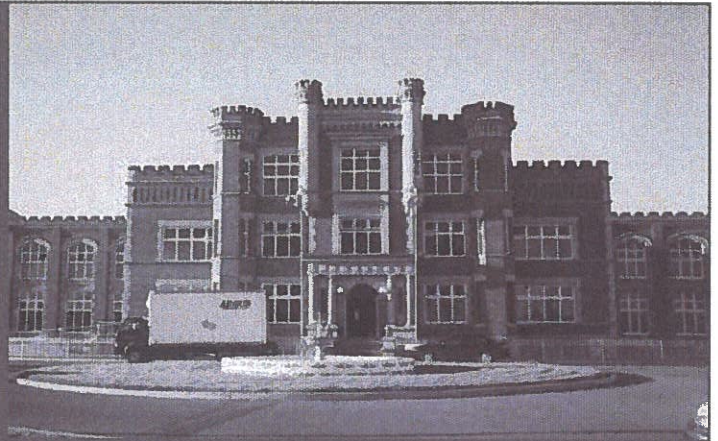
This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency, and precision are not guaranteed.

COLQUITZ GAOL & BARN
(now WILKINSON ROAD JAIL)
4216 Wilkinson Road (designated)

His Majesty the King in right of the Province of British Columbia
Colonel William Ridgway-Wilson, Architect
British Columbia Construction & Engineering Company,
Contractors: 1913-14

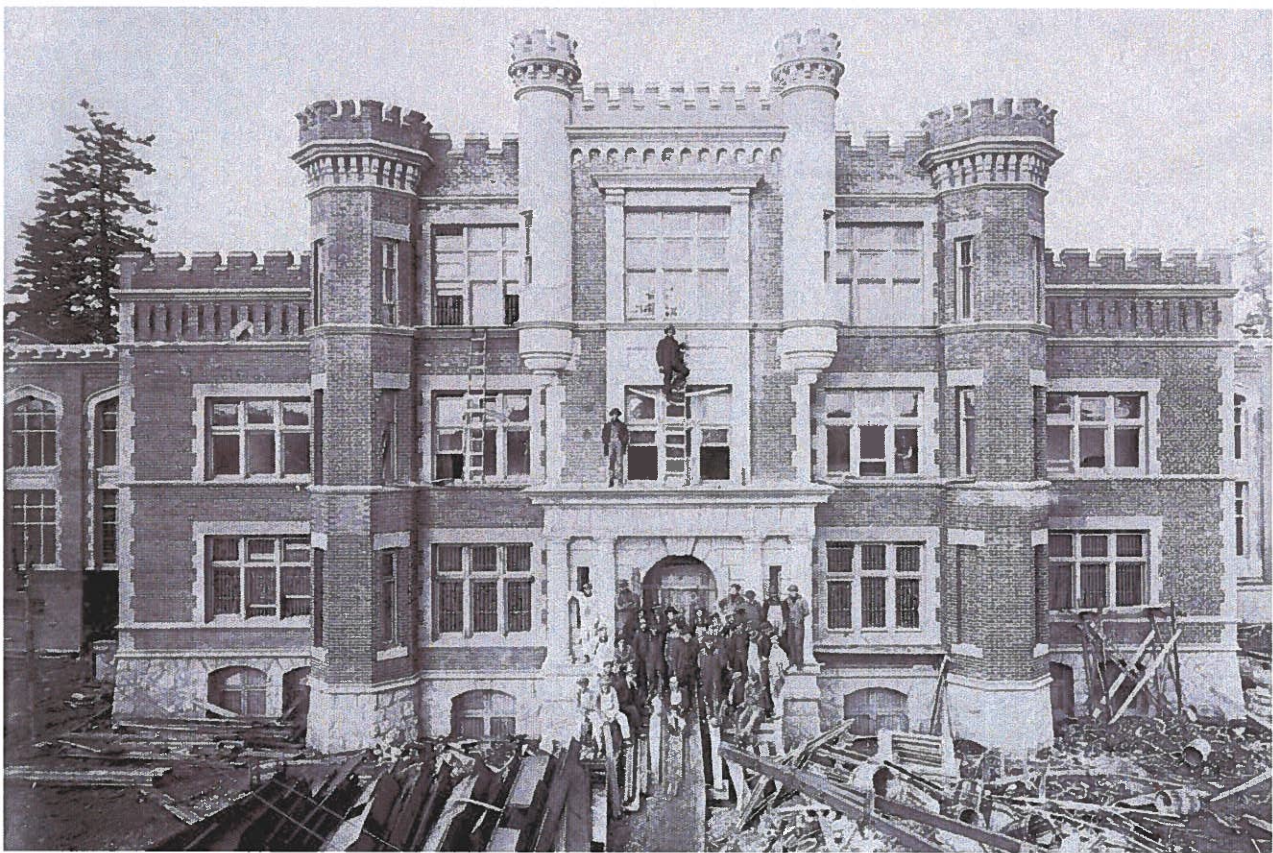
The Colquitz Gaol is an Edwardian, brick-clad reinforced concrete building situated on a handsomely landscaped, 25-acre property. The building is surrounded by a low stone wall and features a circular fountain at the front of the building. During the First World War, the jail housed prisoners of war and offenders against the Naval Discipline Act. In 1915, Robert Suttie became the only person to be hung at the jail for the accidental shooting of a friend. From 1919-1964, the facility served as the Colquitz Provincial Mental Home. The facility has now been returned to its original use as Wilkinson Road Jail, Vancouver Island Correctional Centre.

The building was designed by Colonel William Ridgway-Wilson (1862-1957), a well-known and versatile local architect. His designs included St. John's Church, South Park School and the Bay Street Armoury in Victoria. This design employs a romantic Gothic interpretation of medieval castles and fortifications, such as crenellated parapets and towers, that are symbolic of strength and permanence. The projecting entry bay, with its central classical revival entrance and 1913 date stone, features twin battlemented and machicolated bartizans, and flanking octagonal towers.



The massive masonry walls include sandstone and granite foundations and front pillars, and brick structural cladding above. The British Columbia Construction & Engineering Company of Victoria were the contractors of the building. The Elevator Supply & Equipment Company were retained to install a patent locking system.

The interior of this building was reconstructed in the mid 1980s, at which time the façade was braced and rehabilitated; this project received a 1989 Hallmark Society Heritage Award. The stone barn on the property, and the long stone wall along Wilkinson Road, are also landmarks. Significant trees that stand just outside the wall include two Red Oak, three Ash, a Linden, a Chestnut, six Maples and nine Garry Oaks.



1914 [Barr Photo 1990]

DESCRIPTION OF HISTORIC PLACE

The Wilkinson Road Jail is an Edwardian era brick-clad reinforced concrete building situated on a manicured, 10 hectare property surrounded by a low stone wall, located in a suburban area along Wilkinson Road, in the Carey area of Saanich. At the front of the building is a circular fountain.

HERITAGE VALUE

The heritage value of Wilkinson Road Jail is associated with growth and development within its neighbourhood context. Carey lies in the southwest portion of Saanich, and was first settled in the early 1850s by Hudson's Bay Company officials and farm settlers from Britain. The coming of the British Columbia Electric Interurban Railway through the area in 1912 spawned wild land speculation and the development of the Marigold subdivision. Other subdivisions of farmland occurred as early as the 1890s, in the boom years of the late 1940s and the 1950s, and have continued up to the present day. Carey is now predominantly suburban, although parts of the Wilkinson Valley remain rural.

The heritage value of the Wilkinson Road Jail also lies in its architecture. This landmark structure illustrates the development of Saanich from one of the oldest agricultural settlements in B.C. to one of a strong pattern of settlement and incorporation, reflecting the efforts of the pioneer era to administer the growing community. Colonel William Ridgway-Wilson's design has elements of medieval castles - a reinforced concrete structure symbolic of fortification, strength and permanence. Crenellated parapets and towers give a romantic Gothic interpretation to this building. Ridgway-Wilson (1862-1957) was also the prolific and versatile architect of the Bay Street Armoury, St. John's Church, and South Park School in Victoria. The interior of this building was reconstructed in the mid 1980s, at which time the facade was braced and rehabilitated. The stone barn on the property, and the long stonewall along Wilkinson Road are also landmarks.

The heritage value of the Wilkinson Road Jail lies in its history as a corrections facility and psychiatric hospital. During the First World War, the jail housed prisoners of war and offenders against the Naval Discipline Act. The facility has now been returned to its original use as a corrections centre.

Source: Heritage Planning Files, District of Saanich

CHARACTER-DEFINING ELEMENTS

Key elements of the heritage character of the Wilkinson Road Jail include its:

- location on an expanse of manicured lawn
- complex articulated form and massing, and prominent scale
- symmetrical plan/ layout
- configuration of the stone barn, feature fountain in front drive and stone boundary wall in relation to the original building
- central classical revival entrance
- projecting entry bay, featuring twin battlemented and machicolated bartizans
- flanking octagonal towers
- three storey central portion
- belt courses and quoins that divide the wall masses into panels

- sandstone and granite foundations and front pillars
- sandstone keystone with date "1913" at the principle entrance
- Tudor arched windows located in the bays created by the repeated pilasters
- battlemented roof line to match the administration block
- mature landscape features, including scarlet oak trees (*Quercus coccinea*)

**Proposed repairs at the Wilkinson Jail
May 27, 2019**

Roof

1. What is the issue with the roof?
Why does it need to be replaced?
WSP: The roof was leaking and was opened for review and then the copper was torn off in a recent windstorm. The roof is temporarily being covered with a roofing membrane until permanent repairs (i.e. the project under review) can be completed.
2. What is the roofing material on the centre roof?
What is it being replaced with?
WSP: The original design was a copper roof, but the Owner would prefer profiled metal roofing, as per most of the other roofing on the property. The roof surfaces are not visible from anywhere except directly overhead.
3. Why profiled metal?
WSP: Our default on heritage buildings is to replace like-for-like, but to improve thermal performance and waterproofing, and to reduce maintenance costs, the Owner would like to change the material.
 - As was mentioned during the [SHF] meeting – I believe by Mr. Shuya – a copper roof is not recommended for low-sloped roof areas, which is what we are dealing with at VIRCC. Copper roofs are appropriate for 3-in-12 slopes or higher, and what we have is a 1-in-12 at best;
 - The existing copper roof has been leaking, and requires repair anyway, so the building is telling us that copper isn't necessarily providing best performance (which is the building's way of agreeing with point #1);
 - The Owner would prefer to reduce the number of different types of roof assembly, to simplify maintenance and reduce maintenance costs; and
 - Also, based on our order-of-magnitude estimate, copper roofing will cost \$480,000, compared with \$180,000 for profiled metal roofing or \$80-100,000 for 2-ply SBS. Therefore, the copper roofing will cost the Owner an additional \$300,000, for no real benefit to anyone – not the Owner, the building occupants, the people of Saanich, or the District of Saanich.

Stone Wall

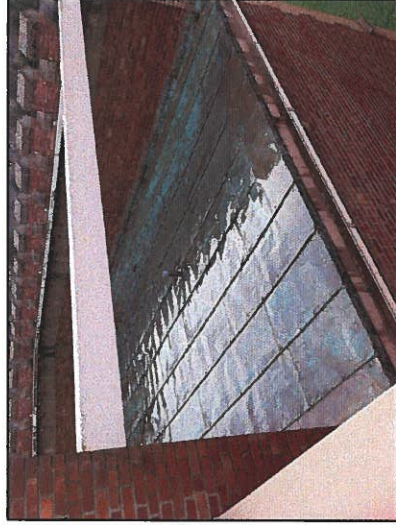
As per the request of the SHF at their meeting on May 14, 2019, WSP's responses to questions/comments about the stone wall repairs, use of a heritage conservation professional and reference to the Standards and Guidelines document are outlined below:

1. The specification for the stone wall has been changed to Type 'O' lime mortar.
2. The types of bricks to be used for the cap of the stone wall - there are no "like" bricks to be had. The Contractor is directed to re-use the existing. None of the existing bricks are broken, and the existing mortar is soft so this should not be an issue. In fact, several bricks have fallen out where the wall has failed, and the bricks are intact (some are chipped, but no more so than the bricks that are still in place in the wall).

**Proposed repairs at the Wilkinson Jail
May 27, 2019**

3. The need to engage a Heritage Conservation professional and to reference the Standards and Guidelines for the Conservation of Historic Places in Canada for all conservation work - we [WSP] have contacted a local CAHP-designated professional for a proposal. I should mention that I am familiar with the Guideline document, as I have worked on several heritage buildings, including:
- BC Auditor-General's offices, Bastion Square, Victoria – replacing single-glazed windows with thin-profile double-glazed
 - BC Legislative Assembly, Victoria – copper roof repair, flashing installation, and waterproofing of entrance steps
 - Hatley Castle, Colwood – energy study and insulation upgrades
 - Victoria City Hall, Victoria – various energy-efficiency upgrades including re-glazing and increased insulation levels
 - St. Ann's Academy, Humboldt Street, Victoria – installation of interior storm panels, and repair of damaged masonry façade currently under way
 - Centre Block, House of Commons, Ottawa – large-scale renovations currently under way






LIST OF DRAWINGS:

- BE1.00 COVER SHEET
- BE2.00 ENTRANCE BUILDING - SOUTH WING ROOF PLAN
- BE3.00 ENTRANCE BUILDING SECTION
- BE7.00 COPPER ROOF DETAILS

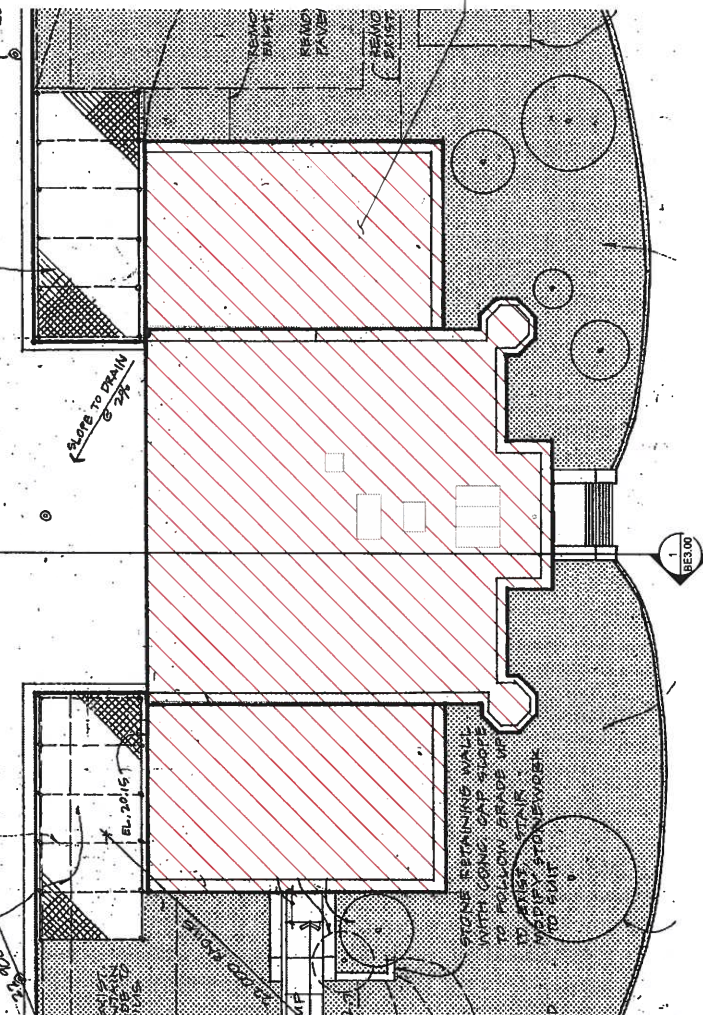
Copper / Metal Roof Replacement Vancouver Island Regional Correction Centre Victoria, B.C.

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	VIRCC COPPER / METAL ROOF REPLACEMENT 4216 Wilkinson Road, Victoria, BC	Scale: _____ Date: 2019.02.28 Drawn by: STG Checked by: AGM Project No: 191-02179-00
SEAL	COVER SHEET	
301-3600 UPTOWN BOULEVARD, VICTORIA, BC, CANADA V8Z 0B9 PHONE: 250.384.5510 www.wsp.com FAX: 250.386.2644		

SEAL

No.	Revision/Issue	Date
1		

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- LEGEND**
- EXTENT OF EXISTING COPPER ROOF TO BE REPLACED AS PER SPECIFICATIONS.
 - EXISTING BUILDING (U.N.O.)

CONTRACTOR TO:

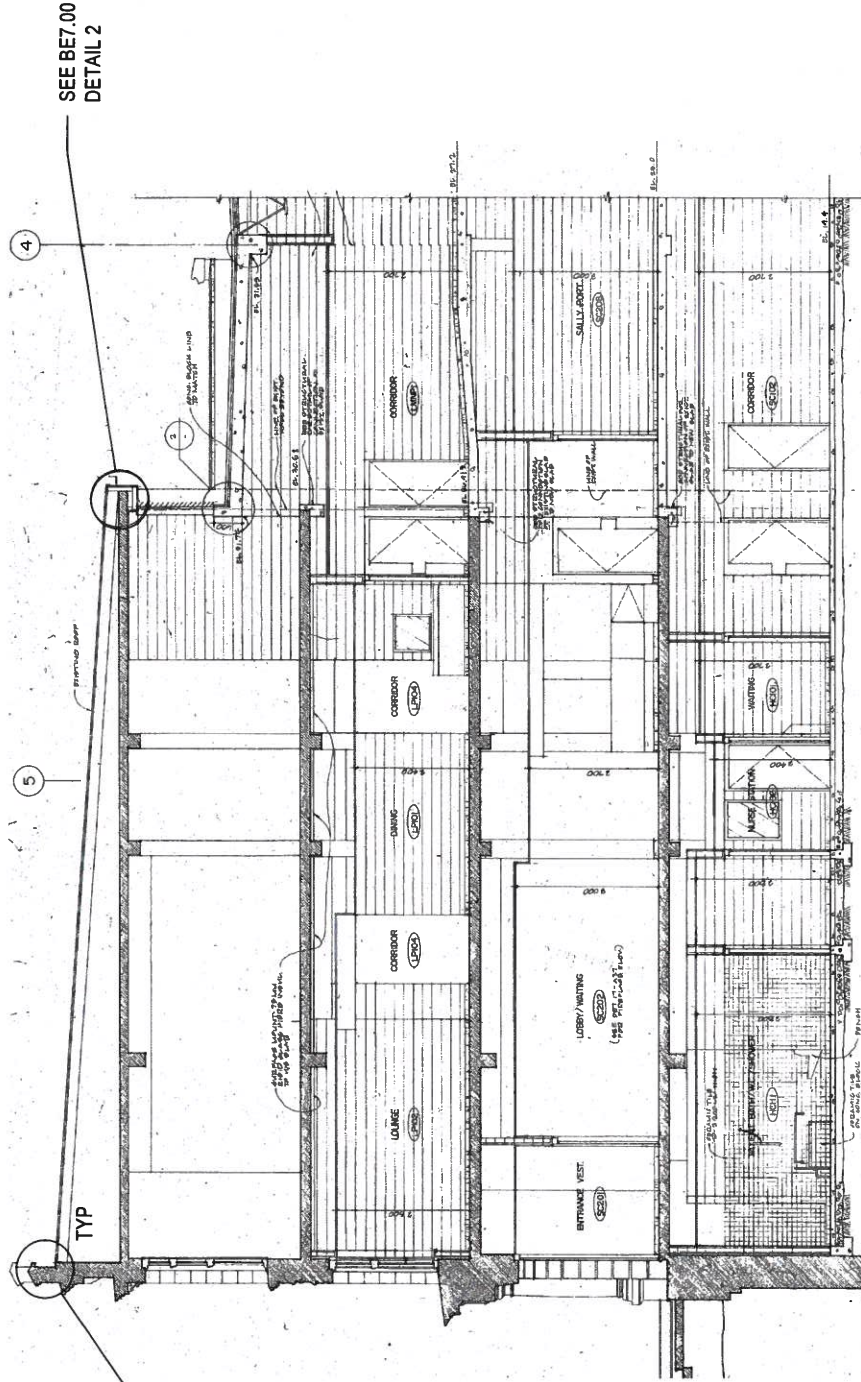
1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. NOTIFY THE CONSULTANT IF ANY CONFLICT ARISES.
2. IF ANY DISCREPANCIES IN THE DOCUMENTS ARE FOUND, REQUEST THE CONSULTANT TO CLARIFY THE DISCREPANCIES PRIOR TO THE BEGINNING OF ANY RELATED WORK.
3. NOTIFY THE CONSULTANT IMMEDIATELY AND REQUEST A REVIEW IF ANY ADDITIONAL DAMAGE OF EXISTING AREAS OUTSIDE THE CONTRACT IS DISCOVERED. DO NOT COMMENCE ANY RELATED OR NEARBY WORK WITHOUT CONSULTANT'S APPROVAL.

1 ENTRANCE BUILDING - SOUTH WING ROOF PLAN
1/16" = 1'-0"

BACKGROUND DRAWING FROM ZOLTAN S. KISS AND PARTNERS ARCHITECTS, FEB. 1987		© 2019 WSP GROUP UNAUTHORIZED USE IS PROHIBITED	
VIRCC COPPER / METAL ROOF REPLACEMENT		Date	Scale
4216 Wilkinson Road, Victoria, BC		2019.02.28	NTS
ENTRANCE BUILDING - SOUTH WING		Drawn by	Checked by
ROOF LEVEL PLAN		STG	AGM
		Project No.	191-02179-00
		Drawing No.	BE 2.01
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		1		
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SEAL



1 ENTRANCE BUILDING SECTION
SCALE: NTS

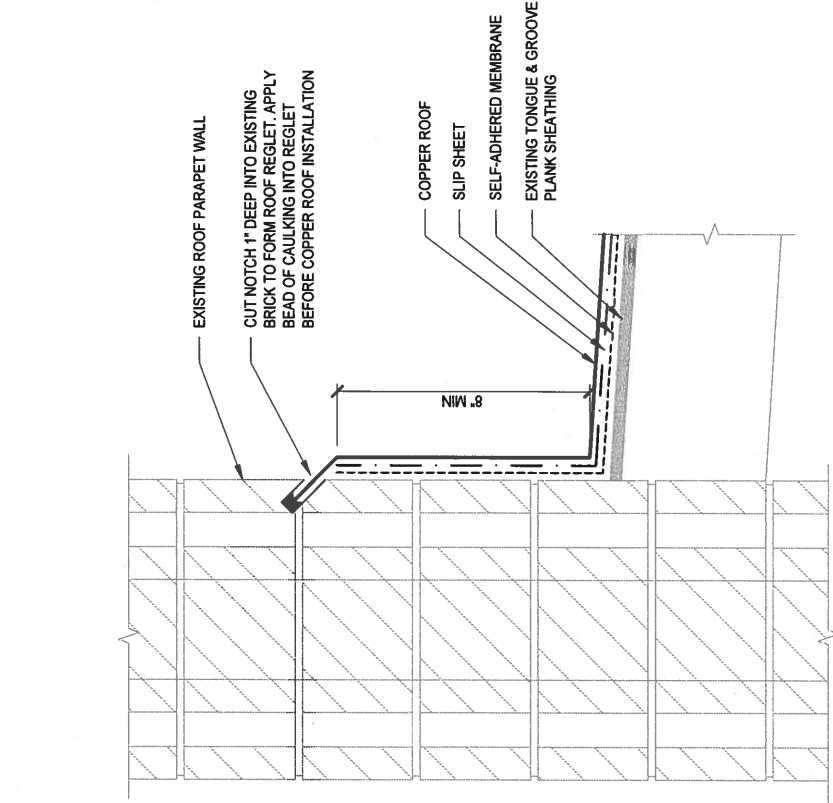
BACKGROUND DRAWING FROM: ZOLTAN S. MISS AND PARTNERS ARCHITECTS, FEB. 1987 © 2019 WSPGROUP UNAUTHORIZED USE IS PROHIBITED	
VIRCO COPPER / METAL ROOF REPLACEMENT 4216 Wilkinson Road, Victoria, BC	Date: 2019.02.28 Drawn by: STG Checked by: AGM
ENTRANCE BUILDING ELEVATION SECTION	Project No.: 191-02179-00 Drawing No.: BE 3.00

No.	Revision/Issue	Date
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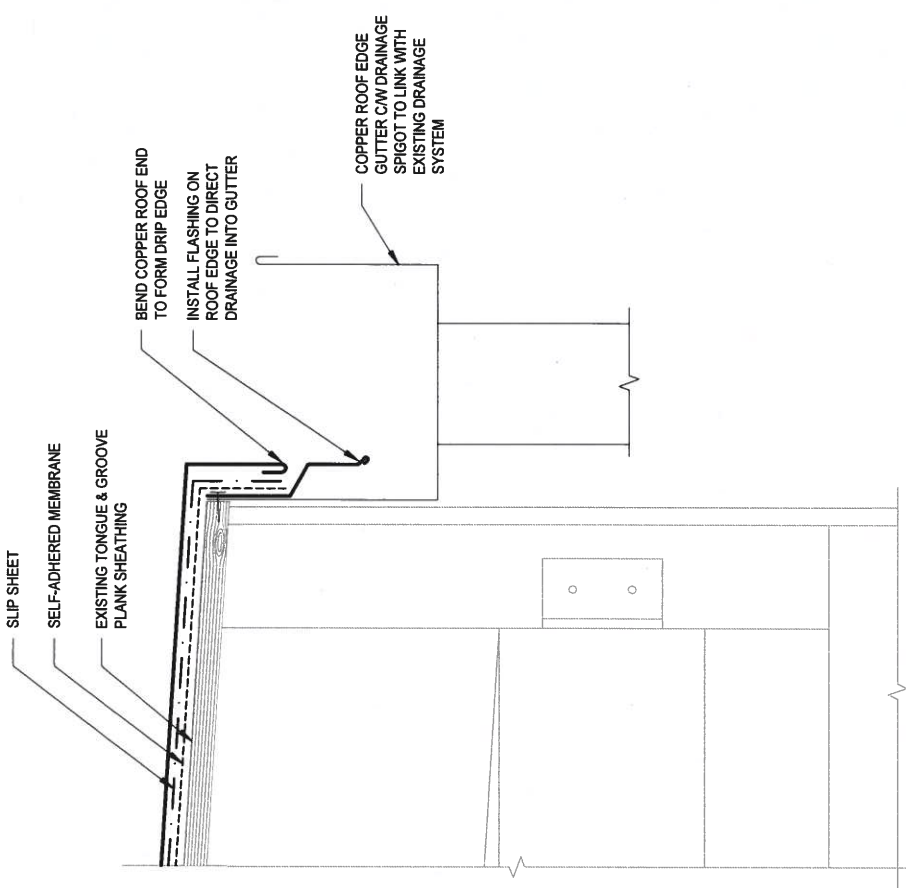
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SEAL



1 TYPICAL ROOF PARAPET UPTURN
SCALE: 3" = 1'-0"



2 ROOF EDGE DRAINAGE
SCALE: 3" = 1'-0"

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Date: 2019.02.28
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Drawing No: BE 7.00

No	Revisions/Issue	Date
1		

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