

# FHBRO HERITAGE CHARACTER STATEMENT

## BUILDING D83, DOCKYARD, CFB ESQUIMALT, ESQUIMALT, BC

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FHBRO number: **89-202**  
DFRP number: **17403**  
Resource name: **Building D83 (Former Oil Stores)**  
Address: **Dockyard, CFB Esquimalt, Esquimalt, BC**  
FHBRO status: **“Recognized” Federal Heritage Building**  
Construction: **1940-1941**  
Designer: **Department of Public Works**  
Original function: **Warehouse for oil storage**  
Current function: **Houses offices and shops**  
Modifications: **No significant alterations**  
Custodian: **Department of National Defence**

### Reasons for Designation

Building D83 is a “Recognized” Federal Heritage Building because of its historical associations, and its architectural and environmental values.

#### Historical value:

Building D83 is associated with the development of Canadian west-coast naval defence following the implementation of the Naval Service Act of 1910. Constructed as a warehouse for oil storage, Building D83 represents the early phase of the expansion of Dockyard facilities during WWII, and was one of the principal warehouses in use at the Dockyard during this period.

#### Architectural value:

Building D83 is a large, well-proportioned and symmetrical, three-storey brick structure that features classically derived detailing typical of Public Works Department buildings of this period. Building B83 is a very good example of modern warehouse and of functional, industrial architecture. Constructed of good quality materials and craftsmanship, the strong vertical emphasis of the exterior elevations is balanced by subtly detailed horizontal elements that consist of contrasting materials such as the concrete foundation and windowsills, and the continuous concrete band at the third floor window lintels.

#### Environmental value:

Building D83 forms part of a grouping of historic warehouses and storage buildings clustered near the waterfront, immediately east of ‘A’ Jetty. Although constructed almost forty years later, Building D83’s materials, scale and overall design are compatible with the adjacent RN warehouses D80 (1902) and D85 and the utilitarian character of the setting.

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### Character-Defining Elements

The following character-defining elements of Building D83 should be respected:

Its classically inspired and functional industrial architecture, and good quality materials and craftsmanship as manifested in:

- the scale, massing and well-proportioned, symmetrical composition of this large, three-storey, flat-roofed brick structure;
- the strong vertical emphasis of the exterior elevations created by the brick pilasters which divide the main elevation into multiple bays and the tower-like treatment of the corner bays which consist of broadened pilasters ; balanced by,
- the horizontal elements that consist of contrasting materials such as the concrete foundation, window sills, and continuous concrete band at the third floor window lintels;
- the regular arrangement of the wide, multi-paned industrial steel windows; and,
- the depth and texture of the exterior elevations created through the use of decorative, stepped brickwork at the top portion of the pilasters and geometric brickwork patterns below the stepped parapets of the corner bays.

The compatibility of the building with the utilitarian character of the setting as evidenced in:

- its materials, scale and design which are consistent with the adjacent RN warehouses D80 and D85;
- its relationship to the grouping of historic warehouses and storage buildings near the waterfront.

For guidance on interventions, please refer to the *FHBRO Code of Practice*. For further information contact FHBRO.

January 2003