

Esquimalt, Dockyard  
**Building D 109** (former Sail Loft and Oil Stores)  
Esquimalt, British Columbia

Building D1 09 was constructed by the Royal Navy in 1895-1904 as the Dockyard sail loft and oil stores facility as part of the rebuilding program. The building was extended and a second storey was added in 1940. Used as a sail loft and warehouse until the 1950s, it now contains offices and workshops. The Department of National Defence is custodian of the building. See FHBRO Building Report 89-202 (volume 1).

### **Reasons for Designation**

Building D1 09 was designated Recognized because of its association with two Dockyard construction campaigns, its architectural design and for its contextual importance.

Building D1 09 is industrial in design with basic classical elements. Constructed in brick on a coursed rubblestone foundation, it is compatible with the brick building constructed during the Royal Navy's 1895-1904 rebuilding program and contributes to the character of the Dockyard.

Situated at the end of Hospital Road, the main road through the Dockyard, Building D1 09 is the westernmost structure in the Dockyard and frames the north side of the Duntze Head area. It is a significant feature in the Hospital Road streetscape and in the urban environment of the Dockyard.

### **Character Defining Elements**

The heritage value of Building D109 resides in the features of its architecture and in the prominence of its setting.

Building D1 09 is an elongated, two-storey, gabled-roofed brick structure on a rubblestone foundation. Due to the sloping site the foundation is fully exposed on the rear (north) elevation, making it a prominent part of the composition of the facade.

Although industrial in character and with minimal detail, Building D1 09 is distinguished by classical design elements. These include regular massing, raised end parapets and regularly spaced six-over-six double-hung windows along the north and south facades. These aspects of the design of the exterior of the building define the heritage character of Building D109 and are compatible with the nearby 1892-1 904 brick buildings in the Dockyard.

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Despite the substantial alterations made in 1940, the building presents a unified and consistent appearance. This is primarily because the alterations respected the existing design, materials, and window placement, and because of a stone belt course which encircles the building at second floor window-head height. These features should be carefully preserved. Consultation with appropriate expertise is recommended for any masonry work including repainting or cleaning. Any further interventions should respect the existing massing, rhythm, size of openings and use of materials.

Historic relationships with other elements of the Hospital Road streetscape and with the urban environment of the Dockyard, as well as with the adjacent expanse of landscaped area which extends to the shoreline, should be respected.

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

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