

F O U N D A T I O N G R O U P D E S I G N S

HERITAGE INVENTORY
MASTER

ACKNOWLEDGEMENTS

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The project team for the "DOWNTOWN VICTORIA HERITAGE INVENTORY" consisted of Valda Vidners and Don Luxton of Foundation Group Designs; Jennifer Barr, researcher, and Colin Barr, research assistant. Dr David Chuen-Yan Lai conducted the Chinatown component. The Inventory has been undertaken in conjunction with the "CITY OF VICTORIA DOWNTOWN HERITAGE MANAGEMENT PLAN"; the project team for the management plan consisted of Valda Vidners and Don Luxton, of Foundation Group Designs, and Jacqueline Murfitt, Heritage Planning Consultant.

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INTRODUCTION

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The Downtown Victoria Heritage Inventory has been undertaken to provide a catalog of the historic resources located within the City's core area. The Heritage Inventory is part of a larger study, the Downtown Victoria Heritage Project, 1988-1989, which includes the following components:

- 1) "CITY OF VICTORIA DOWNTOWN HERITAGE MANAGEMENT PLAN": this separate report is a strategy for the long term conservation of the significant resources located as part of the Inventory.
- 2) The Downtown Victoria Heritage Inventory: the findings of the Inventory are summarized in this document.
- 3) The Heritage Inventory Master: contains the background information for the project, including a technical summary, and copies of the inventory forms for each inventoried heritage building.
- 4) The Heritage Inventory Files: for each inventories building, a file was opened, which contains all documentary material and research located as part of the Inventory.
- 5) The Inventory Forms: for each inventoried building, a summary form was prepared for all located research information, including a description and identification of the building. These forms have been collected in this document, and were prepared on an IBM compatible Multi-Mate word processing system. The forms are contained on nine computer discs, copies of which have been provided for the City's use in updating inventory information.

The Inventory methodology involved a number of sequential steps, the first of which was the determination of background information. This was followed by an intensive building-by-building survey, from which a number of resources were chosen for further study. Historic urban features were also surveyed and mapped. The chosen resources were then intensively researched, followed by further survey and field examination. Part of this procedure was a public process, whereby the input of a number of individuals and groups was sought as to the significance of a number of resources which had not been previously inventoried.

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Construction dates given in this inventory are considered known if they are accurate to within one year; other dates are listed as circa. The date of final completion of construction, or the known opening, of the building, is given. Names given to buildings are generally the original, or the earliest that can be determined.

It is hoped that the owners and tenants of the buildings that have been included will find this historical information to be a source of pride, and help in the entire process of the conservation of these important historical resources.

SOURCES OF RESEARCH INFORMATION

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The following sources were searched during the research phase of the heritage inventory. It is noted on the inventory forms what information was located on each individual resource:

MUNICIPAL RECORDS

- 1) Plumbing Permits: For each building, the water connection records were checked; copies of the relevant permits have been included in each individual file. There are sometimes plans attached, which have also been copied where relevant.
- 2) Building Permits: For each building, current permit information on file at City Hall has been copied and placed in the files.
- 3) Building Plans: Lists of plans that are held at City Hall have been copied for each building; relevant original plans have been cross-referenced on the individual inventory forms.

VICTORIA CITY ARCHIVES

The Archives has an extensive collection of material relating to the buildings and history of Victoria; this collection was searched as to relevant material for each building. Available photographs for each resource were copied, and are listed on each inventory form. Early permit information and assessment book information was also searched when indicated.

There were several primary sources of information available through the Archives. The Victoria Daily Colonist lists, published most Januaries for a number of decades, of buildings built the previous year, provided confirmation of the information on many of these resources. These lists were thoroughly searched for each year that they were available. In addition, assessment information was searched when required, in cases when other primary sources were contradictory or did not exist. It should be noted that jumps in assessment values were generally first recorded the year after construction, therefore an 1889 jump in improvements indicates a building date of 1888; the exception is when an entry has been pencilled in. Any such information that has been located has been recorded on each individual inventory form.



LEGAL LOT LINES: REVISED AND CORRECTED BY D.R. HARRIS, 1884
(VICTORIA CITY ARCHIVES)

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The Victoria City Archives had already undertaken a number of extensive background reports that were extremely useful to our research. There were also lists available of all the plans held at City Hall, which have been copied for the files. The directories and newspaper files available at the Archives were also consulted.

PROVINCIAL ARCHIVES OF BRITISH COLUMBIA

- 1) Visual Records: Available photographs for each resource were copied, and are listed on the inventory forms.
- 2) Vertical Files: Were searched for relevant bibliographical and historical information.
- 3) Maps and Plans: Have been cross-referenced to each inventory form.

VICTORIA PUBLIC LIBRARY

City directories and early newspapers which were not available at the Victoria City Archives were searched for any additional information.

HALLMARK SOCIETY ARCHIVES FILES

Any relevant information in the files was copied and included in the inventory files, with the kind permission of the Hallmark Society.

VANCOUVER PUBLIC LIBRARY HISTORICAL PHOTOGRAPHS DIVISION

All entries on Victoria were searched; those which did not correspond to those already in the Victoria City Archives were copied and included in the files.

VANCOUVER CITY ARCHIVES

All entries on Victoria were searched. There were very few photographs which did not correspond to those already in the Victoria City Archives, but these were copied and included in the files. There were a number of early photographic pans of the Inner Harbour which have not been listed, as they did display enough detail to be included in the files for individual buildings.

EVALUATION CRITERIA

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The evaluation criteria for the buildings on the Downtown Inventory rank relative factors of architectural and historical merit. To this end, there are a number of categories that were examined for each building, as are described on the following pages.

As the downtown area is essentially a cohesive unit, the context of the buildings has been considered as contiguous. The extent and completeness of this historic fabric gives all of these buildings contextual importance, therefore contextual criteria are not scored.

Similarly, as the urban setting of the buildings is common, and as in almost all cases the buildings are built to their lot lines, building/site relationship factors have not been scored.

RANKING:

1. Architectural Criteria: the four architectural criteria are individually assessed, then averaged. If the building averages a G or better in architectural criteria, it is assigned an A value.
2. Historical Criteria: the two architectural criteria are individually assessed, then averaged. If the building averages a G or better in historical criteria, it is assigned an H value.
3. Integrity: The extent of alterations to the building are individually assessed. If the building scores an E, VG, G OR F/P, it is assigned an I value.

If a building is assigned a total value of AHI, it is considered to be of sufficient importance to be on the Heritage Registry.

Those buildings which received a rank of AI, HI or AH have been proposed for the Heritage Registry "B" List.

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ARCHITECTURAL CRITERIA

1. STYLE/TYPE: a building's style representative of the City's significant development periods; or a building type associated with a significant industrial, institutional, commercial or transportation activity.

- E - An excellent example of a style or type, or
 - One of few surviving and very good examples of a style or type, or
 - An early, very good example of a style or type.
- VG - A very good example of a style or type, or
 - A good example of a style or type that is notably early or rare.
- G - A good example of a style or type that is common.
- F/P - An average example of a style or type that remains common.

2. DESIGN: A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.

- E - A design that is outstanding in comparison with other examples, or
 - A landmark building of City-wide importance, or
 - A building of significant symbolic value to the City.
- VG - A design which is equal to several others of recognizable superior or special quality, or
 - A major visual landmark or a building of significant symbolic value to its immediate area
- G - A design which incorporates several special or aesthetic features, or
 - A visual landmark or building of symbolic significance to its immediate surroundings.
- F/P - A design in which stylistic features are typical of style or type, with no additional special design features, or
 - A building of little or no landmark or symbolic significance, or
 - A building which is not particularly prominent.

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3. CONSTRUCTION: A building's unique or uncommon building materials, or its historically early or innovative method of construction.

E - One of the earliest known uses of an important or special material or method, or
- A now rare and out-of-use material or method.

VG - One of the earliest known surviving uses of an important or special material or method, or
- A notable or out-of-use material or method of which several examples survive.

G - An out-of-use material or method which is typical of a period and still commonly found, or
- An early use of an important or special material or method.

F/P - An example of typical construction techniques.

4. DESIGNER/BUILDER: A building's architect, designer, engineer and/or builder who has made a significant contribution to the City, province or nation.

E - Those who were responsible for establishing or advancing a style, design or construction method that was significant and influential.

VG - Those whose works are of considerable importance to building and development.

G - Those whose works are of some importance to building and development.

F/P - Of unknown or minor significance.

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HISTORICAL CRITERIA

1. HISTORICAL ASSOCIATION: A building's direct association with a person, group, institution, event or activity that is of historical significance to the City, province or nation.

- E - Closely connected with a person, etc. of considerable importance.
- VG - Closely connected with a person, etc. of moderate importance.
- G - Closely connected with a person, etc. of some importance, or of moderate importance on a local area level, or
 - Minor association with a person, etc. of moderate or considerable importance.
- F/P - Minor historical association only, or
 - Unknown historical association.

2. HISTORICAL PATTERN: A building's association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes, or social, political or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.

- E - A building that can be directly linked to the establishment of an historical pattern of City-wide importance.
- VG - A building that can be directly linked to the establishment of an historical pattern of local area importance, or
 - A building that can be linked to the establishment of an historical pattern, and is one of the earliest surviving examples.
- G - A building that provides strong evidence of an historical pattern of some importance.
- F/P - A building of no discernable association with a recognizable historical pattern, or
 - An unknown association with a recognizable pattern.

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INTEGRITY

A measure of the impact of changes to the building on the appreciation of its style, design, construction or character.

- E - A building with no detracting alterations, or
 - Alterations of a minor nature only, or
 - Alterations which may be considered minor.
- VG - A building with one or more minor alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character.
- G - A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design, construction or character.
- F/P - A building with several major alterations, the effect of which detracts from the style, design, construction or character.
- VP - A building with alterations which greatly detract from the style, design, construction or character.

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For the purposes of the evaluation, the following items were standardized:

2. Architectural History: Design:

An example which no special design features, beyond those which could be considered part of its style or type, were scored F/P, of no particular significance.

Typical examples of masonry construction were scored F/P, of no particular significance.

3. Construction:

The following values were consistently assigned:

VG: "Halifax Manner" Stonework

G: Cast iron columns
Glazed Brick
Heavy Timber Construction
Terra Cotta

F/P: Typical example of unreinforced brick construction, with timber interior framing.

4. Architectural History: Architect/Designer:

The following values were consistently assigned to individual architects:

E: Department of Public Works, Ottawa
Maclure, Samuel
Rattenbury, Francis Mawson
Rattenbury & James
Williams, Warren H., Portland

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VG: Burke, Horwood & White
Harris, Dennis
Harris & Hargreaves
Hooper, Thomas
Hooper & Watkins
James, Percy Leonard
James & James
James & Savage
Keith, J.C.M.
Sorby, Thomas
Teague, John
Townley & Matheson, Vancouver
Trounce, Thomas
Watkins, C. Elwood
Wright, John

G: Berrill, Ralph
Birds, Samuel Buttrey
Buttress-Trimen, Leonard
Clarkson, Eric C.
Cox, A.A.
Birley, S. Patrick
Bresemann & Durfee, Seattle
Fisher, Elmer H.
Fisher & Wilson
Fox, Percy
Fox & Berrill
Frame, D.C.
Griffith, H.S.
Hargreaves, L.W.
Hargreaves & Hargreaves
Mesher, Geo. C. & Co.
Muir, A.M.
Rochfort & Sankey
Tiedemann, H.O.
Warren, Jesse M.
Wilson, W. Ridgeway

F/P: Ewart, A.C.
Farwell, M.S.
Horton, Holt
Kertland, Douglas L., Toronto
Perrault & Messiard, Montreal
Rixford, Loring P., San Francisco

ADDITIONAL INVENTORY FILES

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In addition to the historic buildings listed in the inventory, a number of additional resources were researched during the course of this project. Supplemental research information was collected in additional files, which have been deposited with the City. These additional files include:

HISTORIC URBAN FEATURES

Research files were opened on the following historic urban features:

- BASTION SQUARE
- BOARD OF TRADE ALLEY
- BOOMERANG ALLEY
- CHANCERY LANE
- COMMERCIAL ALLEY
- FAN TAN ALLEY
- ORIENTAL ALLEY
- THEATRE ALLEY
- TROUNCE ALLEY
- WADDINGTON ALLEY

HISTORIC STRUCTURES AND STREET FURNISHINGS

Research files were opened on the following additional historic features, which consist mainly of visual material:

- CAIRNS, MONUMENTS, TABLETS
- CLOCKS
- TILES AND GLASS BLOCKS
- HITCHING POSTS AND GAS PUMPS
- LIGHT FIXTURES
- SIGNS, AWNINGS & CANOPIES
- WOODEN PAVING BLOCKS, BOARDWALKS AND GRANITE CURBS
- FOUNTAINS AND HORSE TROUGHS

Files were also opened on the following historic structures:

- JOHNSON STREET BRIDGE
- INNER HARBOUR CAUSEWAY
- WHARF STREET RETAINING WALLS
- JAMESON MOTORS FOUNTAINS

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POST-1945 BUILDINGS

A number of significant modern buildings were surveyed, but not included on the main inventory at this time. Files are available for the following buildings:

- 780 BLANSHARD STREET
- 1609 BLANSHARD STREET
- 1925 BLANSHARD STREET
- 1230 GOVERNMENT STREET
- 1301 GOVERNMENT STREET/604-606 YATES STREET
- 757 PANDORA AVENUE
- 630 YATES STREET
- 780 YATES STREET

REJECTED BUILDINGS

A number of buildings were included during the initial phases of the Inventory, but for various reasons were not included as part of the final list at this time. All available research information on these additional buildings is contained in these files, which are available for the following buildings:

- 1018-1020 BLANSHARD STREET
- 1850 BLANSHARD STREET/759 CALEDONIA AVENUE
- 639 CHATHAM STREET
- 540-550 DISCOVERY STREET
- 640 DISCOVERY STREET
- 900-920 DOUGLAS STREET
- 1708-1712 DOUGLAS STREET
- 2021 DOUGLAS STREET
- 522 FISGARD STREET
- 727-731 FISGARD STREET
- 615-619 FORT STREET
- 623-635 FORT STREET
- 718 FORT STREET
- 738-742 FORT STREET
- 762-764 FORT STREET
- 777-781 FORT STREET
- 801-813 FORT STREET
- 1023 GOVERNMENT STREET
- 1313-1315 GOVERNMENT STREET
- 1317-1321 GOVERNMENT STREET
- 610 HERALD STREET
- 679 HERALD STREET

-
- 555-575 PEMBROKE STREET
 - 1810 STORE STREET
 - 409 SWIFT STREET
 - 708 VIEW STREET
 - 751-753 VIEW STREET
 - 574-578 YATES STREET
 - 614-618 YATES STREET
 - 622 YATES STREET
 - 709-715 YATES STREET

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ABBREVIATIONS USED ON THE INVENTORY FORMS

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Please note that dates listed as KNOWN are considered to be accurate within one year; other dates are listed as CIRCA. For assessment information, the FIRST KNOWN date of appearance is underlined. For assessment information, the building improvements were usually first registered the year after construction; therefore an underlined date of 1889 usually means a construction date of 1888. The exception is where it has been noted that an entry has been pencilled-in, in which case it was finished that calendar year.

The following abbreviations have been used extensively on the inventory forms:

B.P.: Building Permit information

D.B.C.: Daily British Colonist

PABC: Provincial Archives of British Columbia

P.P. Plumbing Permit Information

RIC: Resource Information Centre, Heritage Conservation Branch

VCA: Victoria City Archives

VCHPLANS: Plans held at Victoria City Hall

V.D.C.: Victoria Daily Colonist

Other abbreviations for book references are based on the author's name or book title, and may be found in the bibliography.

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: LATER NAME - BEAVER BUILDING
- 1.2 STREET ADDRESS: 16 BASTION SQUARE
(CONSOLIDATED AS 16-26 BASTION SQUARE)
- 1.3 LEGAL DESCRIPTION: Lot: A Block: Plan: 19960 LD: 57
- 1.4 PID: 003642909
- 1.5 ROLL NUMBER: 1-064-009
- 1.6 ZONING: CA 3C
- 1.7 TAX ASSESSMENTS: Land: \$348,750 Improvements: \$652,850
- 1.8 ORIGINAL USE: COMMERCIAL/OFFICES
- 1.9 PRESENT USE: COMMERCIAL/OFFICES
- 1.10 PRESENT OWNER AND ADDRESS: 346030 BRITISH COLUMBIA LTD.,
201-4500 WEST SAANICH ROAD
VICTORIA, B.C., V8Z 3G2
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

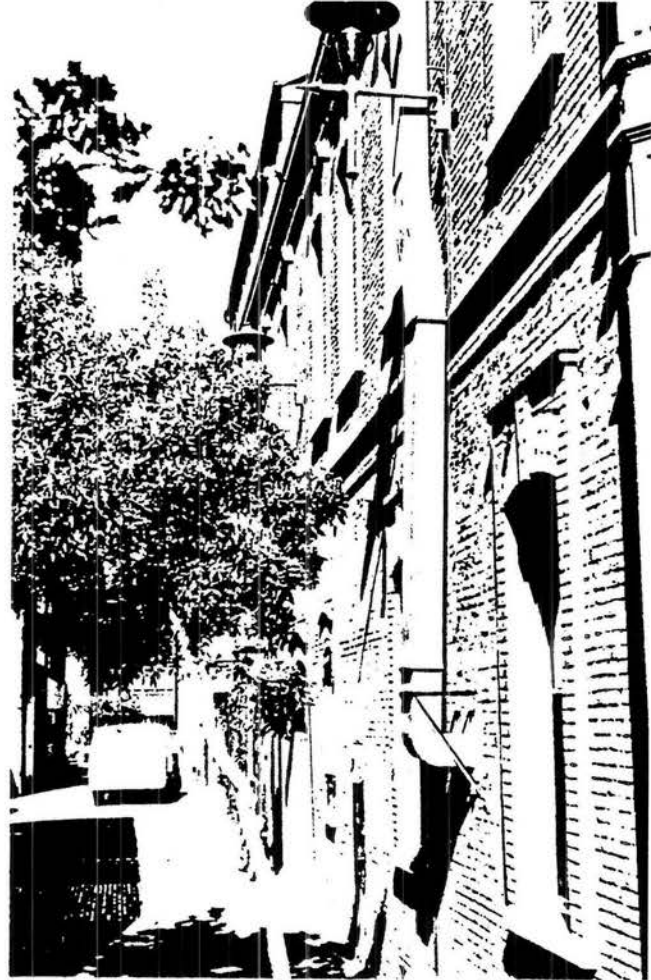
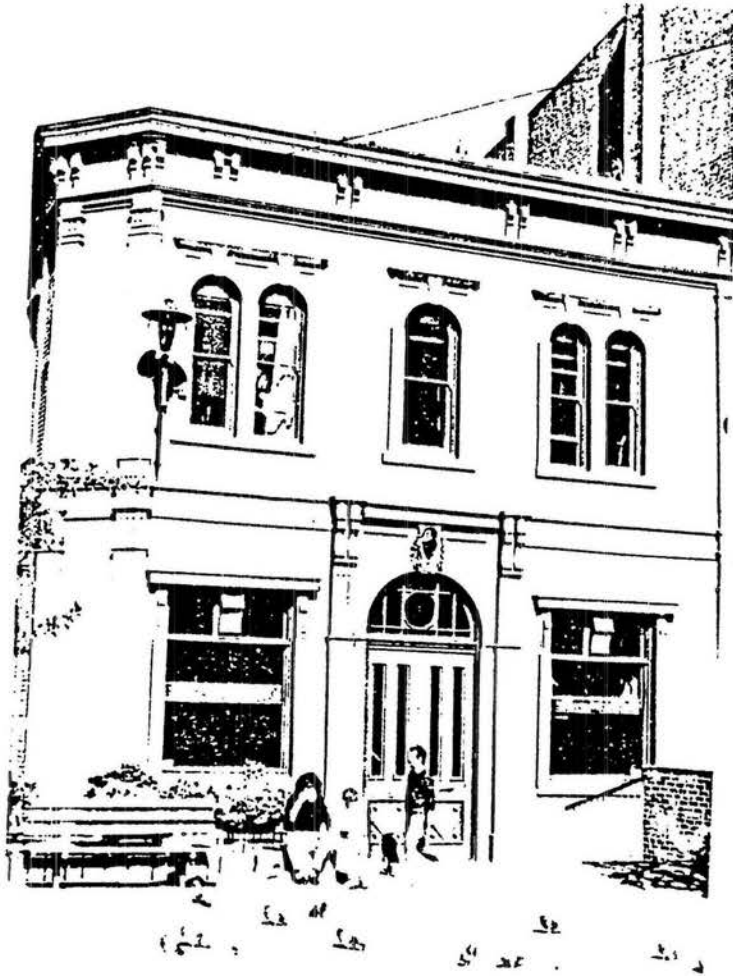
- 2.1 CONSTRUCTION DATE AND SOURCE: 1888 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Estate of J.M. Reid (5.2)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Reid was a retired sea captain; this property was built after his death; see also 1205-1213 Wharf Street/8-10 Bastion Square.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Parged brick
ORIGINAL: ASSUMED
- 3.4 WINDOWS: Double-hung wooden-sash; arched windows at second floor
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Victorian Italianate, with double brackets at cornice; elaborate window hoods; central entry with arched top. Commercial Alley frontage is more utilitarian, but also has window hoods.
- 3.8 CONDITION/ INTEGRITY: No obvious signs of deterioration. Mortar on Commercial Alley frontage appears to be washing away. Original decorative parapet has been lost - see early photos.
- 3.9 RESTORATION ANALYSIS: The building would benefit from a restoration of its parapet; side wall should be repointed as required.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Part of Bastion Square grouping; also has an important frontage on Commercial Alley.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

OLD BLOCK 1 LOT 204 (NOTE: 18-26 BASTION SQUARE IS LOT 1594)

NOTE: As these two properties move as one unit through assessments, they are both shown below.

1877: Lot 1594 35' x 131'; 50' x 68 1/2';

Thomas J. Burnes Land: \$1,500 Imp: \$0

1878-1884: Lot 1594 same

1881: Lot 204 66' x 130' J.M. Reid Est. Land: \$1,000 Imp: \$0

1882-1884: Lot 204 same

1885: Lot 1594 Imp. jump to \$300

Lot 204 Land jumps to \$3,300

1886/1887-1888: Lots 1594 and 204 same

1889: Lot 1594 Land \$1,200 (35' x 95') & \$4,375 (30' x 120')

Thomas J. Burnes Imp: \$10,000

Lot 204 Land: \$4,250 (34' - 66' stroked out - x 130')

Est. Of J.M Reid Imp: \$4,300

1890: Lots 1594 and 204 same

1891: Lot 1594 Land: \$10,000 Imp: \$14,000

Lot 204 Land: \$6,800 Imp: \$6,000

1892: Lot 1594 35' x 120' Land: \$7,000 Imp: \$5,500

30' x 36' Land: \$3,000 Imp: \$3,000

1894: Lot 1594 Combined Land: \$9,350 Imp: \$3,500

Lot 204 Land: \$6,460 Imp: \$1,500

NOTE: At some point Lot 1594 was sold to the Law Union of Crown Life Insurance Co.: see Plumbing Permits - T.J. Burnes and LU of CL Inc applied for water connection on same day 17 July 1895.

1897: Lot 1594 Combined Land: \$6,700 Imp: \$12,000

Lot 204 Land: \$4,760 Imp: \$5,500

1900: same for Lots 1594 and 204

1905: same for Lots 1594 and 204

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: 198A; Trustees of the Reid Estate; 1893; Thomas Sorby, arch.
(Filed under 16-26 Bastion Square)

B.P.: Not Located

V.D.C.: Not located

Photographs: VCA: 96604-01 & 98202-19 (V-S-Bastion);

Blenkinsop File - Bastion Square (V-Street Scenes);

PABC: 8249 & 12157 & 38349

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll III - 30 + 31

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 16 BASTION SQUARE

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|----|----------|------------|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Very good and early example of Italianate | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Notable window hoods and entry | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction techniques | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| J.M. Reid; W.J. MacDonald, of moderate importance to development in Bastion Square/ Wharf Street | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| Part of development of Bastion Square with permanent masonry structures, 1880's to turn of century | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|-----------|---|-----|----|
| Removal of parapet considered recognizable alteration. | E | <u>VG</u> | G | F/P | VP |
|--|---|-----------|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: BURNES HOUSE
- 1.2 STREET ADDRESS: 18-26 BASTION SQUARE
(CONSOLIDATED AS 16-26 BASTION SQUARE)
- 1.3 LEGAL DESCRIPTION: Lot: A Block: Plan: 19960 LD: 57
- 1.4 PID: 003642909
- 1.5 ROLL NUMBER: 1-064-009
- 1.6 ZONING: CA 3C
- 1.7 TAX ASSESSMENTS: Land: \$348,750 Improvements: \$652,850
- 1.8 ORIGINAL USE: HOTEL
- 1.9 PRESENT USE: COMMERCIAL/OFFICES
- 1.10 PRESENT OWNER AND ADDRESS: 346030 BRITISH COLUMBIA LTD.,
201-4500 WEST SAANICH ROAD
VICTORIA, B.C., V8Z 3G2
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1888 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Thomas J. Burnes (5.2 & 5.2)
- 2.3 ARCHITECT AND SOURCE: John Teague (5.2 - Segger & Franklin)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Thomas J. Burnes, early Victoria settler and hosteller; known as
local personality; opened American Hotel in 1866.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: ASSUMED
- 3.4 WINDOWS: Double-hung wooden-sash; 2 over 2 in centre of bays;
arched at ground floor and central windows.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: L-shaped block with primary facade on Bastion
Square; tall vertical Italianate with bracketed cornice; corbelled
shadow lines; inverted-U window hoods; two storey bay windows at
front; arched entry.
- 3.8 CONDITION/ INTEGRITY: Appears to be in good repair; in active use
as commercial space. Surfaces appear to be in good repair.
- 3.9 RESTORATION ANALYSIS: Side walls covered in vines - amount of
damage to mortar unknown; removal may be desirable.

4.0 CONTEXT

- 4.1 SITING: L-shaped, with wing fronting Chancery Lane.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Bastion Square Grouping.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

18-26 BASTION SQUARE IS LOT 1594

(NOTE: 16 BASTION IS OLD BLOCK 1 LOT 204)

NOTE: As these two properties move as one unit through assessments, they are both shown below.

1877: Lot 1594 35' x 131'; 50' x 68 1/2';

Thomas J. Burnes Land: \$1,500 Imp: \$0

1878-1884: Lot 1594 same

1881: Lot 204 66' x 130' J.M. Reid Est. Land: \$1,000 Imp: \$0

1882-1884: Lot 204 same

1885: Lot 1594 Imp. jump to \$300

Lot 204 Land jumps to \$3,300

1886/1887-1888: Lots 1594 and 204 same

1889: Lot 1594 Land \$1,200 (35' x 95') & \$4,375 (30' x 120')

Thomas J. Burnes Imp: \$10,000

Lot 204 Land: \$4,250 (34' - 66' stroked out - x 130')

Est. Of J.M Reid Imp: \$4,300

1890: Lots 1594 and 204 same

1891: Lot 1594 Land: \$10,000 Imp: \$14,000

Lot 204 Land: \$6,800 Imp: \$6,000

1892: Lot 1594 35' x 120' Land: \$7,000 Imp: \$5,500

30' x 36' Land: \$3,000 Imp: \$3,000

1894: Lot 1594 Combined Land: \$9,350 Imp: \$3,500

Lot 204 Land: \$6,460 Imp: \$1,500

NOTE: At some point Lot 1594 was sold to the Law Union of Crown Life Insurance Co.: see Plumbing Permits - T.J. Burnes and LU of CL Inc applied for water connection on same day 17 July 1895.

1897: Lot 1594 Combined Land: \$6,700 Imp: \$12,000

Lot 204 Land: \$4,760 Imp: \$5,500

1900: same for Lots 1594 and 204

1905: same for Lots 1594 and 204

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #482; July 17th, 1895; Thomas Burnes, owner; hotel.

Also: #482; July 17th, 1905.

See also: #198 and #198A.

B.P.: Not Located

V.D.C.: Jan. 1888, Holiday Number, for 1887: "Bastion Square - T. Burnes, brick block - \$20,000. (NOTE: assessment did not jump until 1889 - the building may have been under construction in 1888.

Photographs: VCA: VICT-STB-BASTION-#4 & #96604 (both c. 1962)

PABC: #12157; #61783; #38349

Segger & Franklin: Pp. 100-101.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll II - 32, 33.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 18 - 26 BASTION SQUARE

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|------------|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Very good and early example of Italianate | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Notable bay window arrangement and bracketted cornice | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction techniques | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| John Teague | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Thomas John Burnes, early settler and hosteller; of importance to early city and development of this area | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| Part of development of Bastion Square with permanent masonry structures, 1880's to turn of century | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--------------------------|----------|----|---|-----|----|
| Minor alterations only. | <u>E</u> | VG | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u> | | | | | |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING:
- 1.2 STREET ADDRESS: 19-25 BASTION SQUARE
- 1.3 LEGAL DESCRIPTION: Lot: E PT 12 Block: 77 Plan: 219 LD: 57
- 1.4 PID: 004974824
- 1.5 ROLL NUMBER: 1-067-002
- 1.6 ZONING: CA-3C
- 1.7 TAX ASSESSMENTS: Land: \$50,900 Improvements: \$96,200
- 1.8 ORIGINAL USE: COMMERCIAL
- 1.9 PRESENT USE: VACANT
- 1.10 PRESENT OWNER AND ADDRESS: WING ET AL,
C/O 1817 DOUGLAS STREET,
VICTORIA, B.C., V8T 4K5
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1885; ADD'S 1909; KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: J.J. Southgate (5.1)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Originally built as a one storey building - used by Carl Strouss &
Co., Wholesale Merchants and Importers. In 1909 Fraser & Co.
added the top three floors. Damaged by fire in 1988.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 4
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: ASSUMED
- 3.4 WINDOWS: Original sash removed.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: None remaining.
- 3.7 DESIGN DESCRIPTION: Original ground floor cast iron columns
define the storefront; top floors built in very utilitarian manner.
- 3.8 CONDITION/ INTEGRITY: Recent fire has left only the shell of the
building intact; masonry walls and storefront columns still intact.
- 3.9 RESTORATION ANALYSIS: As the building is rehabilitated, attention
should be paid to proper window replacements; masonry will require
cleaning; shutters should be removed.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; fronts onto Bastion Square;
east side fronts onto Board of Trade Alley.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Part of Bastion Square grouping.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

EAST PART LOT 12; BLOCK 77

1877: 53' x 112' - Wharf & Bastion - J.J. Southgate

Land: \$5,000 Imp: \$6,000

1878: same

1879-1881: missing

1882-1884: same as 1878

1885: same - owner J.J. Southgate.

Land: \$6,600 Imp: \$6,000 + \$2,000 pencilled in.

1886-1887: same

1888: Imp: \$8,000

1889: Land: \$8,575 Imp: \$7,000

1890: same

1891: Land: \$9,350 Imp: \$10,000

1892: Imp: \$5,000

1894: Land: \$12,190 Imp: \$2,500

1897: Land: \$10,070 Imp: \$8,000

1900: same

1905: same: still owned by J.J. Southgate.

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: No original water card: plans filed under #11559 - 1946:

"Alterations to Wholesale Building for Edward Lipsett, 1946",
Birley, Wade & Stockdill, Architects.

B.P.: #993 - 31 March 1909 - Fraser & Co. - Lot 12 Bl. 77 - Bastion
Square - 1 brick building - 3 stories - store - 3 rooms -
\$2,500.

V.D.C.: Not located

Photographs: PABC: #23864 and #57025.

NOTE: the original one-storey building is clearly shown in
"Victoria Illustrated", P. 90 - see rendering in file for 31
Bastion Square.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PHOTOGRAPHIC NEGATIVE NUMBER: Roll X - 31.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 19 - 25 BASTION SQUARE

ARCHITECTURAL CRITERIA

| | | | | |
|---|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Good, and early, example, of a cast iron storefront. | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Upper stories reflect utilitarian, warehouse, function. | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Use of cast iron columns. | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Strauss, very important as early merchant - connections to Cariboo and Southgate, prominent early citizen of Victoria | | | | |
| 2. HISTORICAL PATTERN | E | VG | G | F/P |
| Part of development of Bastion Square with permanent masonry structures; ground floor one of earliest structures | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|---------------------------------------|---|-----------|---|-----|----|
| Alterations to windows and storefront | E | <u>VG</u> | G | F/P | VP |
|---------------------------------------|---|-----------|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: PROVINCIAL COURT HOUSE
- 1.2 STREET ADDRESS: 28 - 30 BASTION SQUARE
- 1.3 LEGAL DESCRIPTION: Lot: 1 Block: Plan: 17052 LD:
- 1.4 PID: 004122283
- 1.5 ROLL NUMBER: 1-064-008
- 1.6 ZONING: CA - 3C
- 1.7 TAX ASSESSMENTS: Land: \$443,350 Improvements: \$624,950 (EXEMPT)
- 1.8 ORIGINAL USE: COURT HOUSE - COURT ROOMS
- 1.9 PRESENT USE: MUSEUM
- 1.10 PRESENT OWNER AND ADDRESS: B.C. BUILDINGS CORP.,
BOX 1112,
VICTORIA, B.C., V8W 2T4
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1887-1889 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Province of B.C. (5.2)
- 2.3 ARCHITECT AND SOURCE: Herman Otto Tiedeman (5.2);
Supervising Architect - S.C. Burris (5.2)
- 2.4 BUILDER AND SOURCE: A.J. Smith; later Smith & Clark (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Designed 1887 by Tiedeman; completed by 1889. First major post-Confederation Court House built in B.C.; national significance recognized in 1988; Alterations by Rattenbury designed in 1899 and completed in 1901 at a cost of \$50,000. Used since 1975 as the Maritime Museum.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3; excavated basement.
- 3.1 STRUCTURAL MATERIAL: Stone foundations; brick bearing walls
- 3.3 CLADDING: Stucco over brick.
ORIGINAL: Brick - see archival photographs
- 3.4 WINDOWS: Double-hung wooden-sash; combination of round-arched and flat-head; single and double assembly.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: 1901 open-cage elevator; surviving staircase; interior plasterwork details mainly intact; many rooms intact; some changes of floor finish.
- 3.7 DESIGN DESCRIPTION: Composite of stylistic elements, including Late Victorian blend of Romanesque and Italianate. Corner towers; horizontal emphasis from cornice and stringcourses; round arched entry; bracketted window hoods.
- 3.8 CONDITION/ INTEGRITY: Appears to be in very good condition; well maintained. Front arch altered.
- 3.9 RESTORATION ANALYSIS: The building would be greatly enhanced by the restoration of the arched entry; colour scheme not original; it is unknown if the stucco could be removed from the original brick - it is also unknown when it was applied.

4.0 CONTEXT

- 4.1 SITING: Landmark structure in Bastion Square; Chancery Alley behind; visible to Government Street.
- 4.2 CONTEXT: Compatible with commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Part of Bastion Square grouping; landmark structure.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: Card - 20.3.1897; T253/258A

B.P.: Not Located

V.D.C.: Not located

Photographs: PABC: #8194; #12157; #14752; Interior #60263; Old Jail shown in

#76199.

VCA: #9808-03-1662; #96604-01; #96609-01

PABC: 1899 Rattenbury plans for alterations.

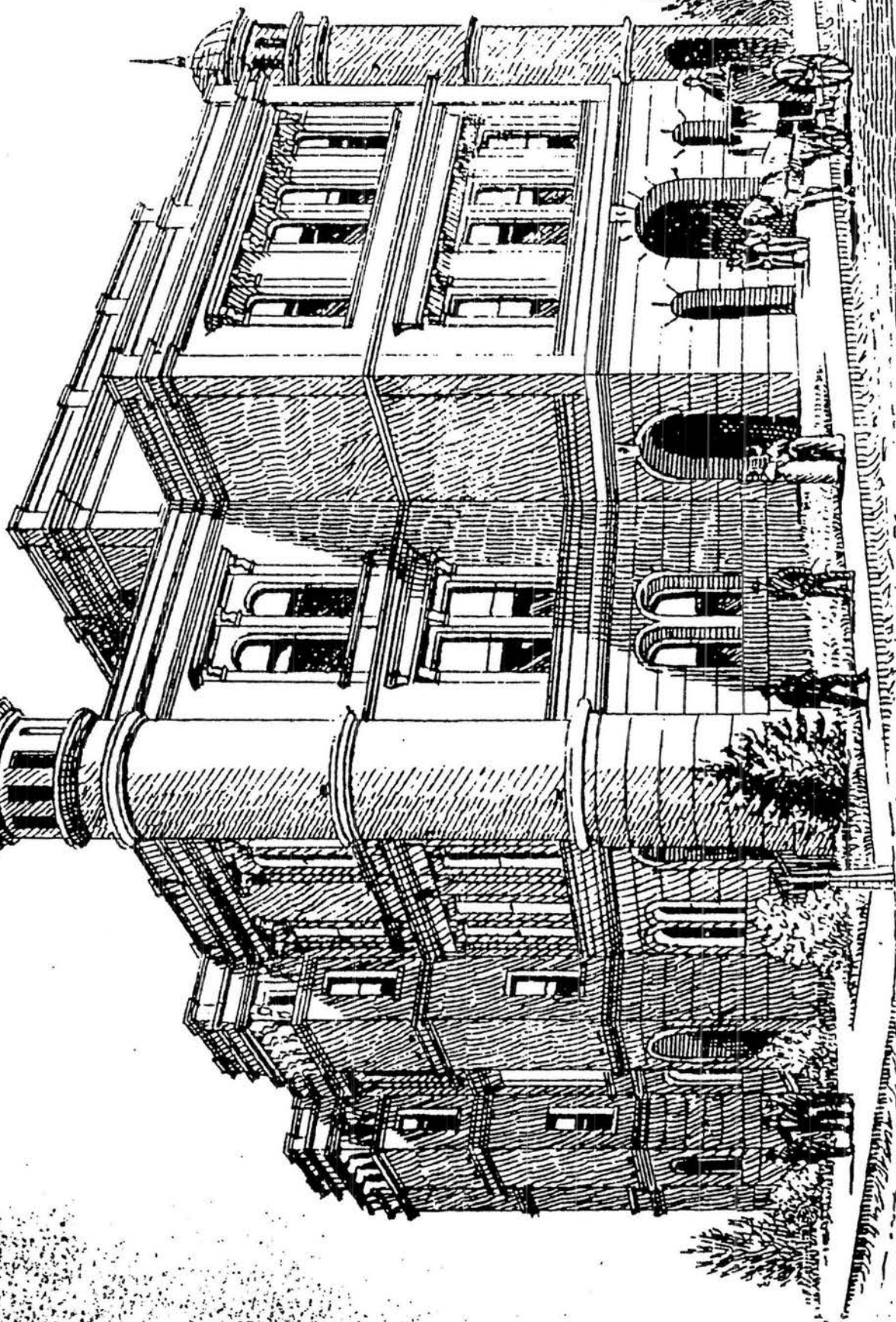
BARRETT & LISCOMBE: Pp. 76, 88, 296; 1899 PABC Plans shown in Figs 3.14 & 3.15

SEGGER & FRANKLIN: Pp. 102-105.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PHOTOGRAPHIC NEGATIVE NUMBER: Roll III - 34 & 35; XVIII - 7.

LAW COURTS.



PABC: FROM "WEST SHORE"; SEPTEMBER 1888 - SEPTEMBER 1889 (4 4344)



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 28 - 30 BASTION SQUARE

ARCHITECTURAL CRITERIA

- | | | | | |
|---|----------|-----------|----------|-----|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Eclectic Late Victorian blend; Romanesque and Italianate elements | | | | |
| 2. DESIGN | <u>E</u> | VG | G | F/P |
| Landmark building of city-wide importance | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Use of concrete; stone foundations. | | | | |
| 4. DESIGNER/BUILDER | E | VG | <u>G</u> | F/P |
| Tiedeman, of some importance; Rattenbury not scored. | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

- | | | | | |
|---|----------|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION | <u>E</u> | VG | G | F/P |
| Direct expression of Provincial powers | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| Directly linked to development of law-related functions in Bastion Square | | | | |

ASSIGNED VALUE: H

INTEGRITY

- | | | | | | |
|-------------------------------------|---|-----------|---|-----|----|
| Alterations to entry; later stucco. | E | <u>VG</u> | G | F/P | VP |
|-------------------------------------|---|-----------|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED ADDITION TO REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: BOARD OF TRADE BUILDING
- 1.2 STREET ADDRESS: 31 BASTION SQUARE
- 1.3 LEGAL DESCRIPTION: Lot: 1 Block: Plan: 22323 LD: 57 SEC: 18
- 1.4 PID: 003234746
- 1.5 ROLL NUMBER: 1-067-018
- 1.6 ZONING: CA - 3C
- 1.7 TAX ASSESSMENTS: Land: \$273,700 Improvements: \$1,268,300
- 1.8 ORIGINAL USE: COMMERCIAL
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: ANDROMEDA INVESTMENTS LTD.
C/O DOUG PHILLIPS; 3400 DELLAMY HILL RD.;
P.O. BOX 3160, EDMONTON, ALTA., T5J 2G7.
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1892 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Board of Trade Building Assn. (5.2)
- 2.3 ARCHITECT AND SOURCE: A. Maxwell Muir (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
British Columbia Board of Trade began as the Victoria Chamber of
Commerce in 1863; this imposing building was built during a period
of relative prosperity.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 4 plus full basement.
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash; pivot windows on third floor.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES:
- 3.7 DESIGN DESCRIPTION: The original illustration in "Vict.
Illustrated" shows a roof-top lookout that was never constructed;
the building employs some Romanesque elements in a free-style mix;
diaper-work is used to highlight the cornice. Unglazed terra cotta
is used for decorative panels. Front facade features a mix of
round and segmented arched windows in single, double and triple
assembly. Round arched entry; rusticated masonry base.
- 3.8 CONDITION/ INTEGRITY: Is in virtually original condition except
for the loss of the cornice balustrade (see PABC #57025). Appears
to be well maintained and in good repair. Board of Trade Alley has
been partly blocked-in by fire escapes and overhead walkways, which
make it less attractive as a pedestrian route.

3.9 RESTORATION ANALYSIS: The building would be enhanced by the restoration of its cornice balustrade and the removal of blockages to Board of Trade Alley.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; Board of Trade Alley fronts on west facade; Helmcken Alley behind.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Part of Bastion Square grouping.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: 1895; 258; T-404

B.P.: Not Located

V.D.C.: January 3, 1893

Photographs: PABC: #8249; #14752; #23864; #57025

VCA: V-S-BASTION [S353]; #96604-01 [C.1962].

SEGGER & FRANKLIN: Pp. 106 - 109.

SEGGER: MACLURE: P. 31.

REKSTEN: MORE ENGLISH: p. 138.

VICTORIA ILLUSTRATED: P. 90 (original illustration)

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PHOTOGRAPHIC NEGATIVE NUMBER: Roll X - 24 & 30; XVIII - 6.



BOARD OF TRADE BUILDING, PABC #23864 (NO DATE)



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 31 BASTION SQUARE

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Late Victorian Eclectic mix - use of Romanesque elements. | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Design of superior quality; landmark in area | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Extensive use of stone work and terra cotta. | | | | |
| 4. DESIGNER/BUILDER | E | VG | <u>G</u> | F/P |
| Muir of some importance. | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Board of Trade of some importance | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuation of development of Bastion Square with masonry buildings at time of relative prosperity. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|-------------------------|----------|----|---|-----|----|
| Minor alterations only. | <u>E</u> | VG | G | F/P | VP |
|-------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: LAW CHAMBERS BUILDING
- 1.2 STREET ADDRESS: 43-47 (41-49) BASTION SQUARE
NOW ALSO CONSOLIDATED WITH 1118 LANGLEY STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1 Block: Plan: 23995 LD: 57 SEC: 18
- 1.4 PID: 002943727
- 1.5 ROLL NUMBER: 1-067-005
- 1.6 ZONING: CA - 3C
- 1.7 TAX ASSESSMENTS: Land: \$189,850 Improvements: \$318,550
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: WOODSOME HOLDINGS LTD.,
2ND FLOOR, 26 BASTION SQUARE,
VICTORIA, B.C., V8W 1H9
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1901 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: F.J. Schofield (See 5.1 & 5.2)
- 2.3 ARCHITECT AND SOURCE: F.M. Rattenbury (See 5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Housed various lawyers offices; one of a number of buildings which housed law-related functions in this area. Marks stylistic shift from Victorian to Edwardian styles. Later occupied by Humber Brothers Furniture Store (1949 - 1969).

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2 plus excavated basement
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Pressed Brick and terra cotta
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash 9 over 1 with segmented arched tops on top floor; Chicago School windows with arch over at first floor.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Some intact features, including entry staircase.
- 3.7 DESIGN DESCRIPTION: Restrained classical detailing; cornice with modillions; pedimented window hoods over corner windows top floor; keystones in ground floor arches; restrained and elegant details and proportions. Courtyard at rear has re-installed tile fountain from Jameson Motors, 740 Broughton Street.
- 3.8 CONDITION/ INTEGRITY: Few visible alterations from original; vines growing on brick may be affecting mortar.
- 3.9 RESTORATION ANALYSIS: Building could benefit from removal of vines and general clean-up.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; small courtyard at rear.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Part of Bastion Square grouping; also fronts onto Langley Street.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

OLD LOT 6; BLOCK 77

1900: 48 1/2' x 60'; Langley & Bastion; Est. of D. McTavish or F.J. Schofield; Land: \$6,620 Imp: \$0

1901: same

1902: 48' 2" x 60'; Langley & Bastion; Owner: F.J. Schofield;
Land: \$6,620 Imp: \$9,000

1905: same

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: No original card: also #4211; 7 Sept. 1910 for Scofield (sic)

B.P.: Not Located

V.D.C.: Jan. 1, 1902: "F.J. Schofield, three storey brick and stone building corner Bastion and Langley Streets, \$16,500."

Photographs: VCA: #97609; V-S-Langley.

BARRETT & LISCOMBE: Pp. 165, 297, 302.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll X - 27, 28.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 43-47 BASTION SQUARE

ARCHITECTURAL CRITERIA

- | | | | | |
|---|----------|-----------|---|------------|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| An excellent example of Classical influence on Edwardian design; influence from Chicago School | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Of superior quality; unusual window adaptations from Chicago School | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | <u>E</u> | VG | G | F/P |
| Rattenbury of considerable importance | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

- | | | | | |
|---|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Connected with law-related activities of Bastion Square. | | | | |
| 2. HISTORICAL PATTERN | E | VG | G | F/P |
| Continuation of development of Bastion Square with masonry buildings at time of relative prosperity. | | | | |

ASSIGNED VALUE: H

INTEGRITY

- | | | | | | |
|------------------------|----------|----|---|-----|----|
| Minor alterations only | <u>E</u> | VG | G | F/P | VP |
|------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING:
- 1.2 STREET ADDRESS: 50 - 56 BASTION SQUARE: NOW LEGALLY CONSOLIDATED
AS 50 - 60 BASTION SQUARE/ 1200 GOVERNMENT STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1595-1598 Plan: LD: 57
- 1.4 PID: 008016046; 008016089; 008016062; 008016054; 008016071
- 1.5 ROLL NUMBER: 1-065-002
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$397,150 Improvements: \$289,850
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: ROMAC DEVELOPMENTS LTD.,
1210 - 345 QUEBEC STREET,
VICTORIA, B.C., V8V 1W4
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY (NOTE: 1200 GOVERNMENT
STREET IS DESIGNATED)
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1889 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Drake & Jackson (& Helmcken)
(5.1 & 5.2)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Some early association with the Helmcken family; has been used as
an architect's office since 1957.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 1 plus excavated basement.
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Stucco over brick
ORIGINAL: Brick (ASSUMED)
- 3.4 WINDOWS: Double-hung wooden-sash and wood-sash casement
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Some early cast plaster features; not known
if they are original or part of a later remodelling.
- 3.7 DESIGN DESCRIPTION: Simple commercial block with plainly-
detailed cornice; original appearance unknown - it may be presumed
that the brick was originally exposed; the windows may also have
been altered from the original. Angled corner entry.
- 3.8 CONDITION/ INTEGRITY: No documentation exists of the original;
the current appearance appears to date from a later remodelling.
- 3.9 RESTORATION ANALYSIS: Unknown at this time as to what is original
material and what is from later remodelling - requires further
study of the building fabric itself.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side. Located at the corner of Bastion Square and Langley Street; prominent location.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Part of Bastion Square grouping.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

Old Lot 1596, Block 1

1879: 30 1/4' x 66 1/2'; Bastion and Langley; Owners: Drake & Jackson

Land: \$2,000 Imp: \$2,000

1880-1884: same

1885: same, but land raised to \$4,000

1886/1887-1888: same

1889: Land: \$6,000 Imp: \$0

1890: Owner: Drake & Jackson Land: \$6,000 Imp: \$5,500

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #452; 23 Dec. 1895; signed by J. Gerhard Tiarks (Lot 1596).

See also #192 and #563 for 1200 Government Street.

B.P.: Not Located

V.D.C.: January 1890 (for 1889); "Langley Street - Drake, Jackson & Helmcken, two storey brick - \$8,000.

Photographs: None located.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
 PHOTOGRAPHIC NEGATIVE NUMBER: Roll III - 36.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 50 - 56 BASTION SQUARE

ARCHITECTURAL CRITERIA

| | | | | |
|---|---|-----------|---|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Good example of commercial style - Edwardian era remodelling assumed; early example for Bastion Square. | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Notable large windows; corner entry; landmark in area | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Association with Helmcken family. | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuing development of masonry structures in Bastion Square which replaced earlier wooden buildings. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|---|---|----|----------|-----|----|
| Several alterations from original appearance; recognizable but sympathetic. | E | VG | <u>G</u> | F/P | VP |
|---|---|----|----------|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING:
- 1.2 STREET ADDRESS: 69 BASTION SQUARE (NOW LEGALLY CONSOLIDATED
WITH 1150 GOVERNMENT STREET)
- 1.3 LEGAL DESCRIPTION: Lot: 9/10 Block: 76 Plan: 219 SEC: 18 LD: 57
- 1.4 PID: 003852661; 003852687
- 1.5 ROLL NUMBER: 1-066-001
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$198,500 Improvements: \$233,800
- 1.8 ORIGINAL USE: LAW OFFICES
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: 347311 B C LTD.,
301 - 1803 DOUGLAS STREET,
VICTORIA, B.C., V8T 5C3
- 1.11 EVALUATION CLASS: DESIGNATED
- 1.12 DATE OF REGISTRY: 27 NOVEMBER 1975 (#6825: BY-LAW #8)

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1885 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Theodore Davie (5.1 & 5.2)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Was built by the Hon. Theodore Davie; associated with a number of
important law offices throughout its history.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2 (plus basement assumed)
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Stucco over brick
ORIGINAL: Brick (KNOWN - see archival photos)
- 3.4 WINDOWS: Double-hung wooden-sash with segmental arched tops
appear to be original - see archival photograph)
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Simple brick structure; modelled cornice;
projecting arched window hoods; arched entry.
- 3.8 CONDITION/ INTEGRITY: Chimneys now missing; window on Langley St.
facade has been changed into a doorway; stucco over the original
brick; some decorative detailing removed.
- 3.9 RESTORATION ANALYSIS: It is unknown if the stucco could be
successfully removed to expose the original brick. At a minimum a
more sympathetic colour scheme could echo the original appearance
of the building.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; located at corner of Bastion Square and Langley Street; prominent location.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Part of Bastion Street grouping; also fronts onto Langley Street.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

Lot 10; Block 76

1861: Matthew B. Begbie Land: 350 Pounds Imp: Not Listed

1862-1863: same; Land: \$1,725 Imp: \$0

1863-1864: per J.J. Cochrane Land: \$2,500 Imp: \$0; 26' x 63'

1872-1873: M.B. Begbie Land: \$1,125 Imp: \$235

1874: M.B. Begbie; D.W. Higgins Land: \$1,500 Imp: \$500

1875-1879: same

1880-1881: missing

1882: same as 1875

1884: sold to Wilson & Davies; Imp: \$0

1885: Davie & Wilson Land: \$3,500 Imp: \$2,500

1886/7 + 1888: Owner: Theodore Davie

1889: Land: \$5,200 Imp: \$3,200

1890: same.

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #859; Sept. 29, 1902 for the B.C. Land & Investment Co.;

See also #465 for 1150 Government Street.

B.P.: Not Located

V.D.C.: Jan. 1, 1886 (for 1885): "Bastion St. - Theo. Davie, brick law offices - \$6,000".

Photographs: VCA: Oliver Family #54;

Also #97801-3-154 and #96604-01

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VI - 23.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 69 BASTION SQUARE

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|----|----------|------------|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Early and very good example of Italianate | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Visual landmark to immediate area | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Directly associated with Davie; also a number of the other most prominent barristers in the province | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| One of the earliest law-related buildings; may have been the city's first law chambers. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|----|----------|-----|----|
| Alterations to windows, window hoods, stucco over brick. | E | VG | <u>G</u> | F/P | VP |
|--|---|----|----------|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: C.P.R. STEAMSHIP TERMINAL
- 1.2 STREET ADDRESS: 396 - 468 BELLEVILLE STREET
- 1.3 LEGAL DESCRIPTION: Part of Lot: 1 Block: Plan: 32311 LD: 57
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-091-012
- 1.6 ZONING: IH
- 1.7 TAX ASSESSMENTS: Land: \$132,600 Improvements: \$297,850
- 1.8 ORIGINAL USE: STEAMSHIP TERMINAL
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: PROVINCIAL CAPITAL COMMISSION;
B.C. BUILDINGS CORP. (LESSEE); 835 HUMBOLDT STREET,
VICTORIA, B.C., V8V 2M2
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1924 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: C.P.R. (5.2)
- 2.3 ARCHITECT AND SOURCE: Rattenbury & James (5.2)
- 2.4 BUILDER AND SOURCE: Luney Brothers (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
This was Rattenbury's second terminal building on this site for the
C.P.R.; added to Rattenbury's vision for the Inner Harbour.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2 with attic storey; plus excavated basement
- 3.1 STRUCTURAL MATERIAL: Reinforced concrete
- 3.3 CLADDING: Pre-cast concrete elements
ORIGINAL: KNOWN
- 3.4 WINDOWS: Metal-sash
- 3.5 ROOF TYPE: Flat; hip roof on attic storey.
- 3.6 INTERIOR FEATURES: Intact interior cast plaster work in Wax
Museum lobby.
- 3.7 DESIGN DESCRIPTION: Neo-classically inspired; with engaged giant
order Ionic columns giving a monumental scale to the composition.
Use of classical motifs including dentils and egg-and-dart
moldings; cast name plaques; cast Neptune heads at entablature.
- 3.8 CONDITION/ INTEGRITY: Very few exterior alterations; appears to
be in very good repair.
- 3.9 RESTORATION ANALYSIS: Wax Museum signage is inappropriate to the
building; later fire escapes to west side noticable but do not
seriously detract. Generally in very authentic condition.

4.0 CONTEXT

- 4.1 SITING: Setbacks at sides and rear; very prominent to harbour.
- 4.2 CONTEXT: Compatible with other structures in Inner Harbour area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Part of Inner Harbour precinct.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: Original Plans: Rattenbury & James, 1923.

PABC: Plans also in PABC Collection; See also P.L. James papers.

P.P.: Listed as 390 - 470 Belleville Street.

No permits listed: 1st Hookup 1903

2nd Hookup 1923

B.P.: Not Located

V.D.C.: Not located

Photographs: VCA: 98202-26-1082 (1935); 98110-06-1571 (1949);
98302-02-2012 (C. 1930); 98202-19 (1960).

PABC: 17038-17039; 21928; 25392; 42245; 51931; 59655;
63693; 65801; 96018.

RIC: "Canadian Pacific Marine Terminus", Byron Braley, 1974; this
lists plans as being available through the successor firm of
Siddall, Dennis & Warner.

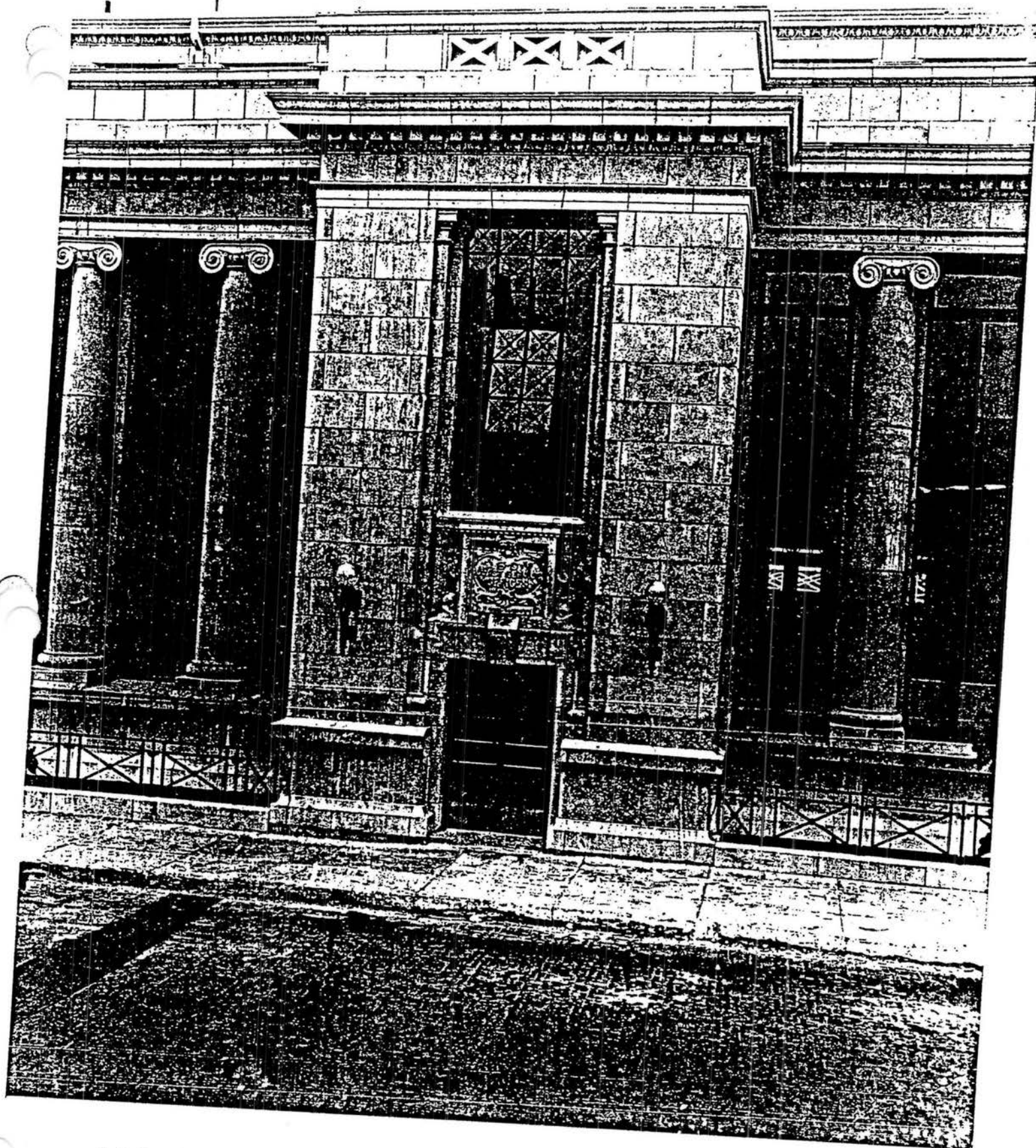
BARRETT & LISCOMBE: Pp. 3, 265, 266, 280, 306 (2nd CPR Terminal).

SEGGER & FRANKLIN: Pp. 160 - 161.

BERTON ET AL: THE CRYSTAL GARDENS: Page 88.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PHOTOGRAPHIC NEGATIVE NUMBER: Roll X - 2, 3 & 6.



C.P.R. STEAMSHIP TERMINAL; ENTRY ON BELLEVILLE STREET (PABC #17039)



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 396-468 BELLEVILLE STREET

ARCHITECTURAL CRITERIA

- | | | | | |
|--|----------|-----------|---|-----|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Excellent example of Neo-Classical influence; "Temple Style" | | | | |
| 2. DESIGN | <u>E</u> | VG | G | F/P |
| Landmark building of city-wide importance | | | | |
| 3. CONSTRUCTION | E | <u>VG</u> | G | F/P |
| Earliest use of pre-cast concrete facing and structural elements | | | | |
| 4. DESIGNER/BUILDER | <u>E</u> | VG | G | F/P |
| Rattenbury & James | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

- | | | | | |
|--|---|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Directly linked with CPR and steamship travel | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| Directly linked to re-development of Inner Harbour | | | | |

ASSIGNED VALUE: H

INTEGRITY

- | | | | | | |
|---------------------------------------|----------|----|---|-----|----|
| Alterations are considered minor only | <u>E</u> | VG | G | F/P | VP |
|---------------------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: CHURCH OF OUR LORD
- 1.2 STREET ADDRESS: 626 BLANSHARD STREET
- 1.3 LEGAL DESCRIPTION: Lot: N PT LOT 1270 Plan: LD: 57
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-030-003
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$510,400 Improvements: \$108,550 (EXEMPT)
- 1.8 ORIGINAL USE: CHURCH
- 1.9 PRESENT USE: CHURCH
- 1.10 PRESENT OWNER AND ADDRESS: TRUSTEES OF THE CHURCH OF OUR LORD,
C/O P.O. BOX 751,
VICTORIA, B.C., V8W 2P9
- 1.11 EVALUATION CLASS: DESIGNATED
- 1.12 DATE OF REGISTRY: 28 JUNE 1979 (79 - 27: BY-LAW #136)

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1876 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Church of Our Lord (5.2)
- 2.3 ARCHITECT AND SOURCE: John Teague (5.2)
- 2.4 BUILDER AND SOURCE: Haywood & Jenkinson (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Reverend Edward Cridge had split away from the Anglican Church to form the Reformed Episcopalian Church; 250 of the city's inhabitants, including James Douglas, followed him. This church was built for the newly-formed congregation, and was an important part of the social and religious life of the early days of Victoria. It is one of the finest examples of the Carpenter Gothic that has survived on the West Coast.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 1
- 3.1 STRUCTURAL MATERIAL: Stone foundation wall; heavy timber const.
- 3.3 CLADDING: Vertical board and batten siding
ORIGINAL: KNOWN
- 3.4 WINDOWS: Wooden-sash pointed arch gothic plain glass windows; multi-paned with traceries and quatrefoils; insets of plain coloured glass.
- 3.5 ROOF TYPE: Front gable; semi-octagonal over apse at rear; small side cross-gables.
- 3.6 INTERIOR FEATURES: The church has remained in virtually intact condition inside, and has been well maintained.
- 3.7 DESIGN DESCRIPTION: An outstanding example of the Carpenter Gothic style, with the vertical board and batten siding that had been popularized in the United States as part of the vernacular Gothic Revival movement; vertical buttress piers; bell tower at front; rose window in front gable; apse at rear.



- 3.8 CONDITION/ INTEGRITY: Has recently received a new cedar shingle roof. Appears to be in very good condition, and well maintained. The main concern is that the wood siding has been received a 'spray-tex' coating; that may be retaining moisture within the walls.
- 3.9 RESTORATION ANALYSIS: The spray-tex coating should be removed, as it is liable to cause long-term water retention in the wood surfaces. Early photographs show a colour scheme with contrasting trim.

4.0 CONTEXT

- 4.1 SITING: Close to street at front and at north side; church hall directly to south; parking at rear. Streets have been widened, leaving the church slightly below sidewalk grade at north side. Some foundation plantings and small trees on north side; grassed yard at front with low sidewalk hedge; treed parkland to south of hall, with large trees. (Note: parkland is not part of church property.)
- 4.2 CONTEXT: Compatible with gardens of St Ann's Academy; context of surrounding areas, on all sides, may be changing to newer, larger, developments.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Forms grouping with Cridge Memorial Hall; St Ann's Academy across Blanshard Street to east.

5.0 RESEARCH INFORMATION

- 5.1 ASSESSMENT INFORMATION:
- 5.2 ADDITIONAL REFERENCES:
VCHPLANS: No original plans
P.P.: No original permit
B.P.: Not Located
V.D.C.: Not located
Photographs: PABC: #8178 (Interior); #8979 (Undated); #9393 (1892)
SEGGERS & FRANKLIN: Pp. 206 - 209.
DOVNS; SACRED PLACES: Pp. 51 - 63.
MILLS & SOMMER: Pp. 449 - 459.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll IX - 3, 4, 5.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 626 BLANSHARD STREET (CHURCH)

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|-----|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Excellent example of Carpenter Gothic/Vernacular Gothic Revival | | | | |
| 2. DESIGN | <u>E</u> | VG | G | F/P |
| Outstanding in comparison to other examples | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Heavy timber construction | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| John Teague | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|----------|----|----------|-----|
| 1. HISTORICAL ASSOCIATION | <u>E</u> | VG | G | F/P |
| Reverend Cridge and Reformed Episcopalian Church; of considerable importance | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Built at edge of settlement; land was presumably more affordable; surrounded by later development | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--------------------------|----------|----|---|-----|----|
| Minor alterations only | <u>E</u> | VG | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u> | | | | | |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

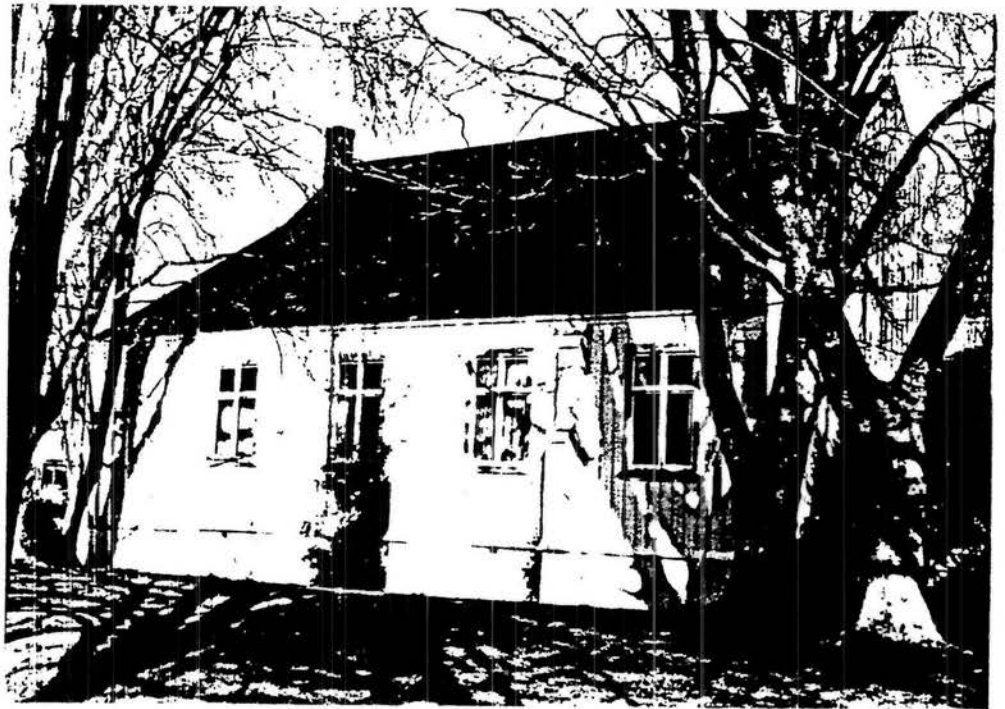
- 1.1 NAME OF BUILDING: CRIDGE MEMORIAL HALL
- 1.2 STREET ADDRESS: 626 BLANSHARD STREET
- 1.3 LEGAL DESCRIPTION: Lot: N PT LOT 1270 Plan: LD: 57
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-030-003
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$510,400 Improvements: \$108,550 (EXEMPT)
- 1.8 ORIGINAL USE: CHURCH
- 1.9 PRESENT USE: CHURCH
- 1.10 PRESENT OWNER AND ADDRESS: TRUSTEES OF THE CHURCH OF OUR LORD,
C/O P.O. BOX 751,
VICTORIA, B.C., V8W 2P9
- 1.11 EVALUATION CLASS: DESIGNATED
- 1.12 DATE OF REGISTRY: 28 JUNE 1979 (79 - 27: BY-LAW #136)

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1930 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Trustees, Reformed Episcopalian (5.2)
- 2.3 ARCHITECT AND SOURCE: Samuel Maclure (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Built as a memorial to the Reverend Cridge, who died in 1913.
Maclure prepared the plans but died before construction could begin.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 1
- 3.1 STRUCTURAL MATERIAL: Concrete foundations; heavy timber constr.
- 3.3 CLADDING: Vertical board and batten siding
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-assembly wooden-sash casements.
- 3.5 ROOF TYPE: Front gable; hip at rear
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Simple rectangular form; design details mimic the original church; including the siding, front gable roof, and wooden buttress piers.
- 3.8 CONDITION/ INTEGRITY: The hall is in good condition, and has not been visibly altered; similar to the church, it has also been 'spray-texted'. The roof is currently duroid.
- 3.9 RESTORATION ANALYSIS: The spray-text coating should be removed, as it is liable to cause long-term water retention in the wood surfaces. The appearance of the building would be visually enhanced with a cedar shingle roof.



4.0 CONTEXT

- 4.1 SITING: Set back from street; church directly to the north; some foundation plantings on south side; grassed yard at front and side; treed parkland to south of hall, with large trees. (Note: parkland is not part of church property.)
- 4.2 CONTEXT: Compatible with gardens of St Ann's Academy; context of surrounding areas, on all sides, may be changing to newer, larger developments.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Forms grouping with Church of Our Lord; St Ann's Academy across Blanshard Street to east.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: Plans; January 1930; 2 sheets.

P.P.: #3537; 26.03.1907 - for demolished Sunday School
#9657; Feb. 10th, 1930; Cridge Memorial Hall.

B.P.: Not Located

V.D.C.: Not located

Photographs:

NOTE: Cornerstone: "This cornerstone laid by S.F. Tolmie, Premier
Feb. 15, 1930."

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XI - 9; XVI - 13-15 + 17.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 626 BLANSHARD STREET (CHURCH HALL)

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|-----|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of a Gothic Revival structure/ in sympathy with main church building | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Roof-line, proportions notable | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Heavy timber construction | | | | |
| 4. DESIGNER/BUILDER | <u>E</u> | VG | G | F/P |
| Samuel MacLure | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Associated with legacy of Cridge; Reformed Episcopalian congregation | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continues pattern of main church building; replaced earlier Sunday School on same site | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|------------------------|----------|----|---|-----|----|
| Minor alterations only | <u>E</u> | VG | G | F/P | VP |
|------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: MONTROSE APARTMENTS
- 1.2 STREET ADDRESS: 1114 - 1126 BLANSHARD STREET
- 1.3 LEGAL DESCRIPTION: Lot: 61 Block: Plan: LD:
- 1.4 PID: 004738497
- 1.5 ROLL NUMBER: 1-023-005
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$330,500 Improvements: \$424,800
- 1.8 ORIGINAL USE: APARTMENT/RETAIL
- 1.9 PRESENT USE: APARTMENT/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: CONTRACT HOLDINGS LTD.;
CAPITAL MANUFACTURER'S JEWELLERS, LTD., (LESSEE);
3125 UPLANDS ROAD, VICTORIA, B.C., V8R 6B6
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1912 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Andrew Sheret (5.2)
- 2.3 ARCHITECT AND SOURCE: C. Elwood Watkins (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
The Montrose was built for Andrew Sheret, head of the local plumbing firm of the same name, as an investment property.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick; two colours
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash; mostly 6 over 1; single and double assembly; also some 4 over 1; also casement feature windows above entry.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Symmetrically-massed apartment block over retail shops; originally with name plaque above entry - "Montrose Apartments"; some original storefront clerestory windows have survived; facing brick in two colours.
- 3.8 CONDITION/ INTEGRITY: The building appears to be in good condition and repair. The cornice has been removed and some storefront elements replaced.
- 3.9 RESTORATION ANALYSIS: The building would benefit greatly from the replacement of its cornice - the present treatment is very obtrusive. As a number of original storefront elements remain, it would be very effective to rebuild/replace the later modernized elements, and return the building to its original appearance.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side.
- 4.2 CONTEXT: Compatible commercial area for retail frontage; apartment use also compatible.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
St Andrew's, 1202 Blanshard, across View Street.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: "Feb. 1912; C. Elwood Watkins for Andrew Sheret; 8 sheets".

P.P.: #96; 6.9.93; demolished.

#5582; May 2, 1912; for Andrew Sheret; stores and rooming house.

B.P.: #3822; April 3, 1912; owner Andrew Sheret; 1 brick bldg; 3 stories, 48 rooms; stores + apartments; \$43,000.

V.D.C.: Not located

Photographs: VCA: Vict-Sts-Blanshard #4 (1919) and #98202 (1961).

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll IX - 9.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1114 - 1126 BLANSHARD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | VG | <u>G</u> | F/P |
| Good example of apartment type of this era | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Notable fenestration; use of two colours of brick. | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| C. Elwood Watkins | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Sheret, established plumbing firm in 1893 which continues to the present. | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuing redevelopment of the downtown area at eastern edge; replacement of earlier buildings with more urban forms during a time of relative prosperity. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|---|---|----|----------|-----|----|
| Cornice removal considered a major alteration | E | VG | <u>G</u> | F/P | VP |
|---|---|----|----------|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: ST. ANDREW'S ROMAN CATHOLIC CATHEDRAL
- 1.2 STREET ADDRESS: 1202 BLANSHARD STREET
(CONSOLIDATED AS 740 VIEW STREET/1202 BLANSHARD STREET)
- 1.3 LEGAL DESCRIPTION: Lots: 9/10/11-SHOWN AS PCL A + B ON
CHURCH PLAN 2 Block: Plan: 2 LD: 57
- 1.4 PID: 009391568; 009391550; 009391541
- 1.5 ROLL NUMBER: 1-022-023
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$893,950 Improvements: \$511,250 (EXEMPT)
- 1.8 ORIGINAL USE: CHURCH
- 1.9 PRESENT USE: CHURCH
- 1.10 PRESENT OWNER AND ADDRESS: BISHOP OF VANCOUVER ISLAND,
1 - 4044 NELTHORPE STREET,
VICTORIA, B.C., V8X 2A1
- 1.11 EVALUATION CLASS: DESIGNATED (AS 740 VIEW STREET)
- 1.12 DATE OF REGISTRY: 28 JUNE 1979 (#79 - 58: BY-LAW #144)

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1892 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: St. Andrew's congregation (5.2)
- 2.3 ARCHITECT AND SOURCE: Perrault & Messier, Montreal;
J.H. Donovan, local supervision (5.2)
- 2.4 BUILDER AND SOURCE: Aeneas McDonald (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
The cornerstone was laid in 1890; the church was consecrated on
October 30, 1892 by Bishop John Nicholas Lemmens.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: Main Hall - 1
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; heavy timber
construction; stone foundation.
- 3.3 CLADDING: Brick with stone trim
ORIGINAL: KNOWN
- 3.4 WINDOWS: Large rose window at front; pointed arch stained glass
throughout nave.
- 3.5 ROOF TYPE: Front gable; semi-octagonal over apse; cross-gables
over transepts.
- 3.6 INTERIOR FEATURES: Interior in mostly intact condition; has been
recently refurbished (see PABC photo #HP21818 for comparison)
- 3.7 DESIGN DESCRIPTION: High Victorian Gothic structure; complicated
and picturesque roofline; metal-roofed 175 landmark spire; entry
portico with granite columns; extensive carved stone trim. Typical
Gothic Revival features include crockets, pinnacles, pointed-arch
structural openings; asymmetrical towers; and a rose window.
- 3.8 CONDITION/ INTEGRITY: Has been extremely well maintained; is in
very good condition.
- 3.9 RESTORATION ANALYSIS: The congregation has already undertaken a
large amount of restoration, and continues planning for the
continuing maintenance of the fabric of the building.

4.0 CONTEXT

- 4.1 SITING: Minor setbacks front and side; passageway to north, with brick wall, with terra cotta coping, adjacent. Landscaped with trees and grass in front and side yards. Bishop's Palace to rear, facing View Street. Spire is a landmark in the downtown area.
- 4.2 CONTEXT: Compatible with adjacent commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent to the Bishop's Palace, 740 View Street; across the street from the Montrose Apartments, 1114 - 1126 Blanshard.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: Not Located

B.P.: Not Located

V.D.C.: Jan. 7, 1883: "Building Prospects for 1883: among the most important structures contemplated for the current year is the proposed new Roman Catholic Cathedral on the corner of Blanshard & View Streets. It is expected that this building will cost at least \$50,000 and will of course be far in advance of any church edifice in the city or north of San Francisco."

V.D.C.: Jan. 1, 1885, p.3: "Building - Extensive Operations for the Past Year....The religious edifices erected during the past year are the R.C. Cathedral on View Street, capable of seating 900 persons...."

NOTE: These two references are to the previous church on the site.

Photographs: PABC: #9410; #11356; #HP12714; #HP21818

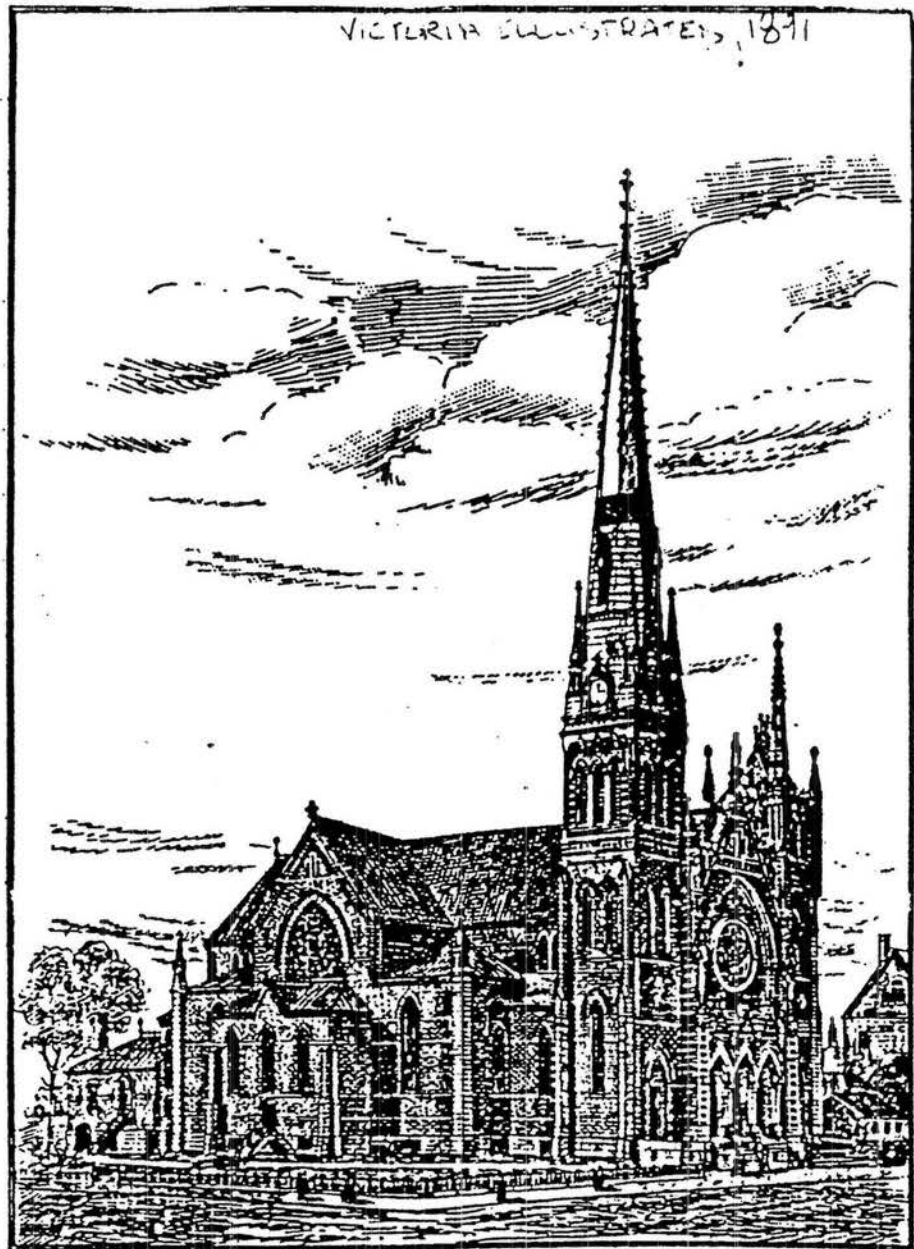
VCA: "Victoria Illustrated - 1891"; #98610-02-1932; #98008-03-1693; #98403-12-574; #98601-09-1525; #98202-26-1055.

SEGGER & FRANKLIN: Pp. 224 - 225.

CORNERSTONE: "St Andrew's Cathedral; erected AD 1890 under Rt. Rev. J.N. Lemmens."

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VIII - 10; IX - 8 + 15.





ST. ANDREW'S ROMAN CATHOLIC CATHEDRAL
1202 BLANSHARD STREET, FROM "VICTORIA ILLUSTRATED -
THE CORPORATION OF THE CITY OF VICTORIA - 1891"
(VICTORIA CITY ARCHIVES)

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1202 BLANSHARD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|----------|----|----------|------------|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Excellent example of the High Victorian Gothic Revival | | | | |
| 2. DESIGN | <u>E</u> | VG | G | F/P |
| Outstanding design; landmark building | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Heavy timber construction; stone foundation | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Architects of unknown importance. | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Directly associated with Bishop Lemmens; seat of the Bishop of Vancouver Island since its founding | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| One of a number of religious structures built at the edge of downtown | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|-----------------------------------|----------|----|---|-----|----|
| Alterations considered minor only | <u>E</u> | VG | G | F/P | VP |
|-----------------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: THE KAISERHOF HOTEL
- 1.2 STREET ADDRESS: 1320 - 1324 BLANSHARD STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1 Block: Plan: 11516 LD: 57
- 1.4 PID: 000045276
- 1.5 ROLL NUMBER: 1-021-009
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$76,800 Improvements: \$192,500
- 1.8 ORIGINAL USE: HOTEL/RETAIL
- 1.9 PRESENT USE: APARTMENT/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: KENNETH SINCLAIR, TDMC HOLDINGS LTD,
C/O 16 - 1322 BLANSHARD STREET,
VICTORIA, B.C., V8W 2J1
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1912 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Max Leiser (5.2)
- 2.3 ARCHITECT AND SOURCE: Thomas Hooper (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Originally known as the Max Leiser Building. The German presence was very strong in Victoria prior to the First World War; Count Alvo von Alvensleben operated his local interests from this building. The Kaiserhof was damaged and looted in the anti-German riot of 1915 that followed the sinking of the Lusitania.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 4 plus excavated basement
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick and terra cotta.
ORIGINAL: KNOWN
- 3.4 WINDOWS: Originally double-hung wooden-sash; now aluminum replacement slider sash; some early storefront leaded glass still intact.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Bold use of cream glazed terra cotta block cladding set off against vertical tan brick piers; alternating horizontal banding at ground floor; also alternating rows of brick and terra cotta used in the ground floor voussoirs.
- 3.8 CONDITION/ INTEGRITY: The upper floor windows have been replaced; some storefront elements have been altered. It is unknown what condition the structure is in, as there may have been a lack of maintenance over the years.



3.9 RESTORATION ANALYSIS: The building would greatly benefit from the restoration of its original windows - the proportions of the new windows, with their horizontal bars, detract from the original proportions. The ground floor signage also detracts from the design and character.

4.0 CONTEXT

4.1 SITING: No setbacks front or side.

4.2 CONTEXT: Compatible commercial area.

4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent to Victoria Public Library, 794 Yates, and the Odeon, 780 Yates Street.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #5980; 27.6.1912; for Max Leiser; Attached plans signed by Thomas Hooper, Architect.

B.P.: #4246; June 20, 1912; owner Max Leiser; 1 brick bldg; 4 storeys; 36 rooms; Hotel; \$28,000.

V.D.C.: Not located

Photographs: VCA: #98403-12-574; #98403-12-681; #98202-19.

PABC: #9396; #17783-84; #67553; #77122; #94039.

REKSTEN: MORE ENGLISH: Page 152.

KLUCKNER: Page 38.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll IX - 35.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1320 - 1324 BLANSHARD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|-----|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of apartment type, Edwardian era | | | | |
| 2. DESIGN | <u>E</u> | VG | G | F/P |
| Outstanding design; one of Hooper's boldest uses of terra cotta; building has a refinement of proportion not often seen in commercial projects. | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Use of terra cotta block cladding | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| Thomas Hooper | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Max Leiser, of importance; also early German presence in Victoria | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Establishment of Blanshard Street as a significant commercial street at this time. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--------------------------------------|---|----|----------|-----|----|
| Loss of upper floor windows detracts | E | VG | <u>G</u> | F/P | VP |
|--------------------------------------|---|----|----------|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: CONGREGATION EMANU-EL SYNAGOGUE
- 1.2 STREET ADDRESS: 1421 BLANSHARD STREET
- 1.3 LEGAL DESCRIPTION: Lots: 432-3 PCL A Plan: CP25 LD: 57
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-008-001
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$135,350 Improvements: \$383,450 (EXEMPT)
- 1.8 ORIGINAL USE: SYNAGOGUE
- 1.9 PRESENT USE: SYNAGOGUE
- 1.10 PRESENT OWNER AND ADDRESS: EMANUEL OF VICTORIA VI,
1461 BLANSHARD STREET,
VICTORIA, B.C., V8W 2J3
- 1.11 EVALUATION CLASS: DESIGNATED
- 1.12 DATE OF REGISTRY: 22 FEBRUARY 1979 (#79 - 6: BY-LAW #134)

2.0 HISTORICAL SIGNIFICANCE

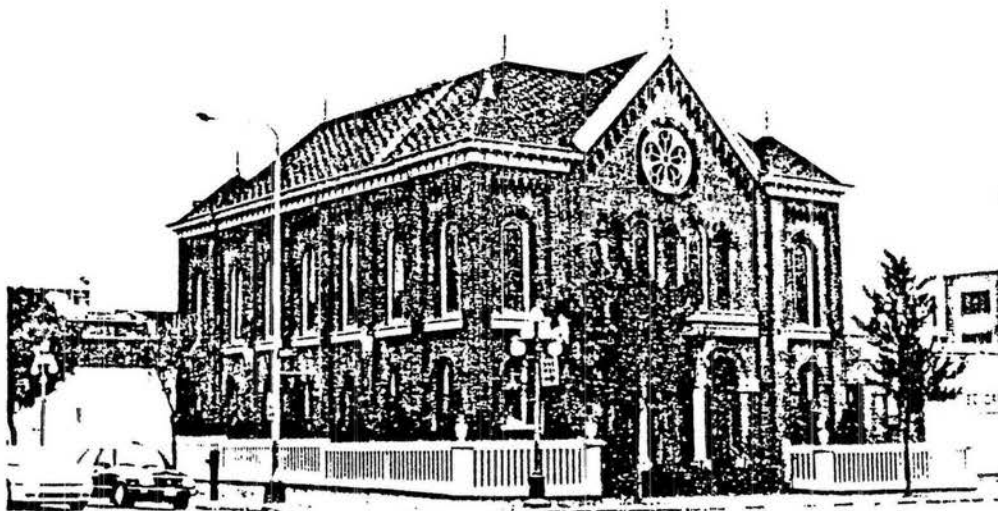
- 2.1 CONSTRUCTION DATE AND SOURCE: 1863 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Congregation Emanu-El (5.2)
- 2.3 ARCHITECT AND SOURCE: John Wright (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
The oldest surviving synagogue in Canada as well as the oldest on the west coast. "Modernized" in 1948; restored in 1982. Now a nationally recognized historic site.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 1 with mezzanine
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Round-arched wooden-sash; decorative coloured glass.
- 3.5 ROOF TYPE: Hip with flat centre; pyramidal on corner towers.
- 3.6 INTERIOR FEATURES: Fully restored interior with mezzanine.
- 3.7 DESIGN DESCRIPTION: Symmetrically-massed rectangular block with central entry and corner towers. Romanesque influence shown in round-headed structural openings. Triple entry arch; decorative corbelling; finials; 'rose window' at front.
- 3.8 CONDITION/ INTEGRITY: Has been completely restored/refurbished.
- 3.9 RESTORATION ANALYSIS: Restored 1982.

4.0 CONTEXT

- 4.1 SITING: Minor setbacks only; foundation plantings; recreated fence. Context suffers from having parking lot adjacent. Landmark building at prominent intersection.
- 4.2 CONTEXT: Compatible with commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
791 Pandora Avenue across Blanshard Street.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: 18.3.1893. Also #5420; March 27, 1912.

B.P.: Not Located

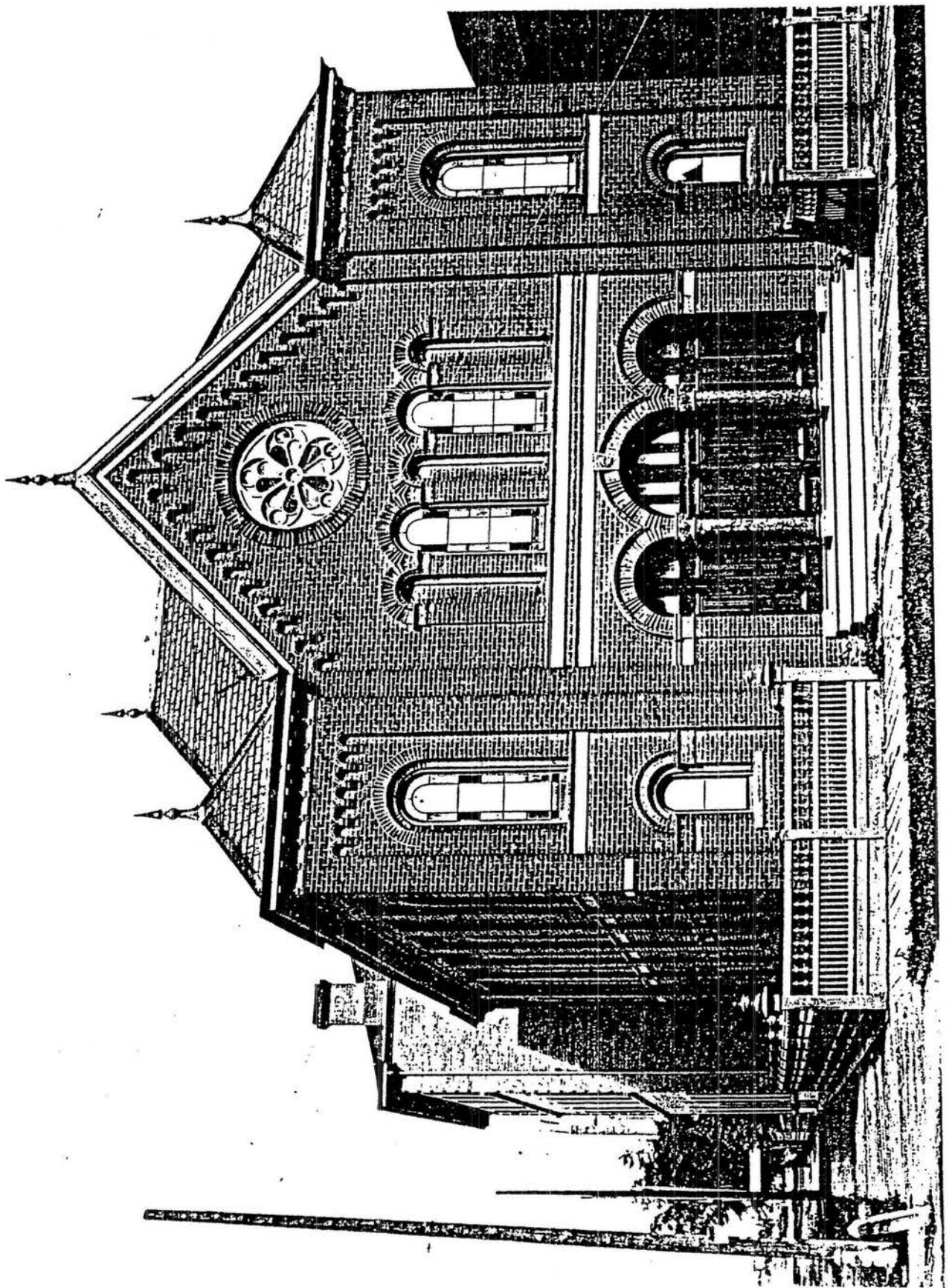
British Colonist: June 3, 1863

Photographs: PABC: #9396 (1892); #15270 (186-?); #57246 (190-?)

PETHICK: Page 246.

SEGGER & FRANKLIN: Pp. 226-227.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll IX - 33.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1421 BLANSHARD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|-----|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Very good, early, example of synagogue type, based on basilica model; Romanesque influences | | | | |
| 2. DESIGN | <u>E</u> | VG | G | F/P |
| Outstanding design; landmark structure | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Heavy timber construction. | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| John Wright | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Directly connected with the history of the Jewish Community in Victoria | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| One of a number of early religious buildings located at the edge of the original settlement | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|------------------------|----------|----|---|-----|----|
| Minor alterations only | <u>E</u> | VG | G | F/P | VP |
|------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: WEILER BUILDING (LATER THE 'COUNTING HOUSE')
- 1.2 STREET ADDRESS: 1005 - 1009 BROAD STREET/ 636 BROUGHTON STREET
- 1.3 LEGAL DESCRIPTION: Lot: 239 Block: Plan: LD:
- 1.4 PID: 001408003
- 1.5 ROLL NUMBER: 1-036-004
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$472,900 Improvements: \$837,750
- 1.8 ORIGINAL USE: MANUFACTURING/WAREHOUSE
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: BURNT OAK INVESTMENTS LTD.;
C/O CADILLAC FAIRVIEW CORP. LTD., 20 QUEEN STREET WEST,
FLOOR 4, TORONTO, ONTARIO, M5H 3R4.
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

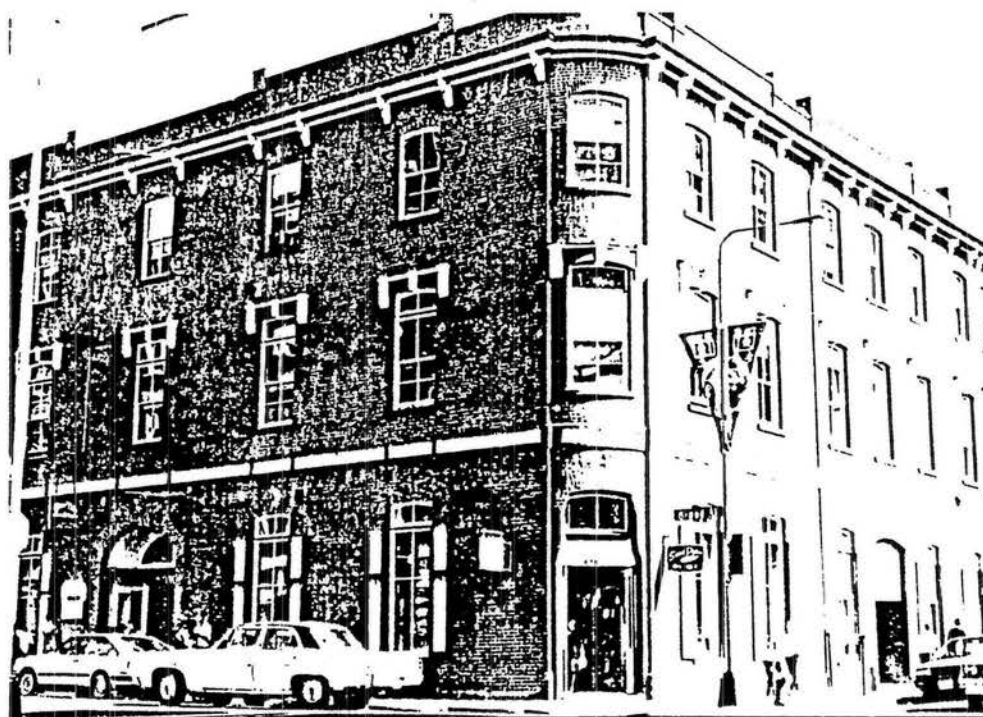
- 2.1 CONSTRUCTION DATE AND SOURCE: 1884; Addn's. 1891 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: John Weiler (5.2)
- 2.3 ARCHITECT AND SOURCE: Thomas Trounce (5.2)
- 2.4 BUILDER AND SOURCE: Thomas Trounce; also other sub-trades (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
West third built as 'warerooms and factory for the furniture
business of John Weiler; Weiler brothers moved to their Govt. St.
location in 1898, the Fell Brothers owned this building afterwards.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Interior staircase is from the Robin Dunsmuir
house by Samuel Maclure.
- 3.7 DESIGN DESCRIPTION: Utilitarian brick warehouse/factory building;
articulated with a bracketed cornice and stringcourse; rounded
corner treatment; corner entry is original.
- 3.8 CONDITION/ INTEGRITY: Visible deterioration of brick and mortar;
the brick appears to have been sandblasted. The rounded arch
facing Broad Street is a later alteration.
- 3.9 RESTORATION ANALYSIS: Any necessary remedial action should be
taken to ensure watertightness of brick walls.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; prominent corner location
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent
addresses on Broad and Broughton Streets.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #184; April 19, 1901; signed Thomas Sorby, Agent for Thomas and J.F. Fell.

Also T-1036

B.P.: Not Located

D.B.C.: November 15, 1884 (See Segger & Franklin)

Photographs: VCA: V-S-Broughton #98202-19 (1960); 98008-03-1725

SEGGER & FRANKLIN: Pp. 118-119.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VI - 26.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1005 - 1009 BROAD STREET/ 636 BROUGHTON STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of utilitarian warehouse structure | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Prominent corner location; evocative of warehouse function | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| Thomas Trounce | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Weiler Brothers; later Fell Brothers; later Spencer's. | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuing development of this area with warehouse and commercial structures, late 1870's to 1890's. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|-----------|---|-----|----|
| New entry considered minor alteration. | E | <u>VG</u> | G | F/P | VP |
|--|---|-----------|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: DRIARD HOUSE (LATER DRIARD HOTEL)
- 1.2 STREET ADDRESS: 1151 BROAD STREET
- 1.3 LEGAL DESCRIPTION: Lot: Block: Plan: LD:
- 1.4 PID:
- 1.5 ROLL NUMBER:
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$ Improvements: \$
- 1.8 ORIGINAL USE: HOTEL
- 1.9 PRESENT USE: DEMOLISHED
- 1.10 PRESENT OWNER AND ADDRESS: T. EATON REALTY CO. LTD.,
C/O CADILLAC FAIRVIEW CORP. LTD., ATTN MR W J DALY, FLOOR 4,
20 QUEEN STREET WEST, TORONTO, ONTARIO, M5H 3R4.
- 1.11 EVALUATION CLASS: DESIGNATED
- 1.12 DATE OF REGISTRY: 29 MARCH 1989 (#87-178: BY-LAW #250)

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1892 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Redon & Hartnagle (5.2)
- 2.3 ARCHITECT AND SOURCE: John Teague (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Construction began in 1891 - opened in 1892. Victoria's most
prestigious hotel until the construction of the Empress.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 6 plus rooftop arcades
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick; terra cotta; cast iron.
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash
- 3.5 ROOF TYPE: Flat plus cupolas
- 3.6 INTERIOR FEATURES: Demolished
- 3.7 DESIGN DESCRIPTION: Romanesque influence; round-arched openings;
vertical emphasis given by prominent piers and recessed spandrels;
use of brick, terra cotta and high relief cast iron spandrels.
- 3.8 CONDITION/ INTEGRITY: Demolished; to be rebuilt as part of the
Victoria Eaton's Centre.
- 3.9 RESTORATION ANALYSIS:

4.0 CONTEXT

- 4.1 SITING: Originally no setbacks front or side; prominent corner
location; landmark structure.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: In heart of
Old Town.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: Not Located

B.P.: Not Located

V.D.C.: January 1st, 1892; "Redon & Hartnagle, six storey hotel,
Broad and View Streets - \$120,000." See also illustration.

Photographs:

SEGGER & FRANKLIN: Pp. 84 - 87.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XV - 32.

NOTE: CANNOT BE EVALUATED AT THE PRESENT TIME; WAS DESIGNATED PRIOR TO
DEMOLITION AND REBUILDING.

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: GREEN BLOCK (LATER THE EXCHANGE BUILDING)
- 1.2 STREET ADDRESS: 1210-1216 BROAD STREET/ 614-620 TROUNCE ALLEY
- 1.3 LEGAL DESCRIPTION: Lot: 166A Block: Plan: LD:
- 1.4 PID: 004543254
- 1.5 ROLL NUMBER: 1-041-004
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$467,600 Improvements: \$249,500
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: ADAIR HOLDINGS LTD.,
C/O REALSPAN PROPERTIES LTD., 977 FORT STREET,
VICTORIA, B.C., V8V 3K3
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1889 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: A.A. Green (5.2)
- 2.3 ARCHITECT AND SOURCE: Thomas Trounce (attributed)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Green was a partner in Garesche, Green & Co., the largest banking house in the province. This was one of a pair of identical mirror-image structures which faced each other across privately-owned Trounce Alley; the souther building burnt down in 1910 and was replaced with the Central building - at that time View Street was also opened up between Government and Broad Streets. There is no documentary evidence for Trounce as architect, except as the owner of Trounce Alley (then Trounce Avenue, it is assumed that he would have been involved in the construction of this building.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash; irregular fenestration
- 3.5 ROOF TYPE: Flat; corner tower with convex hip
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Late Victorian Italianate; with bracketed cornice; divided into irregular bays; window hoods; pedimented parapet over entry; decorative corner tower;.
- 3.8 CONDITION/ INTEGRITY: In good repair; appears to be well maintained
- 3.9 RESTORATION ANALYSIS: Has been recently and sympathetically rehabilitated.



4.0 CONTEXT

4.1 SITING: No setbacks front or side; located at corner of Broad St. and Trounce Alley; corner tower is prominent and marks the entry to the Alley.

4.2 CONTEXT: Compatible commercial area.

4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: In heart of Old Town.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #485; 9.5.1896; Green Worlock Estate; there are a number of early plans attached, including plans by A. Maxwell Muir, dated 29 April, 1895.

B.P.: Not Located

V.D.C.: Jan. 1, 1890 (for 1889); "Broad Street - A.A. Green, two storey brick block - \$23,000."

Photographs: PABC: #9395; #57165; #62784; #71583

VCA: #98202-19 (1959); #98409-03-546; #97801-02 (1892)

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VII - 12.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1210-1216 BROAD STREET/ 614-620 TROUNCE ALLEY

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|---|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Italianate | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Notable corner tower; landmark in immediate area | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| Thomas Trounce (attributed). | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Green, of importance as local financier | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| Continued development between Government and Broad Streets; Trounce Alley opened to provide access to Trounce's Broad Street property after rights to View Street sold. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|------------------------------------|----------|----|---|-----|----|
| Alterations considered minor only. | <u>E</u> | VG | G | F/P | VP |
|------------------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: SURREY BUILDING
- 1.2 STREET ADDRESS: 1217 - 1243 BROAD STREET/ 631 - 637 YATES STREET
NOW LEGALLY CONSOLIDATED WITH 639-645 YATES STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1 OF 428/429 Plan: 31129 LD: 57
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-040-001
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$952,300 Improvements: \$1,037,100
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: A & B SOUND LTD.,
556 SEYMOUR STREET,
VANCOUVER, B.C., V6B 3J5
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1873; Addn's. 1885 & 1890
KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Burns & Edwards (5.1)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Housed James Burns' Hardware business; later owned by Thomas Dixon
Galpin; Nicholles & Renouf warehouse c.1887-1904; bought by
Canadian Pacific Land & Mortgage Co. in 1888.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Replacement aluminum sash
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Has been altered from original appearance;
rounded entry changed to angled; third floor added. Vertical brick
piers; double assembly windows.
- 3.8 CONDITION/ INTEGRITY: Windows altered; ground floor entirely
altered with unsympathetic elements; modern addition to south end
of structure; brick in questionable condition.
- 3.9 RESTORATION ANALYSIS: The main visible alterations are the
windows and ground floor elements.

4.0 CONTEXT

4.1 SITING: No setbacks front or side; prominent corner location.

4.2 CONTEXT: Compatible commercial area.

4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:

Yates and Broad Street addresses.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

1872: 1/2 Lot 429 - Yates & Broad; Edwards (pencilled in)

Land: \$1,500 Imp: \$500

1874: 60' x 120' - Burns & Edwards, owners; Land: \$2,000 Imp: \$1,000

1875 - 1877: Same

1878: 1/2 Lot 429 - 60' x 60'; Burns & Edwards, owners; Land: \$2,000

Imp: \$1,000

1879: 1/2 Lot 429 - 60' x 60'; Burns & Edwards, owners (Burns
pencilled-in); Land: \$2,000 Imp: \$1,000

1/2 Lot 429 - 60' x 60'; A. Blinkhorne, owner (Burns
pencilled-in); Land: \$1,000 Imp: \$300

1880: Same.

1881: 1/2 Lot 429 - 60' x 60'; James Burns, owner;

Land: \$2,000 Imp: \$1,000

1/2 Lot 429 - 60' x 60'; A. Blinkhorne, owner;

Land: \$1,000 Imp: \$300

1882/1883: Lot 429 - 60' x 120'; Yates & Broad; James Burns, owner;

Land: \$3,000 Imp: \$1,500.

1885: Owner: T.D. Galpin; Land: \$6,500 Imp: \$1,500 with \$5,000
pencilled-in above.

1886/1887: Imp: \$6,500

1888: Same.

1889: Owner: Canadian Pacific Land & Mortgage Co.; Land: \$16,000

Imp: \$7,500

1890: Same, but Imp: \$7,800

1891: Land: \$28,400 Imp: \$11,000

1892: Imp: \$5,500

1894: Land: \$26,160 Imp: \$3,000

1897: Land: \$21,300 Imp: \$10,000

1900: Same.

1905: Same.

5.2 ADDITIONAL REFERENCES:

VCHPLANS: 1906; Alteration by F.M. Rattenbury - 4 sheets, for the
B.C. Land & Investment Agency; 1906.

P.P.: #188 (CANNOT LOCATE)

#2471 (T-903); 5 Feb. 1907 for Holland & McPhillips

#5297; 26 Feb. 1912 for B.C. Land & Inv. Co.

B.P.: Not Located

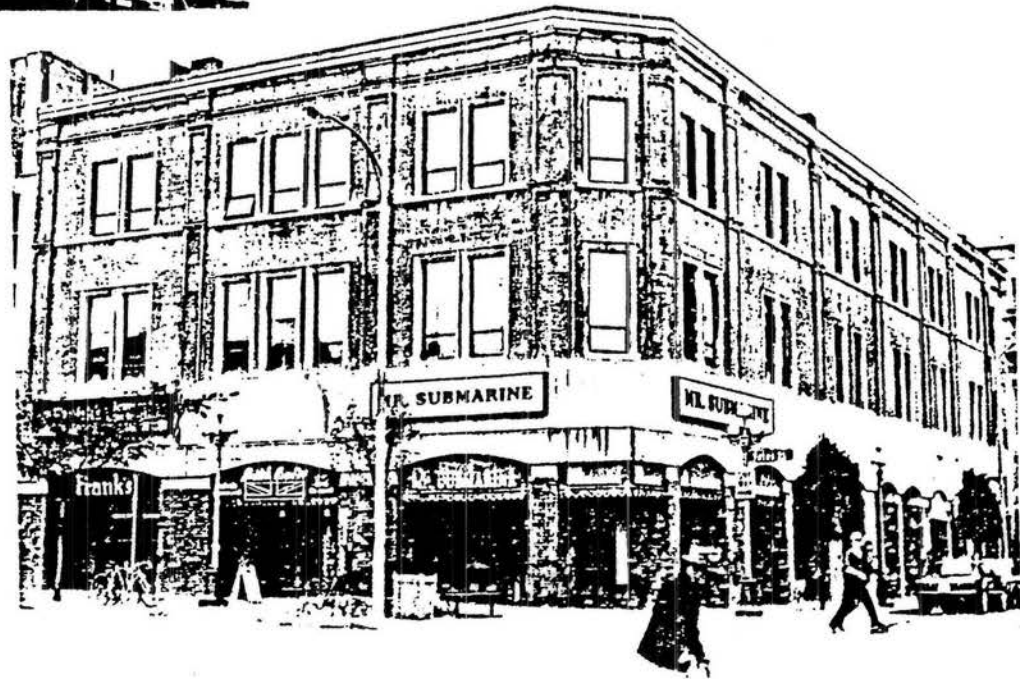
V.D.C.: Not available for 1873; no mention of either addition.

Photographs: VCA: V-S-Yates #3 - #13 - #14; #98202-19 (1961).

PABC: #17987; #36007

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.

PHOTOGRAPHIC NEGATIVE NUMBER: Roll V - 31; XI - 22.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1217 - 1243 BROAD STREET/ 631 - 637 YATES STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of utilitarian commercial structure - 1870's | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| rounded/angled corner entry | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | <u>E</u> | VG | G | F/P |
| Present form derived from alterations by Rattenbury | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Owned by Galpin; also owned by Burns & Edwards | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuing development of commercial area with more permanent masonry structures | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|----|---|------------|----|
| | E | VG | G | <u>F/P</u> | VP |
| Windows, storefronts considered major alterations. | | | | | |

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

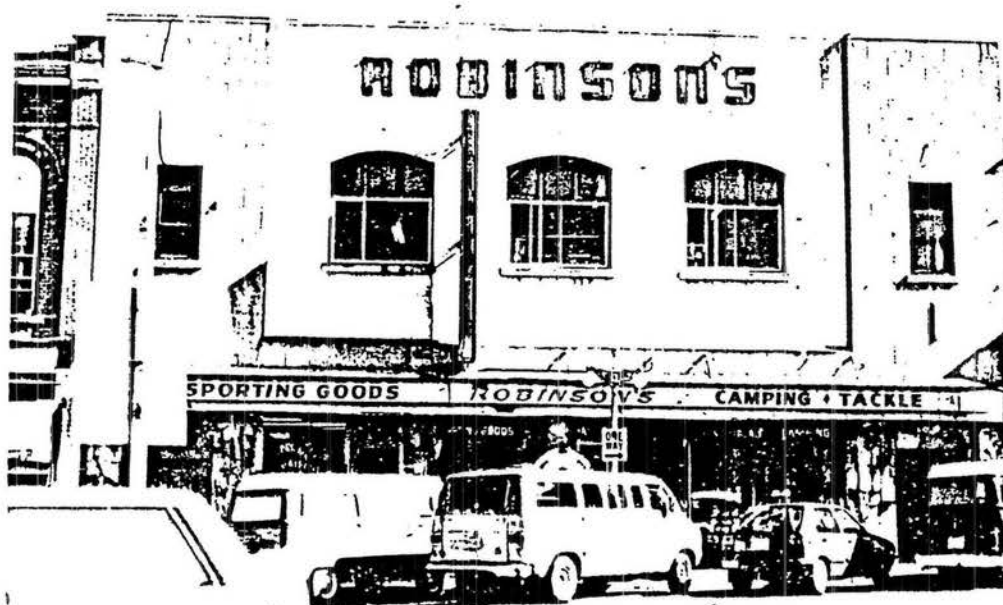
- 1.1 NAME OF BUILDING: NORTHWESTERN CREAMERY
- 1.2 STREET ADDRESS: 1305 - 1311 BROAD STREET
- 1.3 LEGAL DESCRIPTION: Lots: 1&2 Block: Plan: 2567 LD: 57
- 1.4 PID: 000748501; 000748498
- 1.5 ROLL NUMBER: 1-043-014
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$213,200 Improvements: \$171,850
- 1.8 ORIGINAL USE: CREAMERY BUILDING
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: DOUGLAS ROBINSON,
969 SUNNYWOOD COURT,
VICTORIA, B.C., V8X 4N6
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY "B" LIST
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1909 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Victoria Creamery & Milk Supply Co.
Ltd. (5.2)
- 2.3 ARCHITECT AND SOURCE: D.C. Frame (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Also Northwestern Creamery; by 1913 the Mona Cafe was located here.
Later the Armed Services Leave Centre. Became Robinson's Bicycle
Shop in 1948.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Stucco over brick
ORIGINAL: Brick (ASSUMED)
- 3.4 WINDOWS: Arched wooden-sash casement; double-hung wooden-sash
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Symmetrically-massed commercial structure;
three arched second floor windows; flanking vertical bays with
double-hung windows to each side.
- 3.8 CONDITION/ INTEGRITY: Cornice and parapet details removed; stucco
applied over brick; window hoods removed; storefront altered.
- 3.9 RESTORATION ANALYSIS: Despite the extent of the alterations, it
may be assumed that a facade restoration could be undertaken; this
would partially depend on the extent of damage to the remaining
original surfaces under the stucco.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; mid-block location
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Adjacent addresses on Broad Street.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: Feb. 1909; D.C. Frame, architect; Creamery Building for Victoria Creamery & Milk Supply Co.

P.P.: #3542; 30.3.1909; Victoria Creamery Co.; for Creamery.
Note on permit: "Robinson's Bicycle Shop from May 1948".

B.P.: #956; 9 March 1909; Vic. Creamery Co.; Pts. 422/423,
Block 12; Broad Street - 1 brick building - 2 storey -
Store & Creamery - 4 rooms - \$13,000.

V.D.C.: Not located

Photographs: VCA: V-S-Broad #98202-19 (1959);

See also Daily Colonist: Feb. 20th, 1977 for
original appearance.

KLUCKNER: Page 62.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VI - 6.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1305 - 1311 BROAD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Edwardian era commercial structure | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Original decorative window hoods and parapets | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | VG | <u>G</u> | F/P |
| D.C. Frame | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Northwestern Creamery of some importance | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| One of a number of infill structures on Broad Street, built during the prosperous Edwardian era | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|-----------------------------------|---|----|---|-----|-----------|
| Alterations which greatly detract | E | VG | G | F/P | <u>VP</u> |
|-----------------------------------|---|----|---|-----|-----------|

ASSIGNED VALUE: Ø

TOTAL ASSIGNED VALUE.....AH

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY "B" LIST

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: DUCK BLOCK (OR DUCK'S BUILDING)
- 1.2 STREET ADDRESS: 1314 - 1324 BROAD STREET
- 1.3 LEGAL DESCRIPTION: Lot: E PT LOTS 159A & 160A LD: 57
- 1.4 PID: 004599748; 004599772
- 1.5 ROLL NUMBER: 1-042-003
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$482,700 Improvements: \$313,850
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: MICHAEL C. WILLIAMS LTD.,
1081 FORT STREET,
VICTORIA, B.C., V8V 3K5
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1892 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Simeon Duck (5.2)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Duck was a local entrepreneur; was also City Assessor and Tax Collector, MLA, and Minister of Finance for the Province. The building housed Duck's Carriage works, meeting rooms for the Knights of Pythias, and later Maynard & Sons Auctioneers.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES:
- 3.7 DESIGN DESCRIPTION: Mainly Italianate influence, with some Roamnesque features; round-arched third floor windows, corbelled cornice; rusticated masonry; cast iron columns at ground floor. The third floor hall has tall round-arched windows at the rear; the rear facade, facing the alley, is prominent and well-detailed.
- 3.8 CONDITION/ INTEGRITY: Some minor alterations to ground floor; otherwise intact. Few visible alterations; structural condition unknown.
- 3.9 RESTORATION ANALYSIS: The storefronts could be easily restored.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; prominent alley frontage.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: On Broad and Johnson Streets.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

Originally Lot 160A, Block 2.

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #666; 22.1.1898 for Simeon Duck. Also #7688.

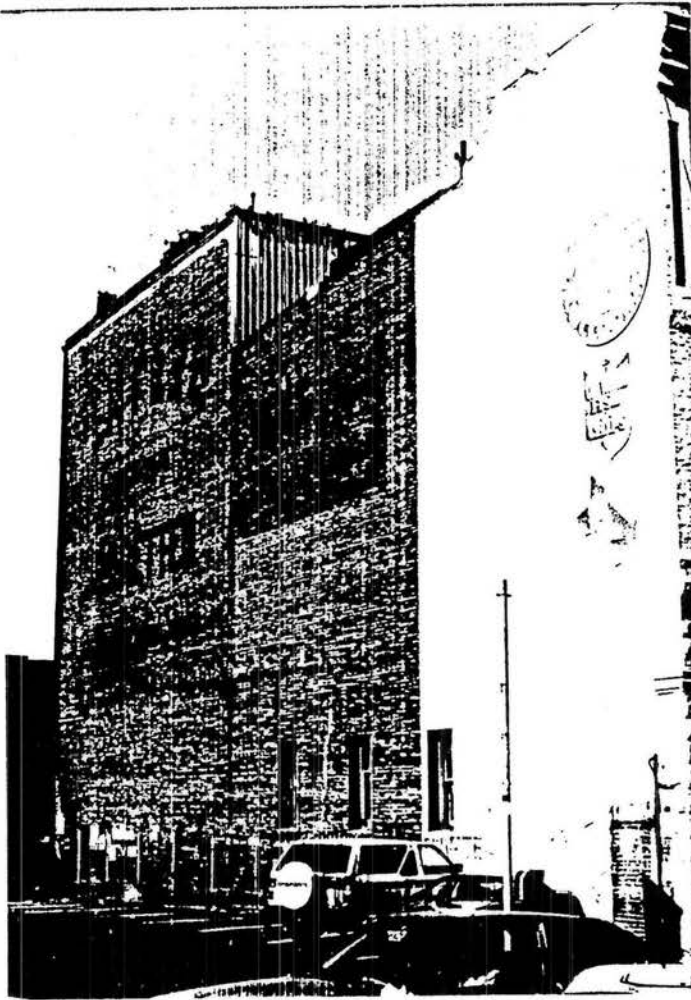
B.P.: Not Located

V.D.C.: January 3, 1893: "Central Ward - Simeon Duck - Broad St.;
3 storey brick building - \$18,000.

Photographs: VCA: V-S-Broad (S-312)

PABC: #52625 & #52626 (c. 1908-1910)

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VII: 13 + 14; XIV: 8 + 9.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1314 - 1324 BROAD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Italianate/ Romanesque influences | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Superior quality; prominent in local area | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Use of masonry; also cast iron. | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Simeon Duck, of moderate importance | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuation of the redevelopment of Broad Street with prominent masonry structures | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|-----------------------------------|----------|----|---|-----|----|
| Alterations considered minor only | <u>E</u> | VG | G | F/P | VP |
|-----------------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: THE LONDON BLOCK
- 1.2 STREET ADDRESS: 1315-1317 BROAD STREET/ 631-639 JOHNSON STREET
NOW CONSOLIDATED WITH 641 JOHNSON STREET
- 1.3 LEGAL DESCRIPTION: Lots: 424/425 Plan: LD: 57
- 1.4 PID: 009369325; 009369350
- 1.5 ROLL NUMBER: 1-043-001
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$538,950 Improvements: \$338,050
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL/HOTEL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: MUNDAY HOLDINGS LTD. ET AL,
C/O 1203 DOUGLAS STREET,
VICTORIA, B.C., V8W 2E6
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1892 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: J.K. Wilson (5.2)
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Wilson was an important land owner & developer; his residence later became famous as the "Parrot House".

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Replacement aluminum sash; multi-paned upper transoms are original, but painted over.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: 1892 date stone; Eclectic Late Victorian structure, sectioned into bays, with differing facade treatments; corbelling under cornice; Queen Anne sunbursts in round-arched window tops; angled corner treatment with oriel bay.
- 3.8 CONDITION/ INTEGRITY: Alterations to windows and storefront. General neglect of maintenance; condition of original materials unknown; disrepair evident.
- 3.9 RESTORATION ANALYSIS: The windows and storefronts are noticable alterations. The building would benefit greatly from improved cosmetic maintenance, and most likely requires structural upgrading as well. ***NOTE: the original semi-circular window from the corner entry is now in the possession of the Hallmark Society.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; prominent corner location; extensive frontages on Broad and Johnson Streets.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent to other addresses on Johnson and Broad Streets.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

Lot 424, Block 2.

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #2463: 10.1.1907; for J. Keith Wilso. See Also #4206.

B.P.: Original Not Located.

V.D.C.: Sunday, January 3, 1893 (for 1892): "J.K. Wilson, Broad & Johnson Streets, 8 2 storey brick stores - \$21,000".

Photographs: VCA: 98202-19-1252

PABC: #67549

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
 PHOTOGRAPHIC NEGATIVE NUMBER: Roll VI: 13 + 14; XI: 25.



"ATLANTIC HOTEL" (LONDON BLOCK), CIRCA 1915 (PABC #67549)

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1315-1317 BROAD STREET/ 631-639 JOHNSON STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|---|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Late Victorian Eclectic | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Superior design, landmark in immediate area | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Wilson, of importance as land owner and developer | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuing redevelopment of this area with permanent masonry buildings. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|---|---|----|----------|-----|----|
| Windows and storefronts considered noticable alterations. | E | VG | <u>G</u> | F/P | VP |
|---|---|----|----------|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: MESTON'S CARRIAGE FACTORY
- 1.2 STREET ADDRESS: 1407 - 1415 BROAD STREET
- 1.3 LEGAL DESCRIPTION: Lot: 665 Block: Plan: LD:
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-044-008
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$150,200 Improvements: \$39,800
- 1.8 ORIGINAL USE: CARRIAGE FACTORY/BLACKSMITH'S SHOP
- 1.9 PRESENT USE: PARKING GARAGE
- 1.10 PRESENT OWNER AND ADDRESS: HOTEL DOUGLAS LTD.,
1450 DOUGLAS STREET,
VICTORIA, B.C., V8W 2G1
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1889 KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: John Meston
- 2.3 ARCHITECT AND SOURCE: Unknown
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Meston's was a long-term business in Victoria, from early beginnings on Government Street, through to the later servicing of automobiles. This building exhibits a virtually unique use of early hog trusses.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; heavy timber frame with hog truss support on ground floor.
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash; assumed to be replacements.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Interior exposed hog trusses help support the central clearspan heavy timber structure, which allowed for maximum open space on the ground floor.
- 3.7 DESIGN DESCRIPTION: Utilitarian structure; ornamentation is limited to shadow detailing in the brickwork, including stringcourses, corbelling and parged window hoods. Segmented-arched windows on second floor.
- 3.8 CONDITION/ INTEGRITY: Alterations to storefront openings. Part of decorative parapet removed. The second floor windows appear to be later replacements. No visible structural deterioration.
- 3.9 RESTORATION ANALYSIS: Part of decorative parapet removed (see VCA: #98202-19); also alterations to ground floor storefront. The structure is mostly still intact.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
Adjacent addresses across Broad Street.

5.0 RESEARCH INFORMATION

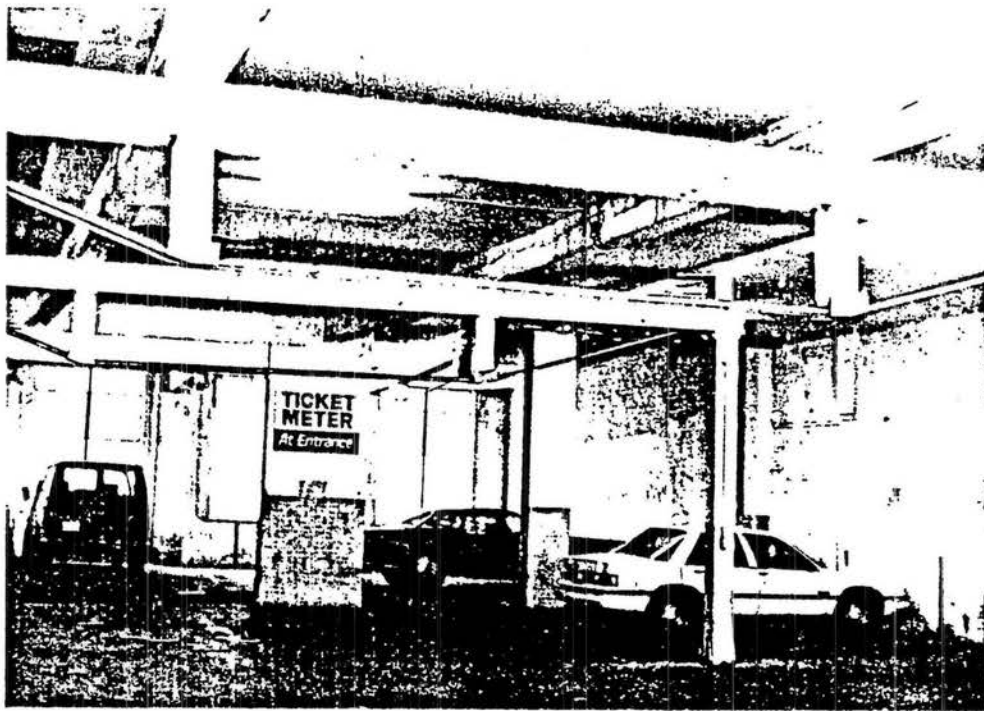
5.1 ASSESSMENT INFORMATION:

LOTS 665-666, BLOCK V (The building is mostly on Lot 665; decided by visual inspection - see also plan attached to plumbing permit).
1886/1887: Lot 665: R.E. Jackson Lot 666: W. & J. Wilson
1888: same owners
Lot 665: Land: \$1,000 Imp: \$300
Lot 666: Land: \$1,250 Imp: \$600
1889: Lot 665: Robert E. Jackson crossed out, J. Meston pencilled-in;
Land: \$3,000 Imp: \$300
1890: Lot 665: J. Meston, owner; Land: \$3,000 Imp: \$4,000
1891: Land: \$9,000 Imp: \$5,000 (jump most likely due to inflation).
1892: Land: \$9,000 Imp: \$2,500
1894: Land: \$8,400 Imp: \$1,250
1897: Lot 665: Land: \$6,600 Imp: \$3,500
Lot 666: Land: \$6,000 Imp: \$750
1900-1907: Same as 1897; Lot 666 passed to John Meston some time before 1905.
1908: Lot 666: Imp: drop from \$750 to \$0.

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans
P.P.: #2258; 26.1.1906; carriage factory for John Meston.
See Also #11791 (1952).
B.P.: Not Located
V.D.C.: Jan. 1890 (for 1889); "Broad Street - J. Meston - three storey (sic) brick - \$9,000".
Photographs: VCA: V-S-Broad #2 - #98803-21; also interior shots; also visible in 2 shots in #98202-19;
V-S-Gov't. #10 for Meston's original shop.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XI: 26 + 27.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1407 - 1415 BROAD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|---|-----------|---|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of utilitarian warehouse/manufacturing structure | | | | |
| 2. DESIGN | E | VG | G | <u>F/P</u> |
| No special features beyond type | | | | |
| 3. CONSTRUCTION | E | <u>VG</u> | G | F/P |
| One of the earliest known uses of hog trusses as structural members in a building. | | | | |
| 4. DESIGNER/BUILDER | E | VG | G | <u>F/P</u> |
| Unknown | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | VG | <u>G</u> | F/P |
| Meston and carriage business, of some importance | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| One of the earlier masonry buildings on Broad Street | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|-----------|---|-----|----|
| Alterations considered recognizable but do not seriously detract | E | <u>VG</u> | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u> | | | | | |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING:
- 1.2 STREET ADDRESS: 1408 - 1410 BROAD STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1 OF 658 Plan: 32505 LD: 57
- 1.4 PID: 000156922
- 1.5 ROLL NUMBER: 1-045-010
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$83,650 Improvements: \$122,400
- 1.8 ORIGINAL USE: GARAGE
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: SHO HOLDINGS LTD.,
4TH FLOOR, 777 FORT STREET,
VICTORIA, B.C., V8W 1G9
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY "B" LIST
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1910 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: R.P. Clark (5.2)
- 2.3 ARCHITECT AND SOURCE: W. Ridgeway Wilson (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Originally a garage; the facade was later altered for use as a
retail storefront.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Unknown (behind existing screen).
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Two storey commercial structure; originally
with ornate second floor window hood over central Chicago School
tri-partite window; flanking double-hung windows at second floor.
Original cornice with dentils.
- 3.8 CONDITION/ INTEGRITY: Condition of original storefront elements
and second storey materials unknown under later stucco and window
screen.
- 3.9 RESTORATION ANALYSIS: The feasibility of facade restoration is
unknown; it may be assumed that it would be possible.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent
addresses beside; also across Broad Street.



1408-1410 BROAD STREET IN THE 1960'S (VCA #98202+9)



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #3967; 31.3.1910; Garage for R.P. Clark; signed by W. Ridgeway Wilson.

B.P.: Not Located

V.D.C.: Not located

Photographs: VCA: V-S-Broad #98202+9 (1960)

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll V - 11.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1408 - 1410 BROAD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Edwardian era utilitarian/commercial structure | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Notable decorative window hood and fenestration pattern | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | VG | <u>G</u> | F/P |
| W. Ridgeway Wilson | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|---|------------|
| 1. HISTORICAL ASSOCIATION | E | VG | G | <u>F/P</u> |
| Of unknown importance. | | | | |
| 2. HISTORICAL PATTERN | E | <u>VG</u> | G | F/P |
| One of a number of infill structures on Broad Street, built during the prosperous Edwardian era; also one of a number of auto service centres located on Broad Street. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|----|---|-----|-----------|
| Alterations greatly detract from style and design. | E | VG | G | F/P | <u>VP</u> |
|--|---|----|---|-----|-----------|

ASSIGNED VALUE: Ø

TOTAL ASSIGNED VALUE.....AH

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY "B" LIST

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: BRACKMAN-KER MILLING COMPANY BUILDING
- 1.2 STREET ADDRESS: 1414 - 1420 BROAD STREET
- 1.3 LEGAL DESCRIPTION: Lot: N PT LOT 659 & E PT LOT 660 LD: 57
- 1.4 PID: 009398481
- 1.5 ROLL NUMBER: 1-045-003
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$331,650 Improvements: \$366,450
- 1.8 ORIGINAL USE: WAREHOUSE
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: MACDONALDS LTD.,
1420 BROAD STREET,
VICTORIA, B.C., V8W 2B1
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY "B" LIST
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1907 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Brackman-Ker Milling Co. (5.2)
- 2.3 ARCHITECT AND SOURCE: Francis M. Rattenbury (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Brackman-Ker was of importance as a large part of the local economy for many years; founded 1877 by Henry Brackman.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2; some offices in attic storey; excavated basement.
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Stucco over pressed brick.
ORIGINAL: Stucco over pressed brick (KNOWN)
- 3.4 WINDOWS: Double-hung wooden-sash; some blocked-in.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Simple utilitarian structure of refined proportions and detailing; ground floor segmented-arch windows with divided transoms; prominent vertical piers divide the building into structural bays; brick voussoirs around windows.
- 3.8 CONDITION/ INTEGRITY: Structural condition unknown. The stucco is attached to the facade on an expanded metal mesh. The addition of the attic storey is obtrusive. Some windows are blocked-in.
- 3.9 RESTORATION ANALYSIS: The feasibility of the removal of the stucco should be explored; it may be easily removable, as it does not appear to be directly attached to the brick.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent addresses on Broad Street and Pandora Avenue.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #2570; 14.5.1907; for Brackam-Ker; D. Frame, Agent; plans attached, May 1907, signed by F.M. Rattenbury.

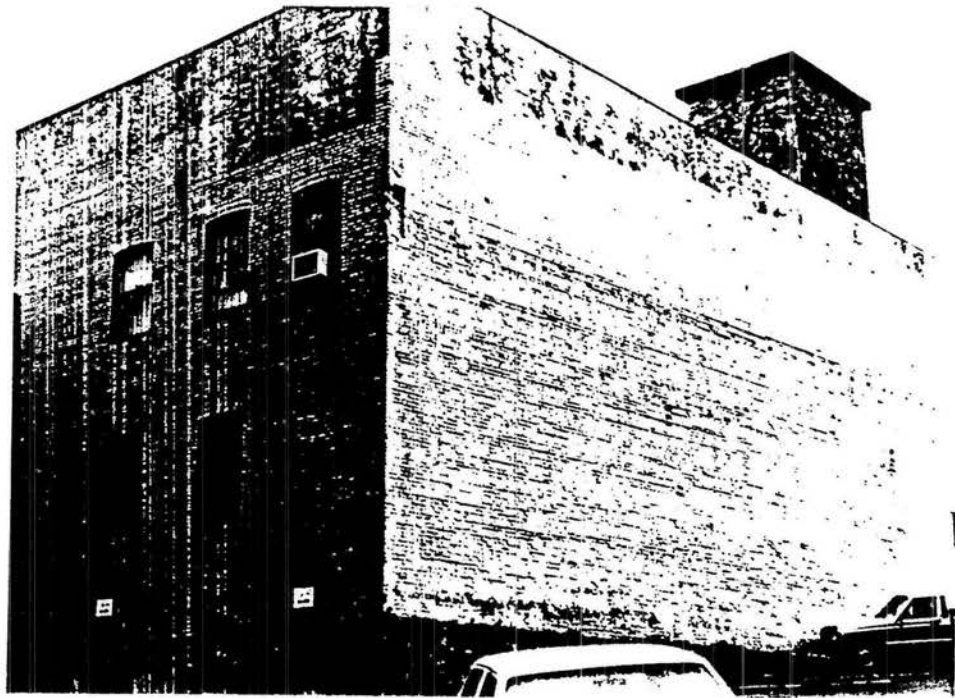
B.P.: Not Located

V.D.C.: Jan. 1, 1908 (for 1907); "Brackman-Ker Co. - offices, Pandora Street - \$30,000".

Photographs: VCA: #98202-19-1514; V-S-Broad - #5 + #6.

BARRETT & LISCOMBE: Pages 183-184; 303.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
 PHOTOGRAPHIC NEGATIVE NUMBER: Roll V: 12 + 13; XIV: 25.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 1414 - 1420 BROAD STREET

ARCHITECTURAL CRITERIA

| | | | | |
|--|----------|-----------|----------|------------|
| 1. STYLE/TYPE | E | VG | <u>G</u> | F/P |
| Good example of utilitarian warehouse type | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Superior proportions and detailing | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | <u>E</u> | VG | G | F/P |
| Francis M. Rattenbury | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Brackman-Ker of local importance | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Continuing redevelopment of Broad Street with permanent masonry structures during Edwardian era. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|----|---|-----|-----------|
| Alterations seriously detract from style, design and character | E | VG | G | F/P | <u>VP</u> |
| | | | | | |

ASSIGNED VALUE: Ø

TOTAL ASSIGNED VALUE.....AH

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY "B" LIST

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: B.C. LAND & INVESTMENT AGENCY BLOCK
- 1.2 STREET ADDRESS: 530 - 534 BROUGHTON STREET/ 1005 LANGLEY STREET
ALSO 1001-1003 LANGLEY STREET (From Plumbing Permit).
- 1.3 LEGAL DESCRIPTION: Lots: 13/14 Block: 75 Plan: 219 LD: 57
- 1.4 PID: 005758220; 005758181
- 1.5 ROLL NUMBER: 1-069-006
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$107,900 Improvements: \$251,150
- 1.8 ORIGINAL USE: COMMERCIAL OFFICES/ RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: PHILIBERT HOLDINGS INC.,
C/O 901 GOVERNMENT STREET,
VICTORIA, B.C., V8W 1X5
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1909 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: B.C. Land & Investment Agency (5.2)
- 2.3 ARCHITECT AND SOURCE: Francis M. Rattenbury (5.2)
- 2.4 BUILDER AND SOURCE: Luney Brothers (assumed) (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
the B.C. Land & Investment Agency was a major land owner and developer, and had a number of holdings in downtown Victoria. The second floor of this building and the basement and first floor of the adjacent Promis Block were occupied during the early 1900's by the ladies' ready-to-wear clothing store, Angus Campbell & Co.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash; some triple-assembly.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Designed in a restrained classical idiom; plain and rusticated brick pilasters on the top two floors; the third floor windows have shallow arched openings; the arches over the triple assembly (Chicago School) windows, is a Rattenbury trademark (see 43-47 Bastion Square). Angled corner treatment.
- 3.8 CONDITION/ INTEGRITY: The building appears to be in good condition and repair. The ground floor, which originally had cast iron columns and was mostly open glass, has been mostly filled-in with brick panels.
- 3.9 RESTORATION ANALYSIS: The building is mostly intact, except for the ground floor storefronts, which have been unsympathetically filled-in.



4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; prominent corner location.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent addresses on Broughton, Langley and Government Streets.

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #3622; 14.5.1909; for the B.C. Land & Investment Agency; office building; Luney Brothers (pipe layer); plans attached signed by Rattenbury, May 1909 (building called "B.C. Land & Investment Agency Block" on plans).

B.P.: #1033; 15 April 1909; "Owner - Messrs. B.C.L. Co., Lot 13/14, Block 75; 1 brick building, 3 storeys, 20 rooms; stores and offices - \$22,000."

V.D.C.: Not located

Photographs: VCA: #97609-01; #98202-19-1274.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VI: 14; XI: 18

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 530 - 534 BROUGHTON STREET/ 1005 LANGLEY STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|-----|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of Classical idiom in Edwardian design; Chicago School influence | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Of recognizably superior quality; prominent corner location | | | | |
| 3. CONSTRUCTION | E | VG | <u>G</u> | F/P |
| Use of cast iron at storefront level. | | | | |
| 4. DESIGNER/BUILDER | <u>E</u> | VG | G | F/P |
| Francis M. Rattenbury | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| B.C.L. & I. Co., of importance as local land owner and developer | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Renewal of building activity during the prosperous Edwardian era, and the replacement of earlier buildings with permanent masonry structures. | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|-----------|---|-----|----|
| Alteration of ground floor considered recognizable | E | <u>VG</u> | G | F/P | VP |
|--|---|-----------|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: BRIDGMAN BUILDING
- 1.2 STREET ADDRESS: 604 BROUGHTON STREET
- 1.3 LEGAL DESCRIPTION: Lot: S PT 9 Plan: 2671 LD: 57
- 1.4 PID: 006308554
- 1.5 ROLL NUMBER: 1-037-006
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$67,850 Improvements: \$13,750
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RESTAURANT
- 1.10 PRESENT OWNER AND ADDRESS: DONALD SMITH,
5625 PARKER STREET,
VICTORIA, B.C., V8Y 2N2
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1885; ALTERATIONS 1910
KNOWN (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: C.E. Redfern (1885) (5.1)
- 2.3 ARCHITECT AND SOURCE: James & James (1910) (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
C.E. Redfern, the original owner, was at one time the mayor of
Victoria. A.W. Bridgeman had his real estate and financial office
at 1007 Government Street; these two buildings are connected in an
l-shape, but not consolidated.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Stucco or concrete
ORIGINAL: Brick (ASSUMED)
- 3.4 WINDOWS: Wooden-sash casement; straight-leaded upper transoms.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Art Nouveau tile motif fills spandrel between
first and second floor; semi-octagonal corner piers run the full
height of the building; name panel - "Bridgman Building". Cast
relief above second storey windows.
- 3.8 CONDITION/ INTEGRITY: Appears to be in very good condition, and
well maintained.
- 3.9 RESTORATION ANALYSIS: Original (1910) materials mostly intact,
except for sympathetic alterations to the storefront.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
600 Block Broughton Street.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

OLD LEGAL: S PT OF LOT 9 OF LOT 121A, BLOCK 24

1876: Broughton Street - 23' x 94' - Owner: Archdeacon of B.C.

Land: \$600 Imp: \$250

1877-1882/83: Same

1884: same, but sold to C.E. Redfern

1885: Lot 121A, subdiv. 9 - 23' x 94' - Broughton - C.E. Redfern

Land: \$600 Imp: \$1,500

1886/87-1888: Same

1889: Land: \$1,725 Imp: \$1,500

1890: Same

5.2 ADDITIONAL REFERENCES:

VCHPLANS: December 1910; James & James;

"Alteration for A.W. Bridgman".

P.P.: #4366; December 27, 1910; for A.J.W. Bridgeman (sic);
(Plans attached, James & James, 1910)

See Also #288; 1007 Government Street; 1895.

B.P.: Not Located

V.D.C.: Not located

Photographs: Not Located

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XI: 16

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 604 BROUGHTON STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|----------|-----------|----------|------------|
| 1. STYLE/TYPE | <u>E</u> | VG | G | F/P |
| Unique, and excellent, example of the use of Art Nouveau motifs | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Notable tile mosaic and low-relief panel | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| James & James | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| C.E. Redfern; also A.W. Bridgman | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Redevlopment/ updating of earlier buildings during prosperous Edwardian era | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|-----------------------------------|----------|----|---|-----|----|
| Alterations considered minor only | <u>E</u> | VG | G | F/P | VP |
|-----------------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: CHUNGRANES BUILDING
- 1.2 STREET ADDRESS: 608 BROUGHTON STREET
- 1.3 LEGAL DESCRIPTION: Lot: A Block: Plan: 2671 LD:
- 1.4 PID: 006309127
- 1.5 ROLL NUMBER: 1-037-005
- 1.6 ZONING: CA - 13
- 1.7 TAX ASSESSMENTS: Land: \$453,600 Improvements: \$71,400
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: GENERAL MORTGAGE CORPORATION LTD.,
608 BROUGHTON STREET,
VICTORIA, B.C., V8W 1C7
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY "B" LIST
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1905 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: D.K. Chungranes (5.2)
- 2.3 ARCHITECT AND SOURCE: Hooper & Watkins (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
The Chungranes family wholesale fish, fruit and poultry shop
occupied this location from 1905 - c. 1930.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Stucco over brick
ORIGINAL: Brick (ASSUMED)
- 3.4 WINDOWS: Double-hung wooden-sash at second floor and at side.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Long building with narrow frontage;
symmetrical massing; stepped decorative parapet; corbelled cornice
detailing.
- 3.8 CONDITION/ INTEGRITY: Stucco over original facade material;
condition of original materials unknown.
- 3.9 RESTORATION ANALYSIS: Restoration would require removal of the
stucco, and rebuilding of the original cornice.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; vacant lot beside
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:
600 Block Broughton Street.



5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #2175; Sept. 27, 1905 for D.K. Chungranes; Hooper & Watkins; Agents for owner. Plans attached for alterations by C. Elwood Watkins for J.H. Todd, no date. Original date of water connection to the property was 25.9.1894.

B.P.: Not Located

V.D.C.: Jan. 1, 1906 (for 1905); "D.K. Chungranes - on Lot 10 of 121A Block 21 facing Broughton Street a two storey brick dwelling - \$1,500".

Photographs:

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XI: 15.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 608 BROUGHTON STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|---|-----------|----------|------------|
| 1. STYLE/TYPE | E | VG | <u>G</u> | F/P |
| Good example of utilitarian Edwardian era commercial building | | | | |
| 2. DESIGN | E | VG | <u>G</u> | F/P |
| Stepped decorative parapet is notable | | | | |
| 3. CONSTRUCTION | E | VG | G | <u>F/P</u> |
| Typical construction | | | | |
| 4. DESIGNER/BUILDER | E | <u>VG</u> | G | F/P |
| Hooper & Watkins | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|---|---|----|----------|------------|
| 1. HISTORICAL ASSOCIATION | E | VG | G | <u>F/P</u> |
| Unknown | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Rebuilding of earlier structures during Edwardian era | | | | |

ASSIGNED VALUE: Ø

INTEGRITY

| | | | | | |
|---|---|----|----------|-----|----|
| Stucco considered a detraction from character | E | VG | <u>G</u> | F/P | VP |
|---|---|----|----------|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY "B" LIST

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: ROYAL VICTORIA THEATRE (NOW THE ROYAL THEATRE)
- 1.2 STREET ADDRESS: 805 BROUGHTON STREET
- 1.3 LEGAL DESCRIPTION: Lot: 259/260 & N PTS 241/242 LD: 57
- 1.4 PID: 003790291; 003790142; 003790231; 003790321
- 1.5 ROLL NUMBER: 1-003-001
- 1.6 ZONING: CHP.PB
- 1.7 TAX ASSESSMENTS: Land: \$470,350 Improvements: \$308,950 (EXEMPT)
- 1.8 ORIGINAL USE: THEATRE
- 1.9 PRESENT USE: THEATRE
- 1.10 PRESENT OWNER AND ADDRESS: CITY OF VICTORIA, CORP. OF OAK BAY &
CORP. OF SAANICH, C/O #1 CENTENNIAL SQUARE,
VICTORIA, B.C., V8W 1P6
- 1.11 EVALUATION CLASS: DESIGNATED
- 1.12 DATE OF REGISTRY: 12 MAY 1988 (#88-43 - BY-LAW #265)

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1913 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: The Victoria Opera House Co. Ltd. (5.2)
- 2.3 ARCHITECT AND SOURCE: W. D'Oyly Rochfort and E.W. Sankey (5.2)
- 2.4 BUILDER AND SOURCE: Pinner & McLellan (5.2 - V.O.H. Programme)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:
Built as an opera house; opened on December 29, 1913 with a
production of 'Kismet'. Additions to lobby to east and west sides
currently under construction (1989).

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 1 - main hall with balcony
- 3.1 STRUCTURAL MATERIAL: Steel frame; reinforced concrete
- 3.3 CLADDING: Brick - diaper pattern in two colours; terra cotta
ORIGINAL: KNOWN
- 3.4 WINDOWS: Decorative only; multi-paned metal sash
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Hall and lobby mostly intact; cast plaster
ornamentation.
- 3.7 DESIGN DESCRIPTION: Free adaptation of the Italian Renaissance
Revival; decorative use of ornate cream glazed terra cotta for
base, cornice, window surrounds and balconies and balustrades.
Arched entry. Rows of built-in 'chaser' bulbs run up and across
the facade, indicating its theatrical function.
- 3.8 CONDITION/ INTEGRITY: The building was suffering from lack of
maintenance; terra cotta had spalled and broken, etc.
Unsympathetic later alterations. Due to be rectified in current
renovations.
- 3.9 RESTORATION ANALYSIS: Original stained glass canopy had been
replaced with suspended metal canopy.

4.0 CONTEXT

- 4.1 SITING: No setbacks at front; side yards at side now being built over.
- 4.2 CONTEXT: Compatible with commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:

5.0 RESEARCH INFORMATION

- 5.1 ASSESSMENT INFORMATION:
- 5.2 ADDITIONAL REFERENCES:

VCHPLANS: December 1912; Rochfort & Sankey, Architects (plans are miscatalogued under Centennial Square; labelled as "McBride Theatre".

P.P.: #1027, #1689; Original date 1.3.1894; no original permits located in files or in tube T-898.

B.P.: #5504; March 25, 1913; "Owners: Victoria Opera House Co. Ltd., 1 Class A bldg, 3 storeys, - rooms, Opera House, \$250,000."

V.D.C.: Not located

Photographs: PABC: #15075 (1935)

VCA: Theatres: Royal Theatre: #8; #9
V-S-Broughton #98802-09-2452;
#97301-02 (Blekingsop);

SEGGER & FRANKLIN: Pp. 142-143

PROGRAMME: "The New Victoria Opera House"; copy in file.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XI: 8 + 10.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 805 BROUGHTON STREET

ARCHITECTURAL CRITERIA

| | | | | |
|---|---|-----------|----------|-----|
| 1. STYLE/TYPE | E | <u>VG</u> | G | F/P |
| Very good example of a free adaptation of the Italian Renaissance Revival | | | | |
| 2. DESIGN | E | <u>VG</u> | G | F/P |
| Superior example; landmark in immediate area | | | | |
| 3. CONSTRUCTION | E | <u>VG</u> | G | F/P |
| Early example of the extensive use of a steel frame structure | | | | |
| 4. DESIGNER/BUILDER | E | VG | <u>G</u> | F/P |
| Rochfort & Sankey | | | | |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

| | | | | |
|--|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION | E | <u>VG</u> | G | F/P |
| Important as one of the main cultural institutions in the city | | | | |
| 2. HISTORICAL PATTERN | E | VG | <u>G</u> | F/P |
| Established at edge of commercial area - land was less expensive - a number of theatres on or adjacent to Blanshard Street | | | | |

ASSIGNED VALUE: H

INTEGRITY

| | | | | | |
|--|---|-----------|---|-----|----|
| Alterations to canopy considered noticable | E | <u>VG</u> | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u> | | | | | |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- ```

1.1 NAME OF BUILDING: VICTORIA CITY HALL
1.2 STREET ADDRESS: #1 CENTENNIAL SQUARE (FORMERLY 1508 DOUGLAS ST.)
1.3 LEGAL DESCRIPTION: Lot: Block: Plan: 21837 LD: 57
 EXEMPT PORTION OF LOT 1, PL 21837
1.4 PID: 003364623
1.5 ROLL NUMBER: 1-046-001
1.6 ZONING: CA - 3
1.7 TAX ASSESSMENTS: Land: $3,806,600 Improvements: $6,371,600
 (EXEMPT)
1.8 ORIGINAL USE: CITY HALL
1.9 PRESENT USE: CITY HALL
1.10 PRESENT OWNER AND ADDRESS: CITY OF VICTORIA,
 #1 CENTENNIAL SQUARE,
 VICTORIA, B.C., V8W 1P6
1.11 EVALUATION CLASS: DESIGNATED
1.12 DATE OF REGISTRY: 25 OCTOBER 1979 (#79-131 - BY-LAW #156)

```

## 2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1878; ADDITIONS IN 1881 AND 1890  
KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: City of Victoria (5.2)
- 2.3 ARCHITECT AND SOURCE: John Teague (5.2)
- 2.4 BUILDER AND SOURCE: 1878 - J. Huntington, stonework, et al (5.2)  
1889-1890: Joseph P. Elford (5.2)
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:  
Nationally Recognized Historic Site; new city hall proposed in 1864  
but not begun until 1878. Teague won the commission in an open  
competition; it was built in stages - the south wing first in 1878,  
with a fire hall with a wooden belfry added to the west in 1881;  
the Douglas Street facade was completed to Teague's plans in 1890.  
The 105 foot clock tower is a landmark and marks the bend in  
Douglas Street. The clock was installed in 1892.

### 3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2 with attic space  
3.1 STRUCTURAL MATERIAL: Brick bearing walls; heavy timber frame  
3.3 CLADDING: Brick  
ORIGINAL: KNOWN  
3.4 WINDOWS: Double-hung wooden-sash  
3.5 ROOF TYPE: Mansard, with flat behind.  
3.6 INTERIOR FEATURES: All removed/alterd by 1963  
3.7 DESIGN DESCRIPTION: Local version of the Second Empire style, as interpreted by Teague (see Mills & Sommer); mansard roof with paired decorative brackets; front gabled dormers; roof cresting; rusticated quoining on piers; round-arched windows with projecting hoods and keystones; decorative stringcourses; central projecting entry with tower over.



- 3.8 CONDITION/ INTEGRITY: Changes to roofing surfaces; some structural openings altered; small addition in central courtyard, visible on north facade. Structural condition is currently under study.
- 3.9 RESTORATION ANALYSIS: The feasibility of restoration is currently under study.

#### 4.0 CONTEXT

- 4.1 SITING: Incorporated into Centennial Square complex; new entry atrium and addition to west; no setbacks (built to streetlines) on Douglas Street and Pandora Avenue.
- 4.2 CONTEXT: Institutional use, compatible with commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adjacent addresses in Centennial Square, and on Douglas and Broad Streets and Pandora Avenue.

#### 5.0 RESEARCH INFORMATION

##### 5.1 ASSESSMENT INFORMATION:

##### 5.2 ADDITIONAL REFERENCES:

VCHPLANS: Plans available through Victoria City Archives  
(City Hall #10)

P.P.: No original permits; See T-9 & T-9A

B.P.: Not Located

V.D.C.: Not located

Photographs: VCA: "Victoria Illustrated, P. 8".  
Victoria-Sts-Centennial Square; Vict-Sts-Douglas,  
#1, #4, Etc.; City Hall #1, #2, #6, #8, #10, #12;  
#98202-12-1493; #98202-19-1493; #98202-19-1514;  
#98303-07-321; #98509-12-940; Theatre: Showboat  
#10; Fire: Victoria Fire Department #31;  
PABC: #7822; #9396; #23607; #57144; #57146; #57231;  
#69914; #77093; #79275; #84258; #87000; #96954

SEGGER & FRANKLIN: Pp. 58-61; gives list of 1878 contractors.

KLUCKNER: Pp. 62-63.

MILLS & SOMMER: Pp. 333-338; 340-352.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.  
PHOTOGRAPHIC NEGATIVE NUMBER: Roll IX - 28; XV - 6 + 7 + 8.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: #1 CENTENNIAL SQUARE

ARCHITECTURAL CRITERIA

|                                                                 |          |           |   |     |
|-----------------------------------------------------------------|----------|-----------|---|-----|
| 1. STYLE/TYPE                                                   | <u>E</u> | VG        | G | F/P |
| Excellent example of the Second Empire style - local adaptation |          |           |   |     |
| 2. DESIGN                                                       | <u>E</u> | VG        | G | F/P |
| Landmark building of city-wide importance                       |          |           |   |     |
| 3. CONSTRUCTION                                                 | E        | <u>VG</u> | G | F/P |
| Early use of heavy timber construction                          |          |           |   |     |
| 4. DESIGNER/BUILDER                                             | E        | <u>VG</u> | G | F/P |
| John Teague                                                     |          |           |   |     |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

|                                                                                    |          |           |   |     |
|------------------------------------------------------------------------------------|----------|-----------|---|-----|
| 1. HISTORICAL ASSOCIATION                                                          | <u>E</u> | VG        | G | F/P |
| Direct association with the city since 1878; of highly significant symbolic value. |          |           |   |     |
| 2. HISTORICAL PATTERN                                                              | E        | <u>VG</u> | G | F/P |
| Established north edge of downtown - pulled some development towards this area.    |          |           |   |     |

ASSIGNED VALUE: H

INTEGRITY

|                                   |          |    |   |     |    |
|-----------------------------------|----------|----|---|-----|----|
| Alterations considered minor only | <u>E</u> | VG | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u>          |          |    |   |     |    |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....DESIGNATED

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989  
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

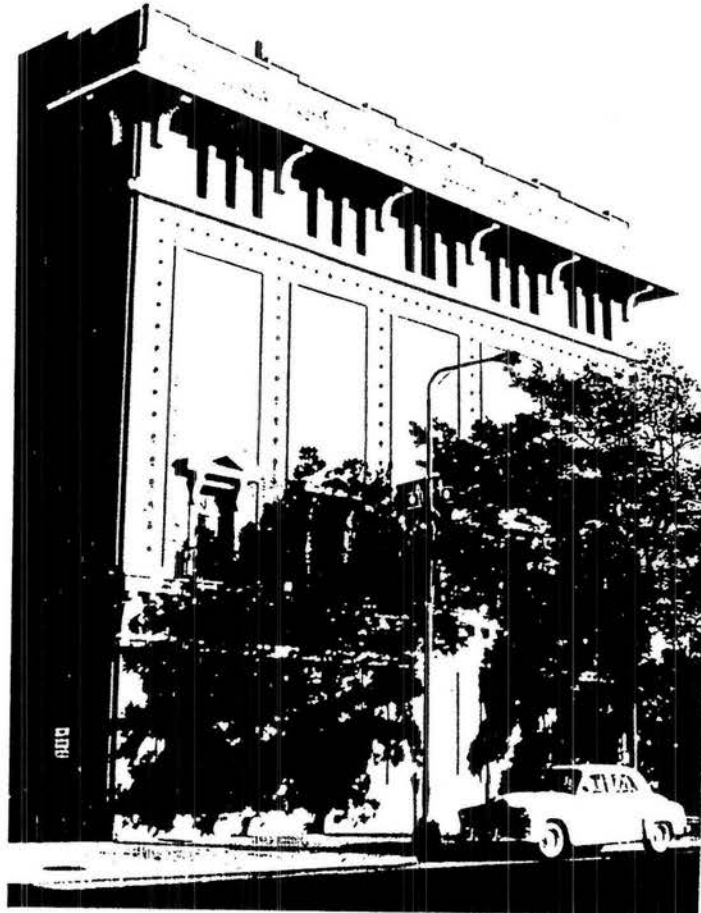
- 1.1 NAME OF BUILDING: PANTAGES THEATRE (NOW THE McPHERSON PLAYHOUSE)
- 1.2 STREET ADDRESS: #3 CENTENNIAL SQUARE  
(ORIGINALLY 1625-1645 GOVERNMENT STREET)
- 1.3 LEGAL DESCRIPTION: Lot:           Block:           Plan: 21837    LD: 57  
EXEMPT PORTION OF LOT 1, PL 21837 (AUTH. BY-LAW #7313).
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-046-011
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$538,900       Improvements: \$1,710,650  
(EXEMPT)
- 1.8 ORIGINAL USE: THEATRE
- 1.9 PRESENT USE: THEATRE
- 1.10 PRESENT OWNER AND ADDRESS: McPHERSON PLAYHOUSE FOUNDATION  
(LESSEE), #3 CENTENNIAL SQUARE,  
VICTORIA, B.C., V8W 1P5
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1914 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: McPherson, Fullerton & Elliot (5.2)
- 2.3 ARCHITECT AND SOURCE: Jesse M. Warren (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:  
Was already under construction as an office building when the owners were approached by Alexander Pantages to convert it to use as a theatre; it was added to his chain of vaudeville theatres. Altered in 1963-65 and renamed the McPherson; a new entrance lobby has been added.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 1 - main hall with balcony
- 3.1 STRUCTURAL MATERIAL: Steel frame; reinforced concrete
- 3.3 CLADDING: Brick  
ORIGINAL: KNOWN
- 3.4 WINDOWS: Decorative windows with coloured glass.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Original hall virtually intact; cast plaster ornamentation.
- 3.7 DESIGN DESCRIPTION: Designed in the Italian Renaissance style; with overhanging boxed eaves roofed with metal pantiles; decorative brackets; stepped parapet; decorative banding; smaller fenestration at top storey; small balconies with pedimented surrounds.



- 3.8 CONDITION/ INTEGRITY: The facade is generally in original condition, except for the infill of the ground floor and the blocking-in of the top floor windows. New lobby addition to south side.
- 3.9 RESTORATION ANALYSIS: Top floor windows still blocked-in; the appearance of the ground floor suffers through the blankness of the brick infill panels; a more sympathetic ground floor treatment could be devised. The 'tracer' (or 'chaser') lights could be restored.

#### 4.0 CONTEXT

- 4.1 SITING: Built to streetline at front; loading docks to north.
- 4.2 CONTEXT: Institutional use, compatible with commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Part of Centennial Square complex; also across from addresses on Government Street.

#### 5.0 RESEARCH INFORMATION

##### 5.1 ASSESSMENT INFORMATION:

##### 5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #7476 (T-215); 25.2.1914; Theatre; Owners: McPherson + Fullerton + R.T. Elliott.

B.P.: Not Located

V.D.C.: Not located

Photographs: VCA: #98202-19-1504;

Architectural rendering - #98904-23-2892;

PABC: #68851;

VCA: Victoria Water Works - Application for water: March 24, 1914: signed by T.S. McPherson; "Pantages Theatre".

SEGGER & FRANKLIN: Pp. 62-65.

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.  
PHOTOGRAPHIC NEGATIVE NUMBER: Roll IV - 17; XVIII - 16.



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: #3 CENTENNIAL SQUARE

ARCHITECTURAL CRITERIA

|                                                               |          |           |          |     |
|---------------------------------------------------------------|----------|-----------|----------|-----|
| 1. STYLE/TYPE                                                 | <u>E</u> | VG        | G        | F/P |
| Excellent example of the Italian Renaissance Revival          |          |           |          |     |
| 2. DESIGN                                                     | E        | <u>VG</u> | G        | F/P |
| Landmark in immediate area                                    |          |           |          |     |
| 3. CONSTRUCTION                                               | E        | <u>VG</u> | G        | F/P |
| Early example of steel frame/reinforced concrete construction |          |           |          |     |
| 4. DESIGNER/BUILDER                                           | E        | VG        | <u>G</u> | F/P |
| Jesse M. Warren                                               |          |           |          |     |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

|                                                                                                           |   |           |          |     |
|-----------------------------------------------------------------------------------------------------------|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION                                                                                 | E | <u>VG</u> | G        | F/P |
| Important as a cultural centre; also association with Alexander Pantages                                  |   |           |          |     |
| 2. HISTORICAL PATTERN                                                                                     | E | VG        | <u>G</u> | F/P |
| Originally planned as office building; near north edge of downtown; some development during Edwardian era |   |           |          |     |

ASSIGNED VALUE: H

INTEGRITY

|                                                    |   |           |   |     |    |
|----------------------------------------------------|---|-----------|---|-----|----|
| Alteration to ground floor considered recognizable | E | <u>VG</u> | G | F/P | VP |
|----------------------------------------------------|---|-----------|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989  
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: CHINESE GIRLS RESCUE HOME
- 1.2 STREET ADDRESS: 732 CORMORANT STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1 OF 675 & 676      Plan: 31890      LD: 57
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-018-019
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land: \$239,250      Improvements: \$87,150
- 1.8 ORIGINAL USE: REFUGE HOUSE
- 1.9 PRESENT USE: CLUB HOUSE
- 1.10 PRESENT OWNER AND ADDRESS: VICTORIA ELKS CLUB,  
732 CORMORANT STREET,  
VICTORIA, B.C., V8W 1P8
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1908 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Methodist Church of Canada (5.2)
- 2.3 ARCHITECT AND SOURCE: Hooper & Watkins (5.2)  
1942 and 1946 Alterations: Percy Leonard James (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:  
The Methodist Church had set up a refuge house for Chinese prostitutes as early as 1886; in 1908 they moved to these new quarters, also known as the "Oriental Home and School", where they remained until its closure in 1942. Altered for use as a hostel in 1942 for the United Church. It was renovated in 1946 for use by the Knights of Pythias; it has since been used as the Elks Lodge (1947 cornerstone).

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2 1/2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick  
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash; some later single-pane replacements
- 3.5 ROOF TYPE: Bellcast hip; slate covered with metal ridges.
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Institutional structure; symmetrical rectangular massing; central entry porch with tripled doric columns; under-eave cornice with brackets; hipped bellcast dormers.
- 3.8 CONDITION/ INTEGRITY: General neglect evident; lack of overall maintenance; vines may be causing damage to bricks and mortar; finials and chimneys have been removed; second floor balustrades removed; some windows altered; fire escapes added; yard in poor condition. Structural condition unknown.
- 3.9 RESTORATION ANALYSIS: The building could benefit from a general clean-up and restoration; overall repair and maintenance required.



#### 4.0 CONTEXT

4.1 SITING: Minor setbacks front and side; small planted yards.

4.2 CONTEXT: In incompatible area of mostly parking lots; the overall context has suffered - could be improved with proper landscaping.

4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:

#### 5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: March 1908; Hooper & Watkins; "Chinese Girls Rescue Home"; 9 sheets.

Feb. 1946; P. Leonard James; "Knights of Pythias".

P.P.: #3218; 11.8.1908; Methodist Church of Canada; refuge house; R.R. Jones, Agent for Owner.

1942 plans attached: "Alter Home into Hostel for United Church of Canada - P.L. James, architect, 2 July, 1942, \$2,500.

B.P.: #454; 21 April 1908; Chinese Girls Rescue Home; 1 brick building, 2 1/2 stories, 14 rooms, a Home, \$13,000.

V.D.C.: Not located

Photographs: PABC: #55477; #55491; #55492; #55504.

VCA: #V-S-Cormorant #98202-19 (1959)

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.  
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VII - 22

CHINESE GIRLS RESCUE HOME, 732 CORMORANT STREET  
PABC #55491, ABOVE; PABC #55492, BELOW



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 732 CORMORANT STREET

ARCHITECTURAL CRITERIA

|                                                                                                                                           |   |           |          |     |
|-------------------------------------------------------------------------------------------------------------------------------------------|---|-----------|----------|-----|
| 1. STYLE/TYPE                                                                                                                             | E | <u>VG</u> | G        | F/P |
| Very good example of institutional home; classical idiom typical of Edwardian era and work of Hooper & Watkins (See also 740 View Street) |   |           |          |     |
| 2. DESIGN                                                                                                                                 | E | VG        | <u>G</u> | F/P |
| Notable massing and entry porch                                                                                                           |   |           |          |     |
| 3. CONSTRUCTION                                                                                                                           | E | <u>VG</u> | G        | F/P |
| Surviving original slate roof                                                                                                             |   |           |          |     |
| 4. DESIGNER/BUILDER                                                                                                                       | E | <u>VG</u> | G        | F/P |
| Hooper & Watkins                                                                                                                          |   |           |          |     |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

|                                                                       |   |           |          |     |
|-----------------------------------------------------------------------|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION                                             | E | <u>VG</u> | G        | F/P |
| Methodist Church; important as symbol of care to Oriental population. |   |           |          |     |
| 2. HISTORICAL PATTERN                                                 | E | VG        | <u>G</u> | F/P |
| Established at edge of Chinatown area, which has since shrunk in size |   |           |          |     |

ASSIGNED VALUE: H

INTEGRITY

|                                                |   |           |   |     |    |
|------------------------------------------------|---|-----------|---|-----|----|
| Alterations to windows considered recognizable | E | <u>VG</u> | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u>                       |   |           |   |     |    |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs



CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989  
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: WINDSOR HOTEL ADDITIONS
- 1.2 STREET ADDRESS: 600 - 610 COURTNEY STREET/ 904 GORDON STREET
- 1.3 LEGAL DESCRIPTION: Lot: S PT LOT 223 Plan: LD: 57
- 1.4 PID: 009366059
- 1.5 ROLL NUMBER: 1-034-006
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$283,000 Improvements: \$231,400
- 1.8 ORIGINAL USE: HOTEL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: ISLAT AVREN,  
3026 WESTDOWNE ROAD,  
VICTORIA, B.C., V8R 5G2
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: <sup>1913</sup>~~1903~~ ASSUMED (5.1 & 5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: WILLIAM PROUT (5.1 & 5.2)
- 2.3 ARCHITECT AND SOURCE: ~~A. MAXWELL MUIR ASSUMED (5.2)~~ Fox & BERRILL
- 2.4 BUILDER AND SOURCE: Unknown *(from original plans)*
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:  
The actual provenance of the building is somewhat confusing; it is most likely the 1903 addition to the Windsor Hotel.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick  
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Central stairwell mainly intact; internal room arrangement of second floor has been little altered.
- 3.7 DESIGN DESCRIPTION: Minimal detailing and plain wall surfaces; yellow facing brick with metal cornice; regular proportions.
- 3.8 CONDITION/ INTEGRITY: In good repair, appears to be well maintained; some alterations to storefronts.
- 3.9 RESTORATION ANALYSIS: Is basically in good repair; could benefit from a general clean-up of retail storefronts and signage.

4.0 CONTEXT

- 4.1 SITING: No setbacks front or side; built to streetline. Very prominent corner location.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Adresses on Gordon, Courtney & Broughton Streets.



## 5.0 RESEARCH INFORMATION

### 5.1 ASSESSMENT INFORMATION:

OLD LEGAL: SE PT LOT 223, BLOCK 24 SOUTH WARD  
(SEE ALSO 901-905 GOVERNMENT STREET)

1900: Land: \$15,800 Imp: \$2,500

1901: Prout not listed, or this property

1902: Same

1903: Pt. 223, William Prout of the Windsor Hotel  
Land: \$15,800 Imp: \$2,500

1904: South Ward Book missing.

1905: Land: \$17,040 Imp: \$3,500

### 5.2 ADDITIONAL REFERENCES:

VCHPLANS: Jan. 1903: "A. Maxwell Muir, alteration, Windsor Hotel".  
Nov. 1913: "Fox & Berrill, for Stephen Jones, Windsor Hotel", 7 sheets.

P.P.: #1212; Feb 9, 1903; A. Maxwell Muir, architect; Hotel; for William Prout crossed out, S. Jones written in. (floor plan attached).

#7339: Nov. 29, 1913; for Stephen Jones; Hotel.

NOTE: attached is letter from Jones, Jan. 6, 1914, asking for a special permit, stating that this will be "a temporary arrangement, as I have in mind a new building on the premises". It is unclear whether he means the old hotel or the addition.

B.P.: Not Located

V.D.C.: Jan. 1, 1904 (for 1903); "William Prout - alterations to Windsor Hotel, Government Street, \$1,900".

Photographs: VCA: V-S-Courtney; #98305-05; #98202-19

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.  
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VI - 30.



# DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 600 - 610 COURTNEY STREET/ 904 GORDON STREET

## ARCHITECTURAL CRITERIA

|                                                                                                                  |   |           |          |            |
|------------------------------------------------------------------------------------------------------------------|---|-----------|----------|------------|
| 1. STYLE/TYPE                                                                                                    | E | <u>VG</u> | G        | F/P        |
| Good, and notably early, example of the Edwardian trend towards plain surfaces and little applied ornamentation. |   |           |          |            |
| 2. DESIGN                                                                                                        | E | VG        | <u>G</u> | F/P        |
| Prominent location; landmark to immediate area                                                                   |   |           |          |            |
| 3. CONSTRUCTION                                                                                                  | E | VG        | G        | <u>F/P</u> |
| Typical construction                                                                                             |   |           |          |            |
| 4. DESIGNER/BUILDER                                                                                              | E | VG        | <u>G</u> | F/P        |
| A. Maxwell Muir                                                                                                  |   |           |          |            |

ASSIGNED VALUE: A

## HISTORICAL CRITERIA

|                                                                                  |   |    |          |     |
|----------------------------------------------------------------------------------|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION                                                        | E | VG | <u>G</u> | F/P |
| Prout, Jones; Windsor Hotel - of importance as Victoria's oldest hotel           |   |    |          |     |
| 2. HISTORICAL PATTERN                                                            | E | VG | <u>G</u> | F/P |
| Continuing development of this area as hotel/service area close to Inner Harbour |   |    |          |     |

ASSIGNED VALUE: H

## INTEGRITY

|                                 |   |           |   |     |    |
|---------------------------------|---|-----------|---|-----|----|
| Some alterations to storefronts | E | <u>VG</u> | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u>        |   |           |   |     |    |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989  
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: CUSACK PRINTING OFFICE
- 1.2 STREET ADDRESS: 625 COURTNEY STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1      Block:      Plan: 16957      LD:
- 1.4 PID: NOT LISTED
- 1.5 ROLL NUMBER: 1-032-001
- 1.6 ZONING: CA - 3
- 1.7 TAX ASSESSMENTS: Land: \$347,150      Improvements: \$332,850
- 1.8 ORIGINAL USE: COMMERCIAL
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: CANADIAN LEGION AID SOCIETY,  
625 COURTNEY STREET,  
VICTORIA, B.C., V8W 1B8
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1911 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Thomas Cusack (5.2)
- 2.3 ARCHITECT AND SOURCE: C. Elwood Watkins (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:  
Thomas R. Cusack built this handsome structure for use as his  
printing office.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 2 + excavated basement
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick  
ORIGINAL: KNOWN
- 3.4 WINDOWS: Wooden-sash casement with divided transoms; tripartite  
arrangement.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Unknown
- 3.7 DESIGN DESCRIPTION: Handsomely appointed utilitarian structure;  
facade articulated into three bays, each topped by a shallow arch  
outlined with brick voussoirs. One bay is inset to provide an  
entry vestibule; suspended entry canopy with brackets under. Meta  
cornice with brackets.
- 3.8 CONDITION/ INTEGRITY: Appears to be in good condition and well  
maintained. No obvious signs of deterioration.
- 3.9 RESTORATION ANALYSIS: The building is currently in good repair  
and substantially original condition.

4.0 CONTEXT

- 4.1 SITING: Built to streetline at front.
- 4.2 CONTEXT: Compatible commercial area.
- 4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING: Addresses  
nearby on Gordon and Courtney Streets.



## 5.0 RESEARCH INFORMATION

### 5.1 ASSESSMENT INFORMATION:

### 5.2 ADDITIONAL REFERENCES:

VCHPLANS: Sept. 1911; "C. Elwood Watkins, for Thomas Cusack".

P.P.: #4957; 23.10.1911; Printing Office for Thomas R. Cusack.

Listed as 615-625 Courtney Street; see also #7997 & T-854.

B.P.: Not Located

V.D.C.: Not located

Photographs: VCA: V-STS-Broughton #98202-19 (1960).

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.  
PHOTOGRAPHIC NEGATIVE NUMBER: Roll XI - 14.

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 625 COURTNEY STREET

ARCHITECTURAL CRITERIA

|                                                                                                                    |   |           |          |            |
|--------------------------------------------------------------------------------------------------------------------|---|-----------|----------|------------|
| 1. STYLE/TYPE                                                                                                      | E | <u>VG</u> | G        | F/P        |
| Very good example of Edwardian era commercial - Chicago School influence evident in tripartite window arrangement. |   |           |          |            |
| 2. DESIGN                                                                                                          | E | VG        | <u>G</u> | F/P        |
| Proportions, bay organization notable                                                                              |   |           |          |            |
| 3. CONSTRUCTION                                                                                                    | E | VG        | G        | <u>F/P</u> |
| Typical construction                                                                                               |   |           |          |            |
| 4. DESIGNER/BUILDER                                                                                                | E | <u>VG</u> | G        | F/P        |
| C. Elwood Watkins                                                                                                  |   |           |          |            |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

|                                                               |   |    |          |     |
|---------------------------------------------------------------|---|----|----------|-----|
| 1. HISTORICAL ASSOCIATION                                     | E | VG | <u>G</u> | F/P |
| Cusack of some importance as local businessman                |   |    |          |     |
| 2. HISTORICAL PATTERN                                         | E | VG | <u>G</u> | F/P |
| Redevelopment during relative prosperity of the Edwardian era |   |    |          |     |

ASSIGNED VALUE: H

INTEGRITY

|                                   |          |    |   |     |    |
|-----------------------------------|----------|----|---|-----|----|
| Alterations considered minor only | <u>E</u> | VG | G | F/P | VP |
|-----------------------------------|----------|----|---|-----|----|

ASSIGNED VALUE: I

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs

CITY OF VICTORIA DOWNTOWN HERITAGE INVENTORY 1988-1989  
CITY OF VICTORIA & FOUNDATION GROUP DESIGNS LTD.

1.0 IDENTIFICATION

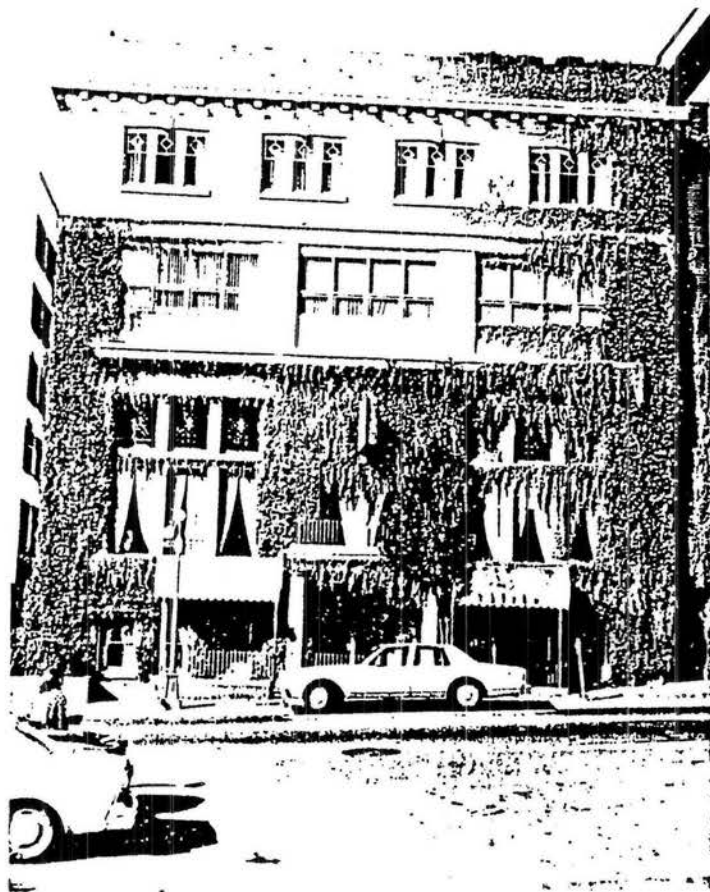
- 1.1 NAME OF BUILDING: ALEXANDRA CLUB BUILDING
- 1.2 STREET ADDRESS: 716 COURTNEY STREET
- 1.3 LEGAL DESCRIPTION: Lot: 78 EXC LEASED PTN #C0282 LD: 57
- 1.4 PID: 009356878
- 1.5 ROLL NUMBER: 1-025-017
- 1.6 ZONING: CA - 4
- 1.7 TAX ASSESSMENTS: Land:\$332,050 Improvements:\$1,008,750 (EXEMPT)
- 1.8 ORIGINAL USE: CLUB
- 1.9 PRESENT USE: COMMERCIAL
- 1.10 PRESENT OWNER AND ADDRESS: BC BUILDINGS CORP.,  
C/O SUPERVISOR PROP TAX & INS., BOX 1112,  
VICTORIA, B.C., V8W 2T4
- 1.11 EVALUATION CLASS: PROPOSED FOR HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY:

2.0 HISTORICAL SIGNIFICANCE

- 2.1 CONSTRUCTION DATE AND SOURCE: 1911 KNOWN (5.2)
- 2.2 ORIGINAL OWNER AND SOURCE: Alexandra Club (5.2)
- 2.3 ARCHITECT AND SOURCE: David C. Frame (5.2)
- 2.4 BUILDER AND SOURCE: Unknown
- 2.5 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:  
This building provided a ballroom, lounges, a dining room and accomodation for the Alexandra Club for Ladies. In 1930 it was converted to the Windemere Hotel; from 1946 until 1966 it was R.C.M.P Headquarters.

3.0 ARCHITECTURE AND STRUCTURE

- 3.1 NUMBER OF STORIES: 3 + excavated basement
- 3.1 STRUCTURAL MATERIAL: Brick bearing walls; timber frame assumed
- 3.3 CLADDING: Brick  
ORIGINAL: KNOWN
- 3.4 WINDOWS: Double-hung wooden-sash with decorative mullions in upper panes; large tripartite casement windows at first floor with leaded transom sections.
- 3.5 ROOF TYPE: Flat
- 3.6 INTERIOR FEATURES: Dining hall relatively intact; has been recently rehabilitated. Some other interior features, such as entry, have also been retained and renovated.
- 3.7 DESIGN DESCRIPTION: Use of Classical Revival idiom; brick facade with stone trim; metal cornice; double-height first floor windows; entry porch Doric columns; balcony above.
- 3.8 CONDITION/ INTEGRITY: Recently rehabilitated, appears to be in good structural repair. The infill of the second floor recessed balconies have adversely affected the proportions of the facade, as noted in the B.C.B.C. Inventory; the balcony railings above the entry have been replaced with a thin profile metal railing; it appears that the street level has been raised, affecting the aspect of the building towards the street.



3.9 RESTORATION ANALYSIS: The vines on the facade may be adversely affecting the bricks and mortar; the second floor balconies should be unblocked if possible; the balcony railings should be rebuilt according to the original intentions.

#### 4.0 CONTEXT

4.1 SITING: Slight setback from front street, entry below street grade; new building complex beside.

4.2 CONTEXT: Compatible commercial/institutional area.

4.3 ADJACENT ADDRESSES SUITABLE FOR HERITAGE GROUPING:

#### 5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

P.P.: #4220 (T-61); Sept. 20, 1910; for the Alexandra Club; also signed by the Westholme Lumber Co.; floor plan attached signed by D.C. Frame.

B.P.: #2002; Sept. 25, 1910 - \$51,200.

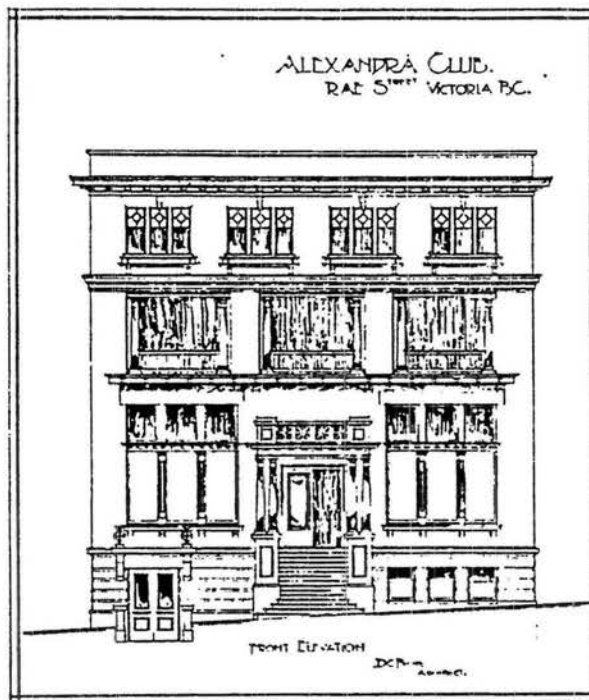
V.D.C.: Not located

Photographs: PABC: #80197

VCA: #98410-10-647 (rendering); #98202-19-1227 (1961)

PABC: Vertical file on LADIES - ALEXANDRA CLUB

SURVEYED BY: Valda Vidners and Don Luxton, Foundation Group Designs Ltd.  
PHOTOGRAPHIC NEGATIVE NUMBER: Roll VIII - 17.



D. C. Frame  
Architect

ALEXANDRA CLUB BUILDING

(Under Construction)

RENDERING OF THE ALEXANDRA CLUB,  
FROM "VICTORIA ARCHITECTURALLY, 1911"  
(VICTORIA CITY ARCHIVES #98410-10-647)



DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 716 COURTNEY STREET

ARCHITECTURAL CRITERIA

|                                                                                      |   |           |          |            |
|--------------------------------------------------------------------------------------|---|-----------|----------|------------|
| 1. STYLE/TYPE                                                                        | E | <u>VG</u> | G        | F/P        |
| Very good example of Edwardian Classical idiom; Chicago School influence in windows. |   |           |          |            |
| 2. DESIGN                                                                            | E | <u>VG</u> | G        | F/P        |
| Of recognizably superior quality                                                     |   |           |          |            |
| 3. CONSTRUCTION                                                                      | E | VG        | G        | <u>F/P</u> |
| Typical construction                                                                 |   |           |          |            |
| 4. DESIGNER/BUILDER                                                                  | E | VG        | <u>G</u> | F/P        |
| Unknown                                                                              |   |           |          |            |

ASSIGNED VALUE: A

HISTORICAL CRITERIA

|                                                                                                      |   |           |          |     |
|------------------------------------------------------------------------------------------------------|---|-----------|----------|-----|
| 1. HISTORICAL ASSOCIATION                                                                            | E | <u>VG</u> | G        | F/P |
| Alexandra Club, important as social institution; many important members; founded by Susan Pemberton. |   |           |          |     |
| 2. HISTORICAL PATTERN                                                                                | E | VG        | <u>G</u> | F/P |
| Redevelopment during prosperous Edwardian era.                                                       |   |           |          |     |

ASSIGNED VALUE: H

INTEGRITY

|                                                         |   |           |   |     |    |
|---------------------------------------------------------|---|-----------|---|-----|----|
| Balcony enclosure and alterations to railings and entry | E | <u>VG</u> | G | F/P | VP |
| ASSIGNED VALUE: <u>I</u>                                |   |           |   |     |    |

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....PROPOSED FOR HERITAGE REGISTRY

EVALUATED BY: Valda Vidners and Don Luxton, Foundation Group Designs