

Esquimalt Dockyard  
**Building D38** (Stone Frigate)  
Esquimalt, British Columbia

Building D38 was built in 1904 as a barracks for the crews of ships docked at the naval yard. The building now houses offices. The Department of National Defence is custodian of the building. See FHBRO Building Report 89-202 (volume 2).

### **Reasons for Designation**

Building D38 was designated Recognized because of its direct association with the principal function of the Dockyard, its architectural design and quality craftsmanship, and its importance in the urban environment of the Dockyard.

Building D38 was the last of the new facilities to be built under the Royal Navy's 1895-1904 rebuilding program and was the only purpose-built Royal Navy barracks block from the period on either coast.

Constructed primarily in random-coursed stone with brick dressings and details, the building has a pleasing vernacular character. An unusual and rich design, it fits in well with the Dockyard environment.

Building D38 sits in an isolated area of the Dockyard on high ground amid natural vegetation, undergrowth and rocks, an environment which is largely unchanged except for the addition of paved surfaces.

### **Character Defining Elements**

The heritage character of Building D38 resides in its architecture and its contextual importance in the Dockyard.

Building D38 is a two-storey, gable-roofed, elongated block. Only two small single-storey annexes at the ground floor interrupt the long, plain form of the building.

Building D38 is unusual in the Dockyard as it is constructed in random coursed masonry. This, combined with its simple form, gives it a somewhat vernacular character. Window openings and chimneys provide the major compositional elements of the facades and also contribute to this character. The fenestration at the ground floor is irregular; the windows are of various widths and heights and are arranged singly or in groups of twos or threes. At the upper story, they are more regularly arranged,

generally in pairs and situated above the main floor windows. The two brick chimneys,

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each situated to divide a pair of windows, provide strong division of the south elevation into thirds. Their buttressed and corbelled construction also suggests the English vernacular, as do the exposed rafter-ends. The use of brick for quoins, window and door surrounds, and other details is unusual. These features should be carefully maintained, and appropriate expertise consulted with respect to any masonry work including repointing or cleaning.

Despite the unusual construction and design of Building D38, its elongated, gable-roofed form and the extensive use of brick and brick details are consistent with the design of other Dockyard buildings from the same the period. Removal of any surviving component of the building would have a major negative impact on its heritage character.

The existing single-light plate-glass windows have a smooth, modern appearance that is incompatible with the vernacular character and high textural quality of the building. They should be replaced with units of more compatible design based on photographic or documentary evidence when they have reached the end of their service life.

The interior of the building has been much altered in response to changing functional requirements. If further alterations are required, they should be preceded by investigation to determine if historic plan features and other elements survive. Such features should be documented and incorporated into new work if possible.

Building D38 is a significant feature in the Hospital Road streetscape and the urban environment of the Dockyard. This prominence should be respected when development of nearby sites is considered.

1995.04.27

For further guidance, please refer to the *FHBRO Code of Practice*.

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