
CITY OF VICTORIA DOWNTOWN HERITAGE REGISTRY

by Foundation Group Designs, 1989

Revised Edition - 1996
by
JNB Heritage Consulting Services

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1996

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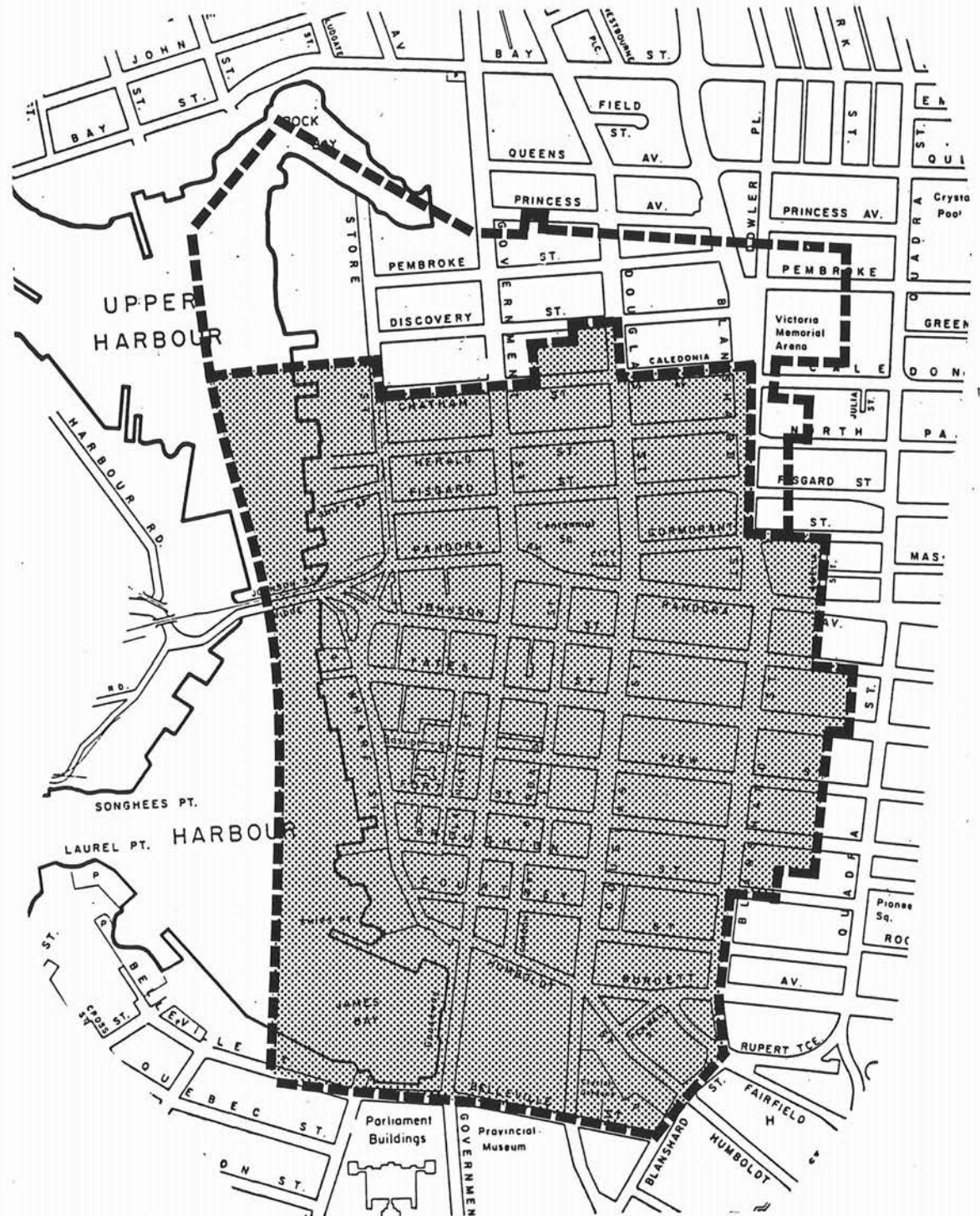
Archival photos are used with permission of British Columbia Archives and Records Services (BCARS) and City of Victoria Archives and Records Division (CVARD).

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THE DOWNTOWN VICTORIA
HERITAGE INVENTORY
STUDY AREA

- STUDY BOUNDARIES
 [Hatched Box] DOWNTOWN AREA



INTRODUCTION

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) City of Victoria Downtown Heritage Registry: the findings of the Inventory are summarized in this document.
- 3) The Heritage Inventory Technical Summary and Inventory Master: contains the background information for the project, and specific information on each heritage resource.
- 4) The Heritage Inventory Files: for each resource, a file was opened, which contains all documentary material and research located as part of the Inventory.

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.

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.

INTRODUCTION TO 1996 EDITION

The 1996 edition of the *City of Victoria Downtown Heritage Registry* has been revised and updated by Colin Barr and Jennifer Nell Barr of JNB Heritage Consulting Services, for the City of Victoria Planning Department. The buildings are now listed alphabetically by street address for easy reference, and indexes have been added. New photographs were taken where deemed necessary. The heritage status of individual buildings is subject to change so any inquiries regarding heritage designated or heritage registry buildings should be directed to the Planning Department.



WHARF STREET LOOKING NORTH FROM FORT STREET, c. 1865 (CVARD STS - WHARF #2)

CHRONOLOGY OF HISTORICAL EVENTS

- 1843: Fort Victoria is established by James Douglas for the Hudson's Bay Company. The Fort occupies a 100 yard square enclosure within the boundaries of the present Government, Wharf, Broughton and Bastion Streets; the Fort is named after the recently crowned Queen of England. Vancouver Island becomes a fiefdom of the Hudson's Bay Company.
- 1846: The Oregon border is drawn at the 49th parallel.
- 1849: Vancouver Island becomes an English Crown colony. The first Legislative Assembly for the colony of Vancouver Island meets in Fort Victoria.
- 1852: Victoria's streets are laid out. The settlement is bounded on the west by the harbour, on the east by what is now Government Street, on the south by the Fort, and on the north by what is now Johnson Street.
- 1854: First census.
- 1856: The Hudson's Bay Company first allows settlers to buy land on the installment plan. First election.
- 1858: Reports of gold strikes on the mainland trigger a gold rush; miners begin to arrive in Victoria on their way inland. The first Chinese from San Francisco arrive. The mainland territory of New Caledonia becomes the Crown colony of British Columbia. The Victoria Gazette & British Colonist are first published. The second brick building, the Royal Hotel on Wharf Street, is built. Waddington Alley becomes the first street to be planked.
- 1859: The Hudson's Bay Company Crown Grant is cancelled by Queen Victoria.
- 1860: James Douglas declares Victoria a free port. The first Anglican Bishop, George Hills, arrives.
- 1861: A new post office is established on Wharf Street.
- 1862: Incorporation of the City of Victoria on August 2nd. Thomas Harris is elected first mayor. The City has 446 voters and elects 2 members to the colonial government. A bill is passed forbidding construction of wooden buildings over 18 feet high, or more than one storey, within the town. The City boundary is moved east to Douglas Street. The old bridge across the harbour is demolished.
- 1863: The Albion Iron Works is founded at Chatham and Discovery Streets in May.
- 1864: Fort Victoria's stockade and bastions are demolished in November. First use of street numbers. Leechtown gold rush near Sooke.
- 1866: Vancouver Island and British Columbia are united as one Crown colony; Victoria loses its free port status. The City's first water pipes are laid by the Spring Ridge Water Company.
- 1869: The new James Bay Bridge opens.

-
- 1870: Douglas Street is gravelled from St John's Church south. A new newspaper, the *Standard*, with Amor de Cosmos as editor, commences publication.
- 1871: British Columbia enters Confederation.
- 1872: In January, The Colonist recommends building a wall across James Bay and filling in the mud flats.
- 1873: Victoria City Council sets a speed limit of 6 mph in the City limits. The foundation stone is laid for the dam at the south end of Beaver Lake, to make Elk Lake the major source of water for the City - The Driard Hotel has water piped in from local wells. The number of gas lamps has increased considerably.
- 1874: Jacob Sehl installs an elevator in his store on Government Street. The Anglican Cathedral congregation splits between Bishop Hills and Dean Cridge.
- 1875: City Council decrees that no Chinaman could be employed by the City. The City of Nanaimo is incorporated.
- 1876: St Joseph's Hospital is opened. Victoria's first High School is opened. Governor General Lord Dufferin and his wife visit Victoria.
- 1877: Sir James Douglas dies. The first "self-acting water-closets" are installed in Victoria.
- 1878: The first council meeting in the new City Hall is held on December 11.
- 1880: In January a yard of snow covers the City. On January 21

the first telephone service is established. The estimated population of 7,000 is served by 56 saloons.

- 1881: R.B. McMicking, the manager of the telephone company, offers to light the City from nine 60 foot towers for \$490 per month. The telephone office stays open all night, as there are now 100 subscribers in the area. Eight telephone fire alarm boxes are set up. The water works at Elk Lake are connected with the City.
- 1882: 1210 houses are now connected to the City water system. Langley's Drug Store is lit by electricity.
- 1883: First electric streetlighting in the City of Victoria.
- 1884: In June the City takes over the electric light plant. In July, house numbers make a half-hearted appearance.
- 1885: R.P. Rithet becomes Mayor. There are 732 pupils and 17 teachers in the Victoria School District. Tenders are called for a new jail. Another roller rink opens. After the last spike of the Transcontinental Railroad is driven in November, the first freight from Eastern Canada is landed in Victoria.
- 1886: According to the local census, there are 8,452 Whites, 2,978 Chinese, and 101 Indians. Dr. Milne is appointed the first City Health Officer. The Esquimalt and Nanaimo Railway is completed. The Provincial Museum is established in the Parliament Buildings; John Fannin is the first curator. David Spencer opens his dry goods store "The Arcade". The City of Vancouver is incorporated.
- 1887: Celebrations of Queen Victoria's Golden Jubilee.

-
- 1888: The first railway bridge is built across the harbour, with the terminus on Store Street. The Victoria Electric Railway Company applies to operate streetcars in the City. The first public lavatory is erected in Bastion Square, for men only. Letter carriers are first used, and letter boxes first appear. A survey is started for a railway from Victoria to Sidney.
- 1889: Foundations are laid for the new hospital at Richmond and Cadboro Bay Roads to mark the Queen's Golden Jubilee. The City now has 79 street lamps and 315 telephones.
- 1890: Commencement of electric streetcar service. The sewer system is begun.
- 1891: Mayor Grant starts the City Hall clock. The transit system is extended to Oak Bay. Captain John Irving starts a daily ferry service from Victoria to New Westminster. The population of Victoria is 16,849, served by 55 hotels and taverns. The Public Market is opened on Cormorant Street.
- 1892: Local smallpox epidemic.
- 1893: World-wide trade recession. The City hires its unemployed to work on local improvements at \$2.00 per 10 hour day. Council allocates \$1,000 for sign posts and street names. Thomas Plimley opens the first bicycle shop. Postmen start using bicycles.
- 1895: John Teague re-elected as Mayor. The Daily Colonist starts taking notice of "motor carriages".
- 1896: In May, the Point Ellice Bridge collapses under the weight of a streetcar.
- 1897: The first Chinese public school in Canada is built. Fort Street is paved with wooden paving blocks.
- 1900: Permanent concrete sidewalks are laid on Yates Street. Telephone service is extended to Saanichton and Sidney. Building permits for the year total \$363,580.
- 1901: Telephone service is extended to Duncan and Nanaimo. In the Census, the population of Vancouver (26,196) finally surpasses Victoria (20,821). In the fall the Duke and Duchess of Cornwall visit for two days.
- 1902: Andrew Carnegie offers the City \$50,000 for a new library building. The first gas-powered automobile is bought by Dr E.C. Hart - an Oldsmobile costing \$900. The first motorcycle is seen this year. The Mount Baker Hotel burns to the ground.
- 1903: Richard McBride, aged 32, succeeds E.G. Prior as Premier. The City's first water meters are installed. In April, the first Tally Ho rides are run for tourists. The City's first steam-driven car is bought by A.E. Todd.
- 1904: License plates for each car become compulsory. In December the first telephone call is made between Victoria and Vancouver.
- 1905: The first wireless office is set up, in the Driard Hotel. The Automobile Club is formed. There are approximately 20 cars and 10 motorcycles in the City. The Hutchinson Brothers form the first automobile livery (taxi service).
- 1906: Prince Arthur of Connaught visits.



CHINESE PARADE ON GOVERNMENT STREET, LOOKING SOUTH FROM JOHNSON STREET, c. 1892
(BCARS HP68813)

-
- 1907: Victoria's buildings are all renumbered. The building boom begins (349 buildings built this year). Great Fire - July 23 - destroys block of Chinatown between Chatham and Herald Store and Government, then runs south east to Quadra between Green and North Park.
- 1908: The Dominion government outlaws the manufacture of opium - six Victoria firms are affected.
- 1909: The Cook Street streetcar line begins service.
- 1910: Mayor A.J. Morley sets in motion plans for the use of cluster lights in the Downtown area. The president of the Board of Trade is Simon Leiser, a German. In October a disastrous fire occurs in the centre of the City, destroying among other businesses, David Spence's; the City decides to extend View Street to Government Street through the fire site. Building permits for the year total \$2,373,045.
- 1911: There are 4200 telephones in the City. Lester and Frank Patrick start to build an artificial ice rink. Carpenters are now paid \$4.50 per day. The road to Mill Bay, still incomplete but passable, is christened the Malahat Drive. The first auto show is held. Work begins on the seawall along Ross Bay. Clearing starts on the area which will become the Uplands. Building permits for the year total \$4,026,315.
- 1912: Victoria Police buy a motor patrol wagon. A massive breakwater at Ogden Point is begun. The Duke of Connaught lays the corner stone for the Provincial Library. St John's Iron Church is demolished in December. Building permits for the year total \$8,060,170.
- 1913: The Fire Department becomes motorized. B.C. Electric begins service to northern Saanich. Work begins on the railway through Saanich to Patricia Bay. Alfred Yarrow, a British shipbuilder, buys the Esquimalt yards of the B.C. Marine Railway Company. Start of province-wide depression and real estate collapse. Building permits for the year total less than \$4,000,000.
- 1914: The First World War commences. Victoria hires its first police woman.
- 1915: Anti-German riots break out - the Kaiserhof Hotel is damaged and looted.
- 1916: In February there is a huge snowfall - the army is called out to help clear Downtown.
- 1918: End of the First World War.
- 1922: January 1st, all traffic in B.C. switches to right hand drive.
- 1924: The Johnson Street Bridge opens.
- 1929: Start of the Great Depression.
- 1937: Hanging flower baskets are introduced in honour of the 75th anniversary of civic incorporation.
- 1939: The Second World War commences.
- 1945: End of the Second World War.
- 1948: The electric streetcar system is abandoned.



OPENING DAY OF THE JOHNSON STREET BRIDGE, JANUARY 11, 1924, LOOKING UP JOHNSON STREET
FROM THE TOP OF THE BRIDGE (CVARD 97101-01-1558)

STYLES CLASSIFICATION GUIDE

An analysis of architectural style is a useful means of identifying major development trends and historical influences. This process can tell us about the aspirations of owners and designers, and how they used these buildings to communicate ideas and values of prosperity, elegance and utility. Understanding a building's style helps to place it within a larger framework of design, and puts the development of Victoria's historic core into clearer focus.

The earliest buildings that still survive in downtown Victoria are clustered near the working waterfront, and are mostly utilitarian in nature. High style design arrived from the outside world with the construction of the Custom House in 1874-1875, to designs supplied by the Federal Department of Public Works. The most common style for the many commercial structures built after this was the Italianate, used with varying degrees of sophistication, and also interpreted in a simpler vernacular style that was easy to render in brick, which was commonly used as a facing material at this time.

By the turn of the century a number of larger, grander structures began to appear, spawned by an increasingly prosperous economy and influenced by the impressive and ornate new Parliament Buildings. A variety of commercial styles were used during the Edwardian era, but the depression of 1913 halted most local building for a number of years. In the later period from the late 1920s until the Second World War, the Art Deco style made a brief but flashy appearance in Victoria.

Not all buildings conform to the essential elements of these stylistic categories, but most follow the overall trends of their time. Designers would sometimes take great license in stylistic interpretation, as Victoria was far from the architectural mainstream, and local adaptations were the order of the day. The stylistic unity of the downtown area is due, however, to the relatively small number of professionals involved in design, and many fascinating parallels can be drawn from their work. This is especially true with those who practiced here over a number of decades, and moved freely between stylistic categories, such as Thomas Hooper and C. Elwood Watkins.

The following classification guide is an overall framework for the identification of stylistic elements in the buildings of downtown Victoria.

ART DECO

The Art Deco style, popular between the late 1920s and the outbreak of the Second World War, was an expression of faith in technological progress, and a rejection of traditional architectural styles. Rather than being structurally innovative, the Art Deco style was more a system of ornamentation; stylized geometric designs were used to give expression to this modernity, and colour, ornamentation and luxurious materials were combined for opulent, theatrical effects. Art Deco takes its name from a major exposition for art and the machine age held in Paris in 1925 - The Exposition Internationale des Arts Decoratifs et Industriels Modernes.

The apparent height of these buildings was emphasized by the use of vertical piers, recessed spandrels and sculptural parapet finials, as opposed to a traditional cornice cap. The exterior walls were often richly ornamented with multi-coloured sculptural panels.

The lavish Art Deco style was short-lived, as the Great Depression ushered in a new architectural austerity.

CAUSEWAY TOWER
812 WHARF STREET, 1931
(BCARS HP93670)



BEAUX ARTS

The Beaux Arts was a style used for major institutional and commercial buildings, and was an academic interpretation of classical motifs as espoused by the Ecole de Beaux-Arts in Paris. Added impetus was given to the style by the 1893 Chicago Exposition, which chose as its official style a Neoclassical image of the 'City Beautiful', that was in sharp contrast to the Victorian styles then in vogue.

The Beaux Arts style was characterized by giant order columns, usually paired, with Ionic or Corinthian capitals, and the use of classically inspired detailing. Arched entryways were common, often with decorative fanlights. Light coloured cut stone was the preferred facing material. Wall surfaces were often articulated with quoins, pilasters or columns, and were ornamented with decorative garland patterns, swags or shields.

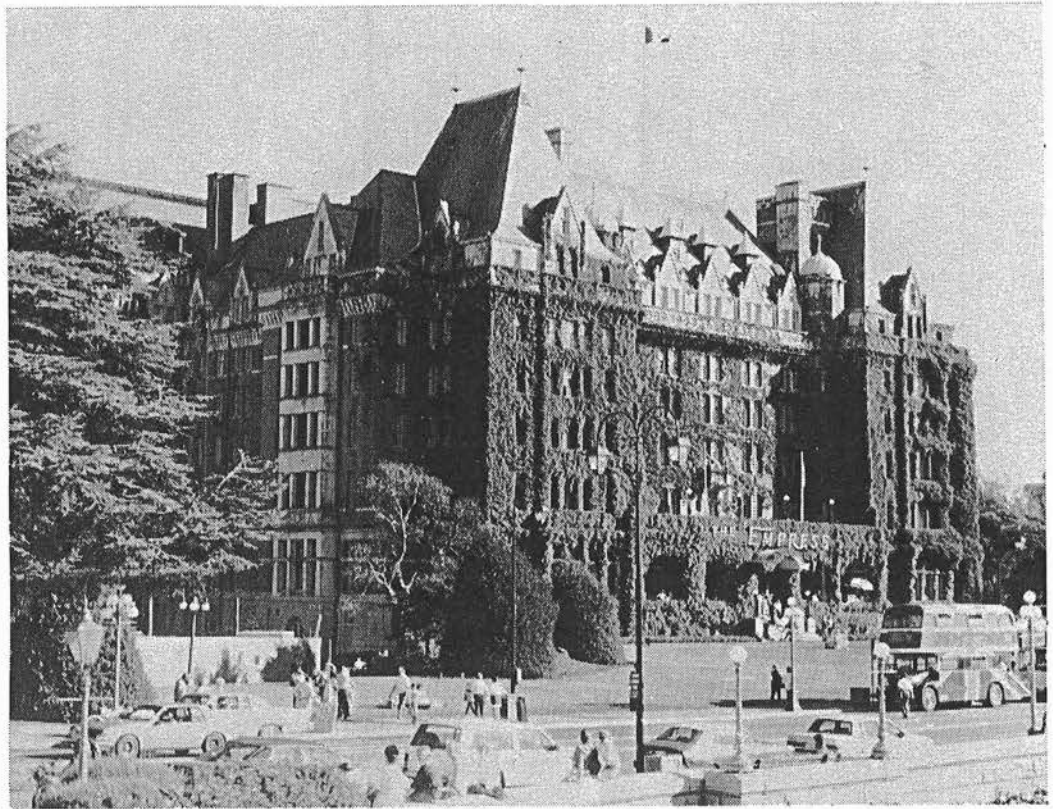


BRITISH AMERICAN TRUST COMPANY LTD. BUILDING,
737 FORT STREET, 1912

CHATEAUESQUE

The identifying elements of this style were a steeply pitched roof, a picturesque roofline with many vertical elements, masonry walls, and multiple dormers. The dormers were often connected to the wall, and extend through the cornice line. Ornamental roof cresting was also used, and facade elements were often decorated with shallow relief carving. Windows were sometimes divided by vertical stone mullions, and there were often arched openings at the entry.

This style was usually reserved for landmark buildings, and lasted from the late Victorian era into the first decade of this century.



THE EMPRESS HOTEL,
721 GOVERNMENT STREET, 1908

CHICAGO SCHOOL

Commercial prosperity and technological advances in materials and engineering resulted in a new 'skyscraper' form. The City of Chicago is associated with the development of this style, which was distinguished by its rectangular massing, flat roof and terminating cornice. These buildings were typically articulated into a base, shaft and capital, similar to the proportions of a classical column. Ornamentation was kept to a minimum, and expressed the internal skeleton as a grid of intersecting vertical piers and horizontal spandrels. As the internal structure bore much of the weight of the building, the exterior walls could be filled with large areas of glass, or a veneer facing material such as terra cotta.

Two types of windows were characteristic of this style, a series of projecting bays that ran the full height of the building, emphasizing the verticality, or the Chicago Window, composed of a large flat fixed central pane flanked by two narrow opening casements. Large display windows usually occupied the ground floor. The regular fenestration reflected the repetitive organization of the upper office floors. The decorative elements of the facade vary, often borrowing from the Richardsonian Romanesque or Gothic Revival styles. Other buildings were virtually devoid of applied ornamentation.



PEMBERTON BLOCK, 637-649 FORT STREET /
618-624 BROUGHTON STREET / 1010-1014 BROAD STREET,
1911

The influence of this style on the West Coast was greatest during the Edwardian era, from approximately the turn of the century until 1912. As this was a period of great prosperity, there were a number of larger, prominent structures built in this style in downtown Victoria. There was also a vernacular version of this style, in which double-hung windows were disposed in a regular grid across the shaft of the building.

CHINESE

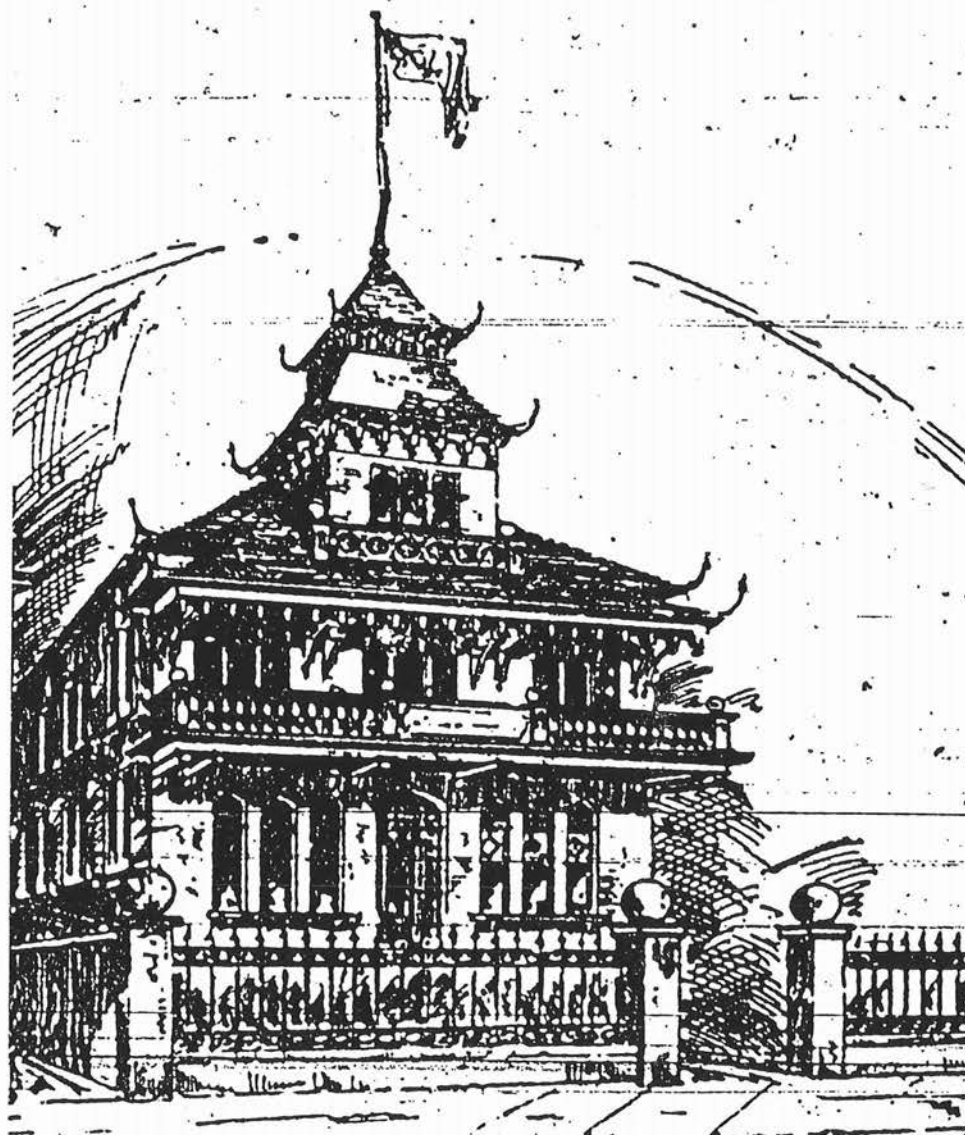
This distinct vernacular incorporates many different elements in a stylistic blend that appeared exotic and foreign to western eyes, and was often only suggestive of traditional Oriental motifs. It is important to remember that these buildings were designed by western architects, and in many ways were typical of the Italianate style of the Late Victorian era, employing only a few extra decorative flourishes.

A distinguishing feature of the Chinese style was the use of inset upper floor balconies, often with metal railings. Others featured projecting wooden or wrought iron balconies, many of which have since been removed.

Often a 'cheater floor' was included, a mezzanine that was lighted by high clerestory windows on the ground floor, but not taxable as part of the total square footage of the building.

Decorated parapet plaques and projecting eave canopies with upturned corners were also used as ornamental elements.

CHINESE PUBLIC SCHOOL
636 FISGARD STREET, 1909
(DAILY COLONIST, DECEMBER 8, 1908 pg.15)

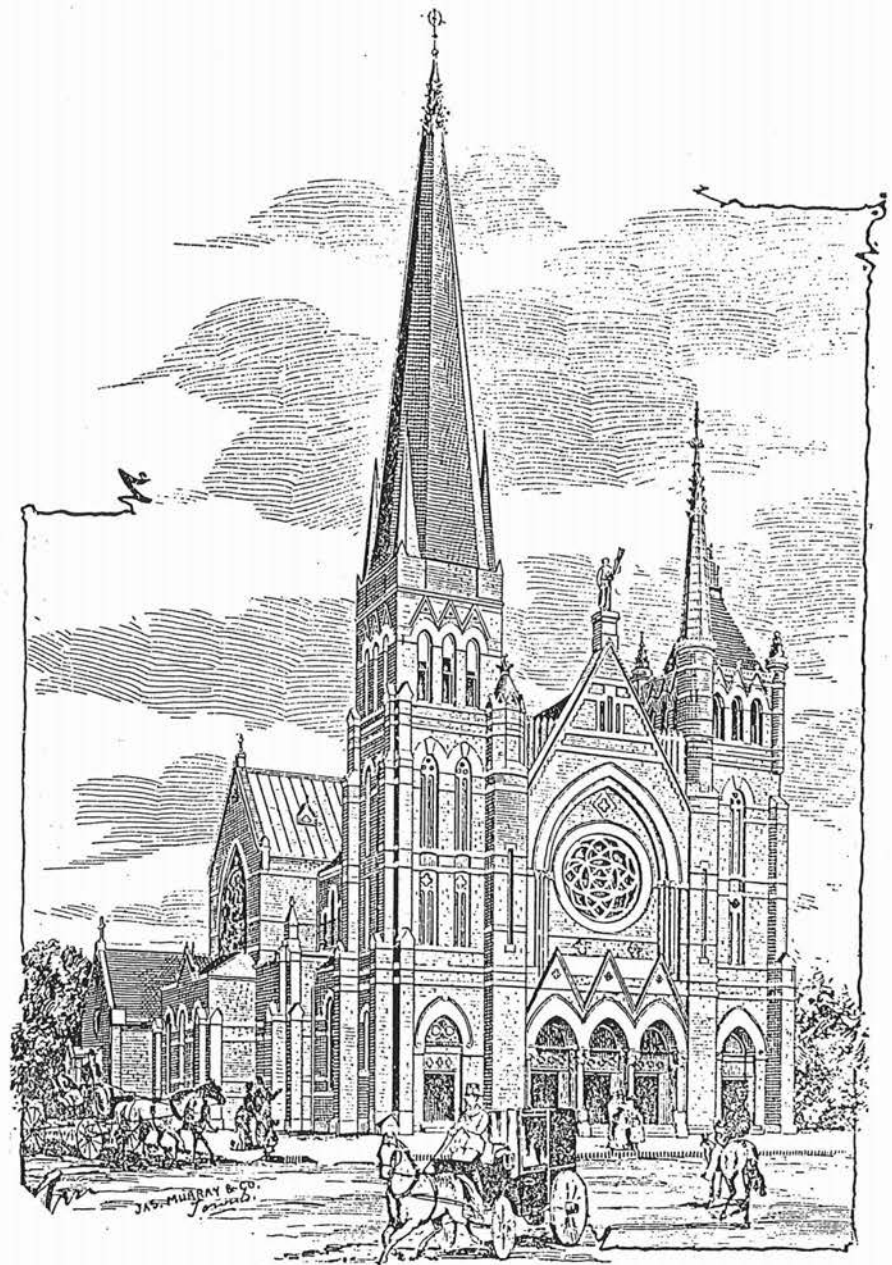


- CHINESE PUBLIC SCHOOL -
- FISGARD ST. VICTORIA, B.C. 1909.

GOTHIC REVIVAL

The Gothic Revival was most commonly used for ecclesiastical structures, and was distinguished by tall vertical elements, such as spires or bell towers, steeply pitched roofs, and the use of pointed Gothic arches. Stained glass, decorative moldings and window tracery have their origin in English and French medieval architecture.

Stone and brick were the most common later materials for this style, but an early 'Carpenter' variation employed the use of wood, often with vertical board and batten siding.

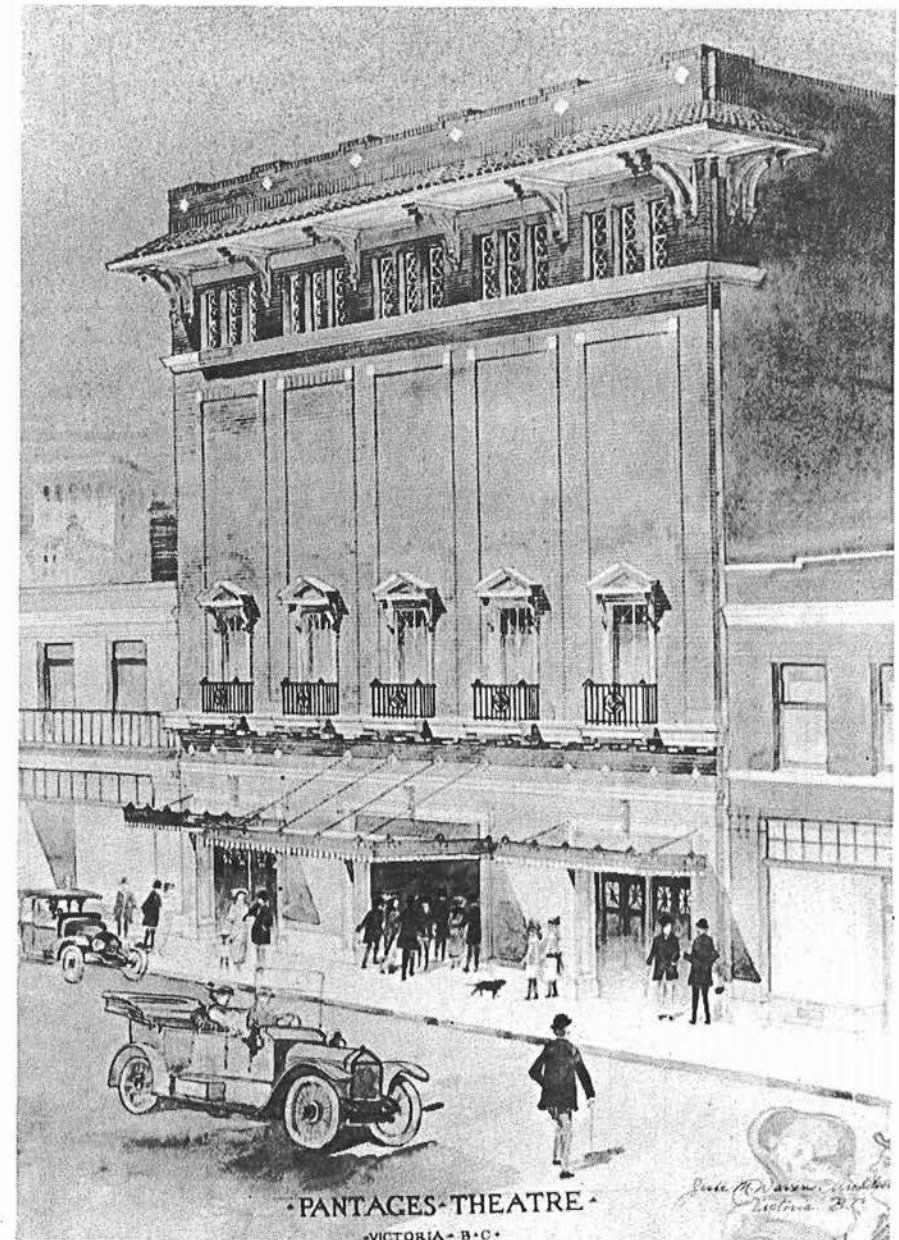


ST. ANDREW'S CATHEDRAL, VICTORIA, B.C.

ST. ANDREW'S ROMAN CATHOLIC CATHEDRAL,
1202 BLANSHARD STREET, 1892
(FROM *WILLIAMS B.C. DIRECTORY*, 1892, pg. 515)

ITALIAN RENAISSANCE REVIVAL

This style was borrowed more or less directly from Italian prototypes of the Renaissance period. Distinguishing features consist of overhanging boxed eaves with decorative brackets beneath, a symmetrical main facade, and a roof-line parapet; the facade material was invariably smoothly-finished masonry. The upper floor was sometimes visually separated by decorative banding, and the upper floor windows were smaller and less elaborate than those below. Different window treatments emphasize each individual storey. Window openings often have elaborate pedimented surrounds, sometimes with attached balconies. This was a formal style that was mainly used for landmark public buildings.



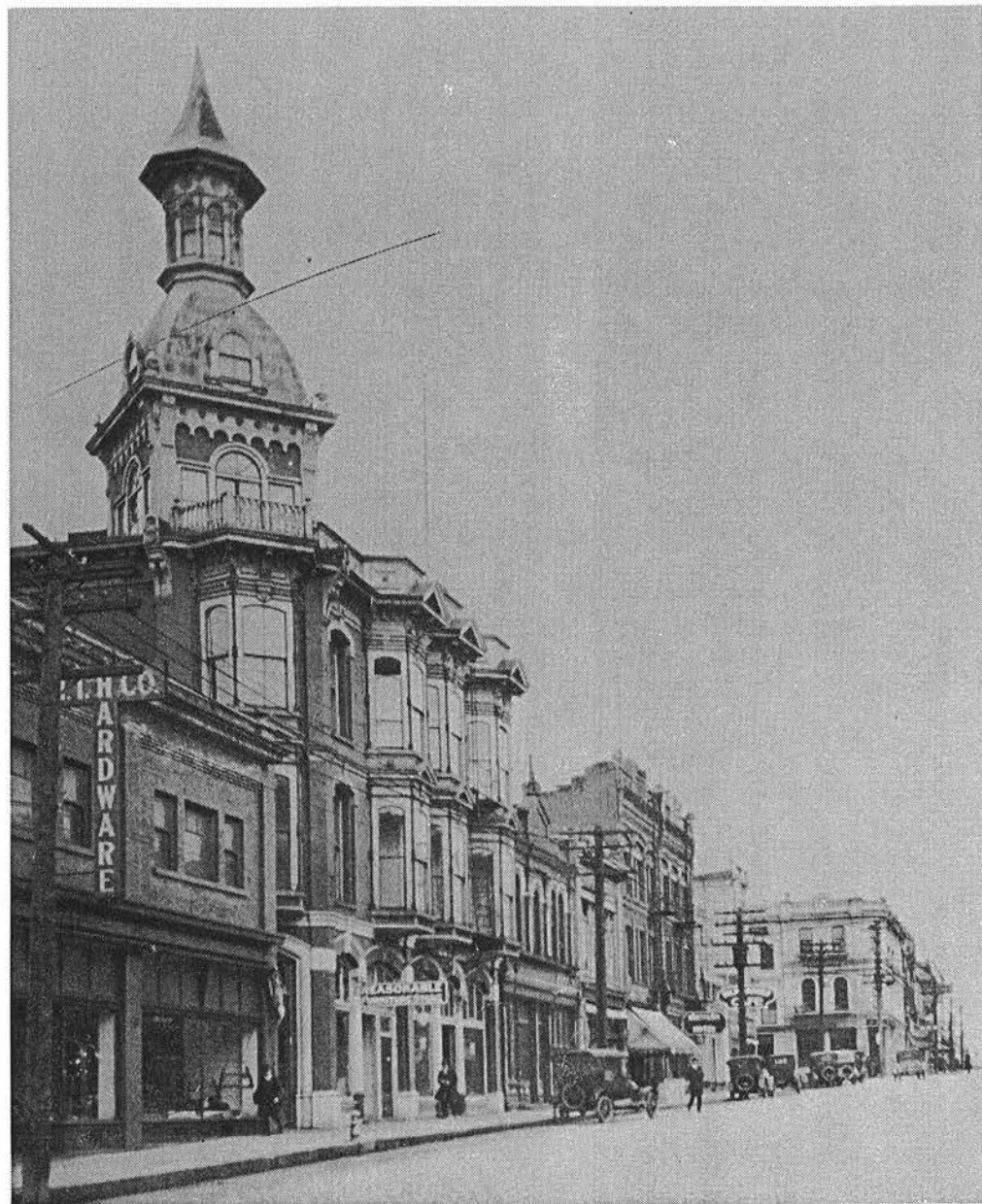
PANTAGES THEATRE (NOW THE McPHERSON PLAYHOUSE)
#3 CENTENNIAL SQUARE, 1914
(CVARD 98904-23-2892)

ITALIANATE

This was the most common style for the city's commercial buildings during the Victorian era. A distinguishing feature of the Italianate was the framing of window openings with decorative moldings such as pediments, bracketed hoods, or an 'inverted U' capping, sometimes with keystones. The window tops can be either full arch, flat arch or segmental, or a combination of these types. Windows were often placed in double or triple assembly. Tall windows plus the use of decorative cast iron columns and prominent cornice brackets give the Italianate style a distinctly vertical emphasis, often reinforced with the use of decorative square cupolas or towers. Most commercial examples were of brick construction.

There was also a simpler vernacular version of the Italianate style, in which the detailing was much more restrained, often using only corbelled brick at the cornice and around the window openings to articulate the surface.

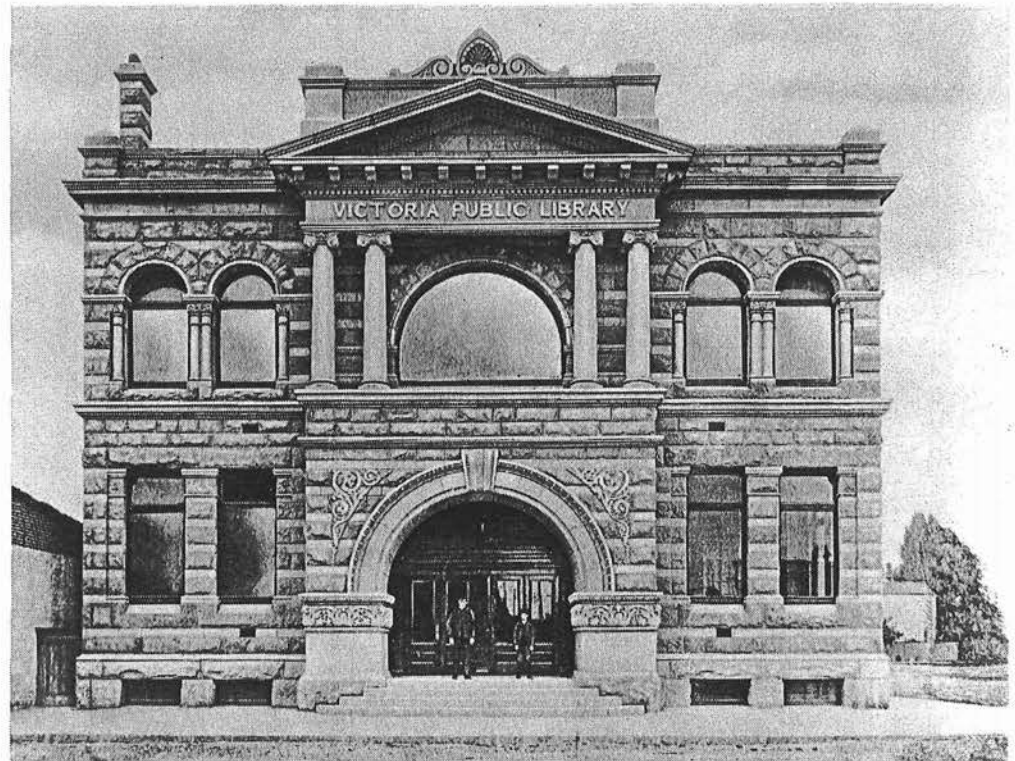
ORIENTAL HOTEL
550-554 YATES STREET, 1883
(CVARD STS-YATES #3)



ROMANESQUE REVIVAL

This style, popularized by Henry Hobson Richardson in the United States, was distinguished by the use of wide, semi-circular Romanesque arches, round-arched windows, and heavy rough-cast masonry, often carved in intricate patterns around structural openings. The style conveys an image of heavy solidity, that was considered appropriate for financial and institutional structures.

These buildings were built of either brick or carved stone, or a combination of the two. The decorative elements were often medieval in derivation.



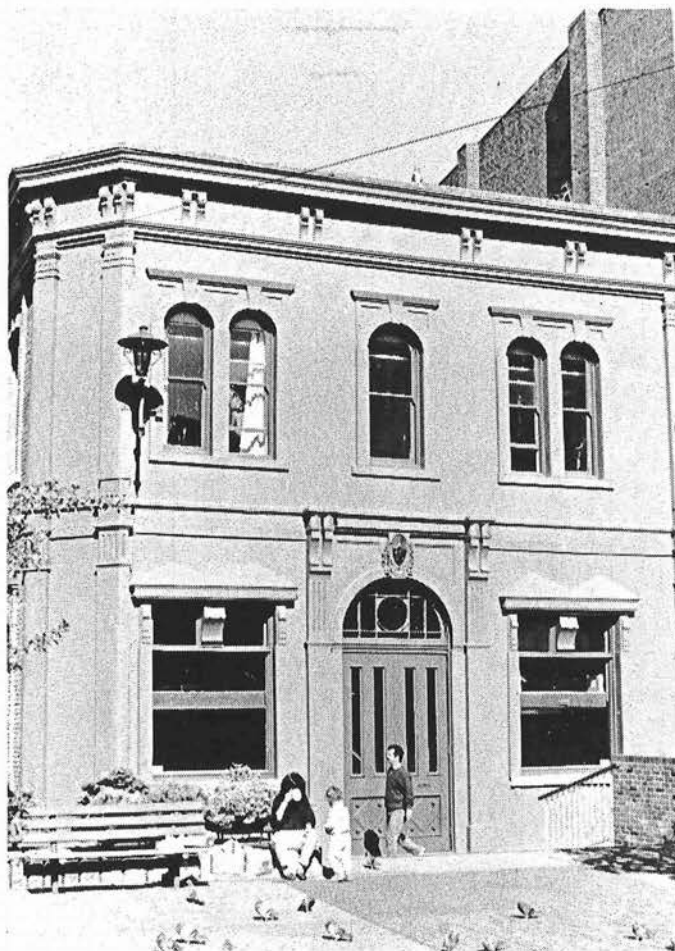
VICTORIA PUBLIC LIBRARY
794 YATES STREET, 1904
(BCARS HP2200)

SECOND EMPIRE

This style was characterized by its distinctive mansard roof, which was emphasized by the use of dormers and roof cresting. Decorative brackets, often paired, were found at the cornice level. The Second Empire style was closely allied with the Italianate, with which it shares many decorative features.

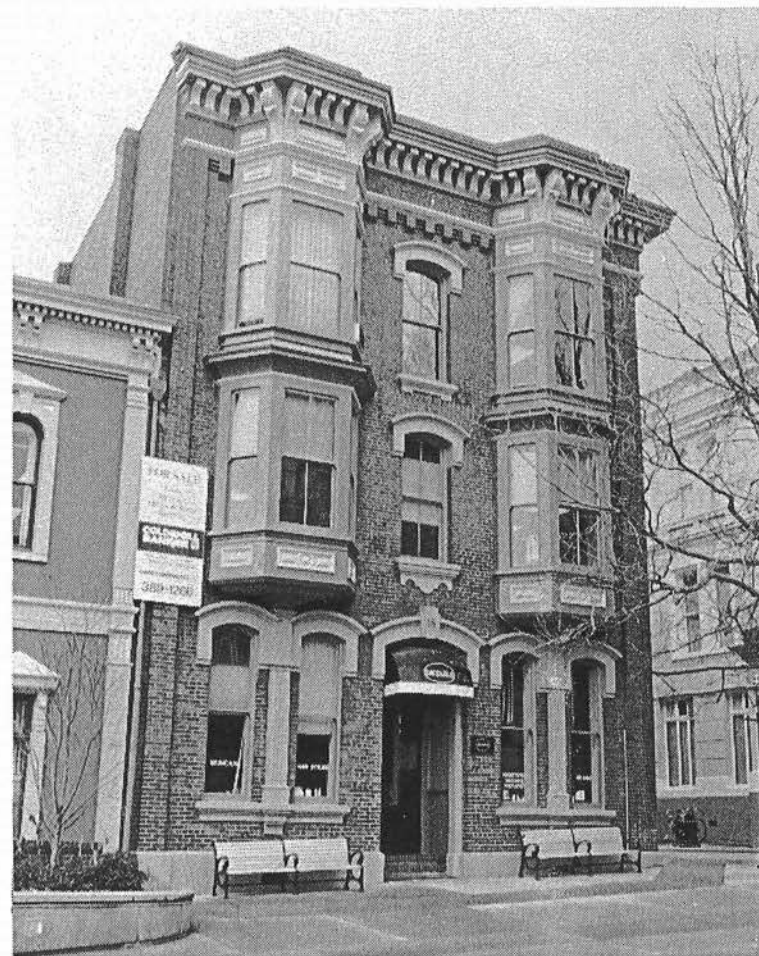


CUSTOM HOUSE,
1002 WHARF STREET, 1874-1875
(BCARS HP49937)



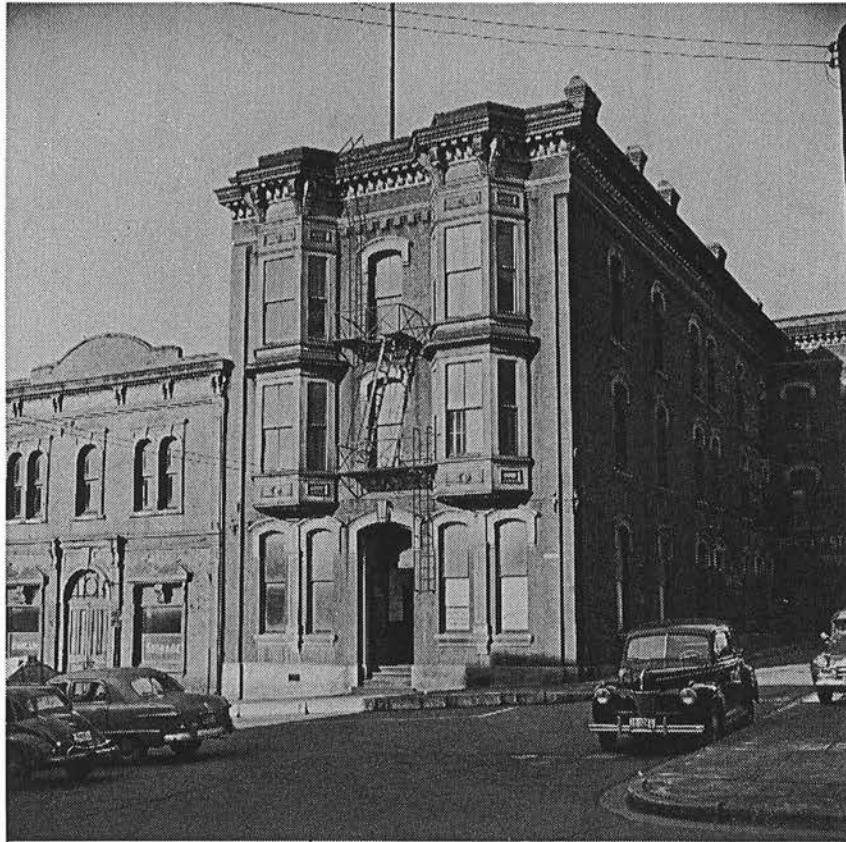
16 BASTION SQUARE
1888

This two storey brick structure marks the Commercial Alley entrance to Bastion Square. It was built by the Trustees of the J.M. Reid Estate (see 1205-1213 Wharf Street/8-10 Bastion Square). The original use is unknown, but by 1893 it was being used as office space. It is now known as the Beaver Building.



BURNES HOUSE
18-26 BASTION SQUARE
John Teague, Architect, 1888

Thomas John Burnes was a Dubliner who had moved to Victoria in 1858. In 1888 he built this luxury hotel, which backed onto his American Hotel on Yates Street, now the site of the Pither & Leiser Block, 535 Yates Street. Typical of the Italianate style, verticality is emphasized by the use of two storey bay windows on the front facade. The building retains its elaborate bracketed cornice, arched window hoods, and corbelled brickwork; it is now used as commercial space.



18-26 BASTION SQUARE c.1950
(BCARS HP36129)



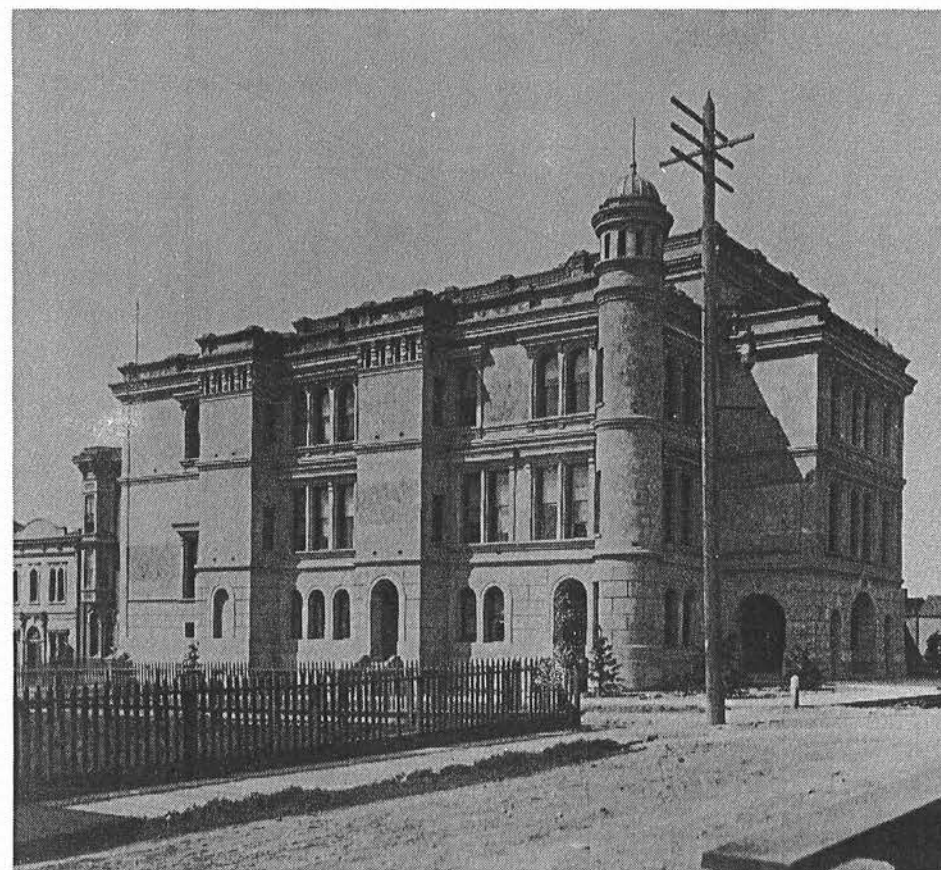
19-25 BASTION SQUARE
1885, Additions 1909

This building was originally a one storey structure with cast iron facade columns, owned by J.J. Southgate; Carl Strouss & Co., Wholesale Merchants and Importers were the tenants. It was acquired in 1904 by Walter S. Fraser & Co. Hardware, which added the upper three floors in 1909. The building was damaged in a 1988 fire.



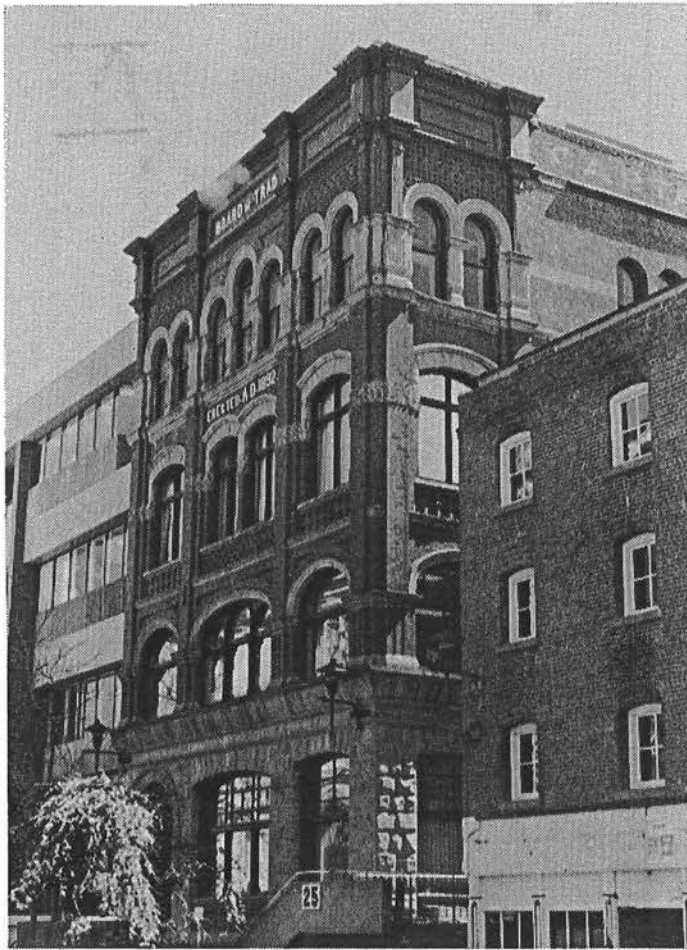
PROVINCIAL COURT HOUSE
 28-30 BASTION SQUARE
 H.O. Tiedeman, Architect,
 1889; Alterations 1899-1901

Built on the site of the old City Jail, this new structure was a convincing symbol of the continuing growth and prosperity of the City. Not conforming to any of the architectural styles of the day, the building features strong horizontal lines, emphasized by continuous belt courses, played against the vertical bay projections and towers. This building



PROVINCIAL COURT HOUSE in 1891
 (BCARS HP12157)

also featured the first extensive use of reinforced concrete in the province. In 1899-1901, Francis Mawson Rattenbury designed the addition of the arched main entry and the open cage elevator. This elevator had been added for the convenience of Chief Justice Theodore Davie, who was advised by his doctor to avoid climbing stairs.



BOARD OF TRADE BUILDING
31 BASTION SQUARE
A. Maxwell Muir, Architect,
1892

The British Columbia Board of Trade had begun as the Victoria Chamber of Commerce in 1863, changing its name in 1878. They later erected this imposing building during a period of relative prosperity. The construction had been financed by the sale of shares to local members; only the third floor was reserved for the use of the Board of Trade; the other floors were used as rental space.



LAW CHAMBERS
43-47 BASTION SQUARE / 1118 LANGLEY STREET
Francis M. Rattenbury, Architect,
1901

This elegant brick structure was originally built for F.J. Schofield to house lawyer's offices close to the Law Courts. The restrained use of ornamentation indicates a shift in style from the ornate Victorian to the simpler, more symmetrical Edwardian image. Humber's Furniture Store were the tenants of the building from 1949 until 1969, after which it was returned to commercial and office functions.



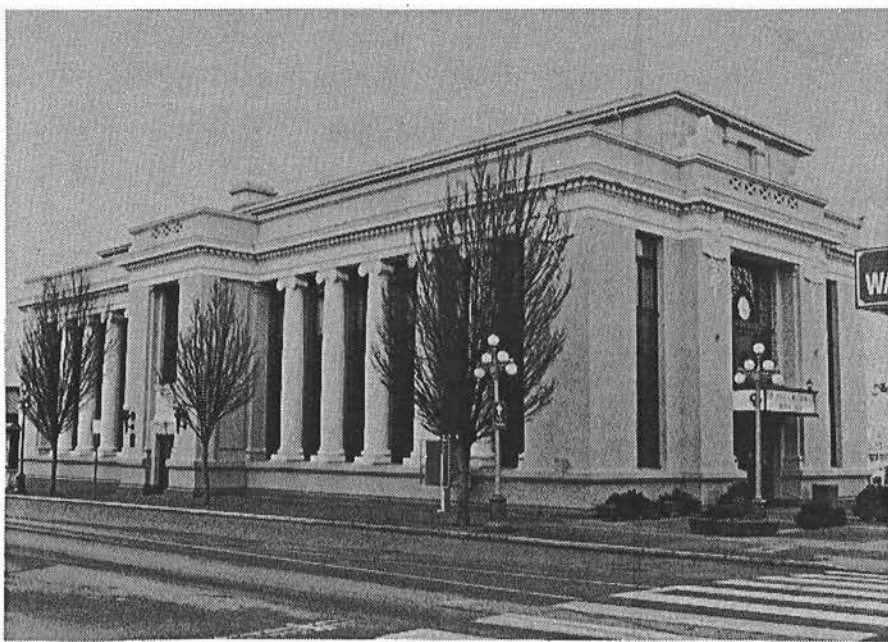
50-56 BASTION SQUARE
1890

This small two storey brick office block was erected in 1895 by Drake, Jackson and Helmcken as an office building; the cost of construction was \$8,000. It has been used since 1957 as an architects office.



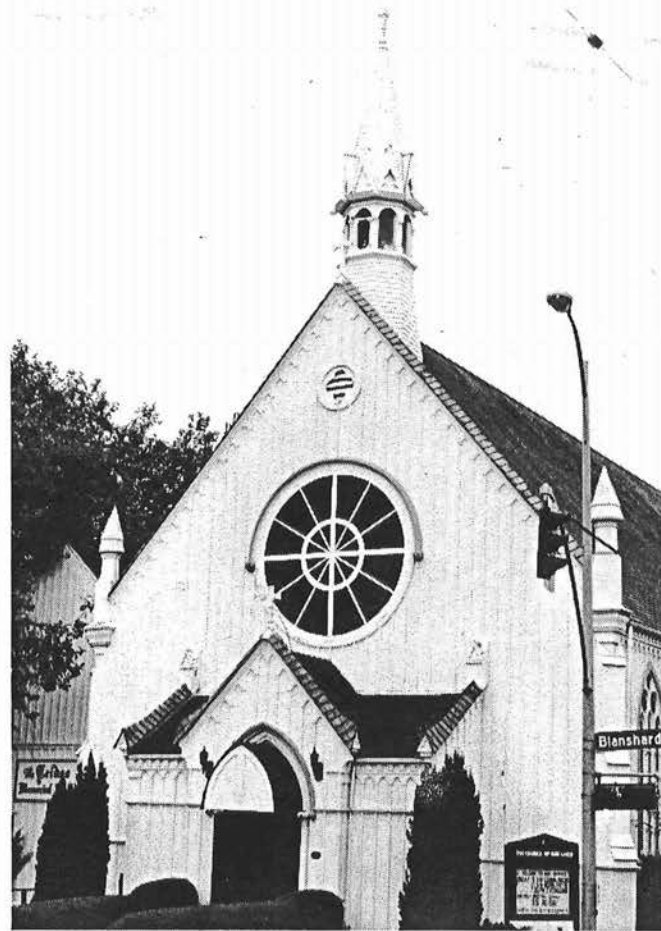
69 BASTION SQUARE
1885

This modest brick structure was one of a series of law chambers located in the area adjacent to the City Jail (later the site of the Courthouse). Built for the Honourable Theodore Davie, the cost of this building was \$6,000. The exterior has survived in substantially intact condition, and marks one of the entry points to Bastion Square.



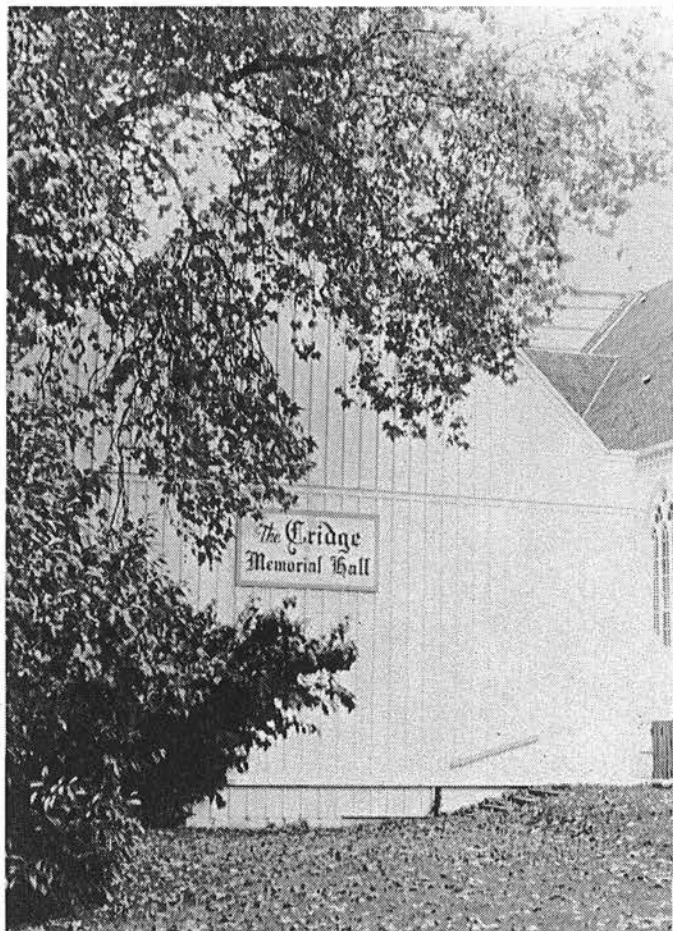
C.P.R. STEAMSHIP TERMINAL
 396-468 BELLEVILLE STREET
 Francis M. Rattenbury and P.L. James, Architects
 1924

Complementing Rattenbury's vision of the Inner Harbour, this Neo-Classically inspired structure presents a stately and dignified face both to the land and the sea. The use of engaged giant order Ionic columns gives an appropriately monumental scale to this building, which was originally one of the main entry points for visitors to the City. It was also technologically innovative, as it was Victoria's first large-scale use of pre-cast concrete.



CHURCH OF OUR LORD
 626 BLANSHARD STREET
 John Teague, Architect,
 1876

The first service was held in this charming Carpenter Gothic church on January 16, 1876. Two years earlier, the Reverend Edward Cridge had seceded from the Anglican Church to form the Reformed Episcopal Church. 250 of the City's inhabitants, including James Douglas, followed Cridge; this simple structure was well-suited to their fundamentalist beliefs.



CRIDGE MEMORIAL HALL
 626 BLANSHARD STREET
 Samuel Maclure, Architect
 1930

Samuel Maclure, best known for his residential work, provided the plans for this hall, but died before construction could begin. The hall was conceived as a memorial to the Reverend Cridge, who had died in 1913 at the age of 96. The cornerstone of the hall was laid by Premier S.F. Tolmie on February 15, 1930.



B.C. POWER COMMISSION BUILDING
 780 BLANSHARD STREET
 H. Whittaker, Chief Architect, Provincial Department of Public Works,
 1939-1940

Dramatic use is made of this steeply sloping site by opening the entries at different levels throughout. Concrete is used for the cladding, decorated with cast-in-place low-relief relief ornament. The building also has many surviving interior details, including an aluminum stairwell screen, three storeys high, with the B.C.P. initials worked in. The conference room, originally the Chairman's Office, was the site of the signing of the Columbia River Treaty signing.



MONTROSE APARTMENTS
 1114-1126 BLANSHARD STREET
 C. Elwood Watkins, Architect,
 1912

Andrew Sheret, head of the local plumbing firm, erected this building as an investment property. The upper floors were originally used as an apartment-hotel. The Montrose survives virtually intact, including some original storefront elements, except for the loss of the original cornice. Typical of the commercial buildings of the period, the Montrose is clearly divided into base, shaft and capital areas. The plain, unornamented surfaces are given visual relief with the use of shadow lines detailed in the brick facing, and the vertical pilasters are articulated to resemble traditional quoining.



SAINT ANDREW'S ROMAN CATHOLIC CATHEDRAL
 1202 BLANSHARD STREET
 Perrault and Messiard, Architects,
 1892

This ornate High Victorian Gothic Revival structure remains the largest church in Victoria. Designed by Montreal architects, local supervision had been the responsibility of J.H. Donovan. The cornerstone was laid in 1890, with consecration of the edifice in 1892 by Bishop John Nicholas Lemmens. The 175 foot spire is still a landmark in the downtown area.



KAISERHOF HOTEL
1320-1324 BLANSHARD STREET
Thomas Hooper, Architect,
1912

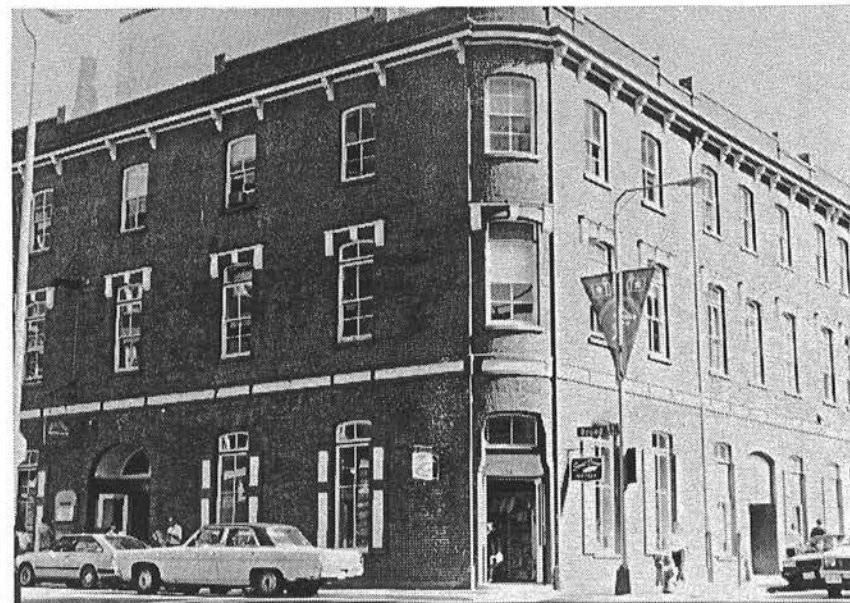
This building has undergone many changes of name since it was built. Originally it was known as the Max Leiser Building, after the prominent businessman who was its owner. It opened as the 36 room Kaiserhof Hotel, with a distinctly German flavour, complete with a fenced-in beer garden at the rear. During the anti-German riots of 1915 that followed the sinking of the Lusitania, the building was extensively damaged and looted. It was subsequently renamed the Blanshard Hotel. It was later known as the Cecil Hotel, and is now the Kent Apartments.

The design is Hooper's boldest use of terra cotta; cream glazed block cladding and tan brick are played off against each other to give a strong horizontal emphasis to the base, above which the upper storeys soar. Brick is used for the alternating bands on the ground floor, and for piers on the top three floors, which stand out from the continuous wall surfaces. Brick and terra cotta are also alternated as voussoirs on the ground floor arched openings. The building is in substantially intact condition, except for the upper storey windows, and occupies a prominent corner at the intersection of Blanshard and Johnson Streets.



CONGREGATION EMANU-EL SYNAGOGUE
1421 BLANSHARD STREET
 John Wright, Architect,
 1863

Completely restored in 1982, this is the oldest synagogue in Canada, as well as the oldest on the west coast of North America. There was an atmosphere of religious acceptance in the young City of Victoria; many gentiles had contributed to the construction of this building. The entire city turned out for the laying of the cornerstone on June 2, 1863.



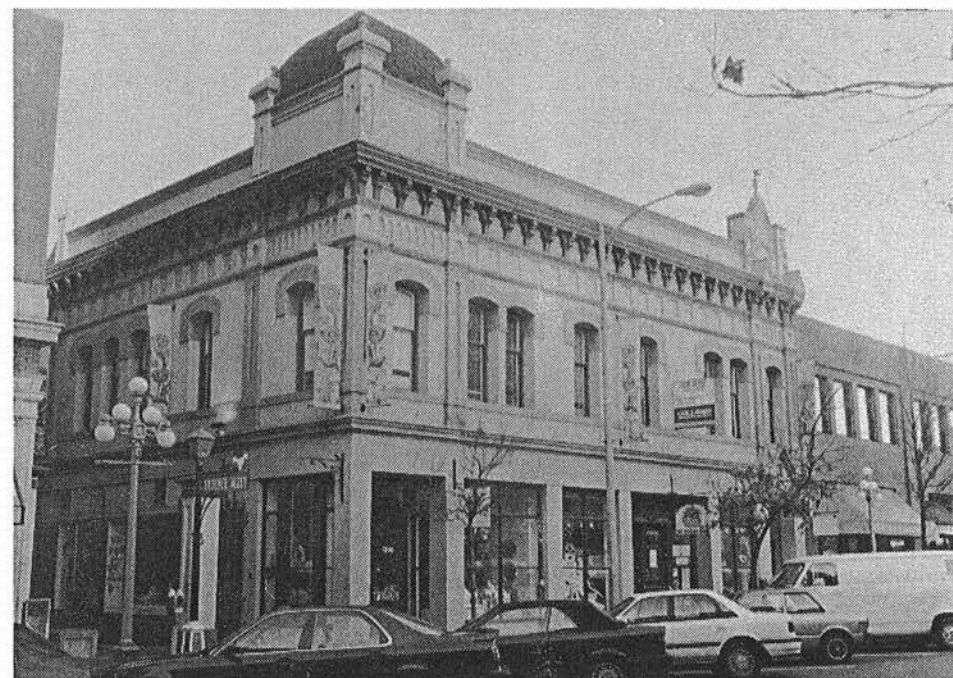
WEILER BUILDING
1005-1009 BROAD STREET / 636 BROUGHTON STREET
 Thomas Trounce, Architect,
 1884, Additions 1891

The westerly third of this brick structure was built as "warerooms" and a factory for the furniture business of John Weiler; in 1891 the remainder of the present building was added. The Weiler Brothers moved to their new building at the corner of Government and Broughton Streets in 1898; they continued to use this building as a warehouse until the 1930s, when it was taken over by David Spencer Ltd. In 1972 it was converted to commercial and office usage.



THE DRIARD HOTEL
1151 BROAD STREET
John Teague, Architect, 1891-1892

This landmark structure was Victoria's most prestigious hotel, until the construction of the Empress a number of years later. It featured 225 rooms (most with hot and cold water), electric lights, and luxurious public spaces decorated by the Weiler Brothers. The exterior of the building had survived mostly intact, except for the loss of the roof-top porticos, and ground floor alterations. It was dismantled and reassembled as part of the Victoria Eaton Center redevelopment in 1990.



GREEN BLOCK
1210-1216 BROAD STREET / 614-620 TROUNCE ALLEY
Thomas Trounce, Architect, 1889

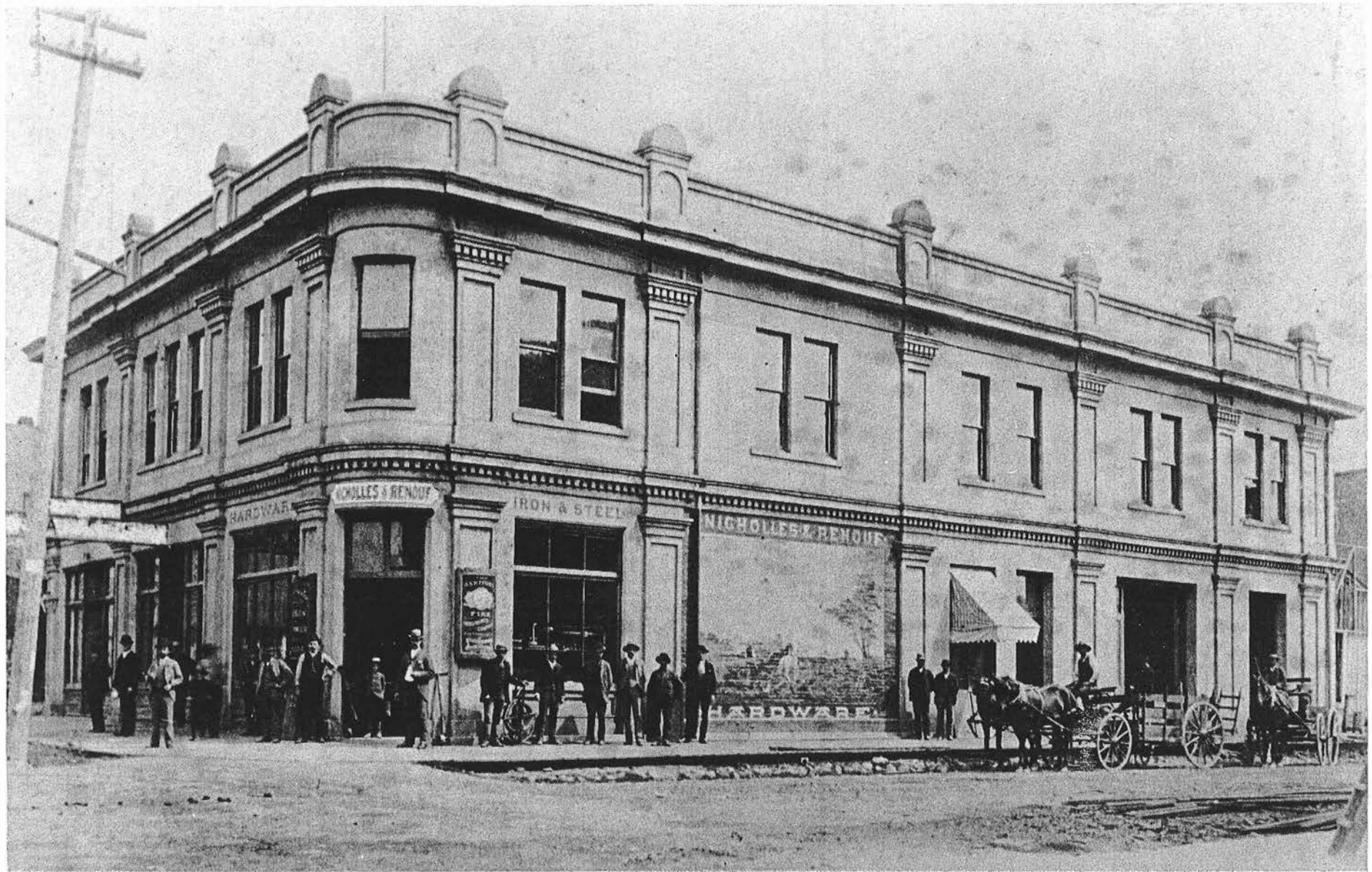
This ornate Victorian structure was built for A.A. Green, a partner in Garesche, Green & Co., the largest private banking house in the province; Green died only two years after this building was built. It was one of a pair of identical mirror-image buildings which faced each other across Trounce Alley; the southernmost of the two burned down in the 1910 fire. This survivor is now known as the Exchange Building, due to the tenancy of the Victoria Stock Exchange from 1928 to 1930. The Y.M.C.A. also was a tenant from 1889 until approximately 1909.



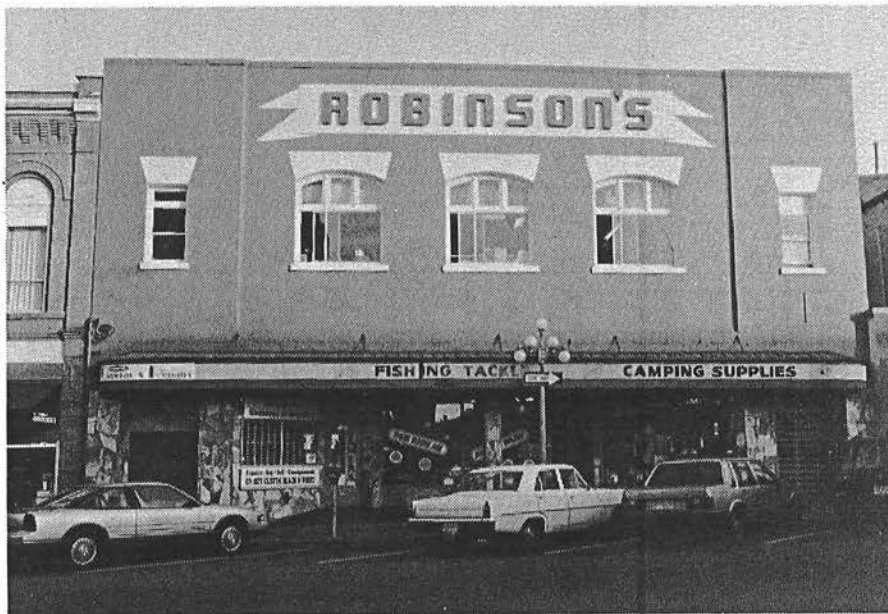
SURREY BUILDING
 1217-1243 BROAD STREET / 631-637 YATES STREET
 1878; Additions c.1894 & 1906

This structure has undergone a checkered past of renovations. Originally built as a two storey structure, two additional floors were proposed in 1891; in 1906 one floor was added to the designs of Francis Mawson Rattenbury. The corner has also been changed from rounded to angled. In 1912 the storefronts were altered by James & James, Architects. It was originally built by Burns and Edwards; James Burns was a local hardware merchant, who operated his business here for four years.

In 1884 the building was purchased by Thomas Dixon Galpin, the British investor; who added to the building the following year; Nicholles & Renouf rented the building as a warehouse from approximately 1887 until 1904. In 1888 it was purchased by the Canadian Pacific Land & Mortgage Company, who also added to the structure. The 1906 alterations were undertaken for the B.C. Land & Investment Agency. In 1977 unsympathetic renovations considerably altered the original character of the building.

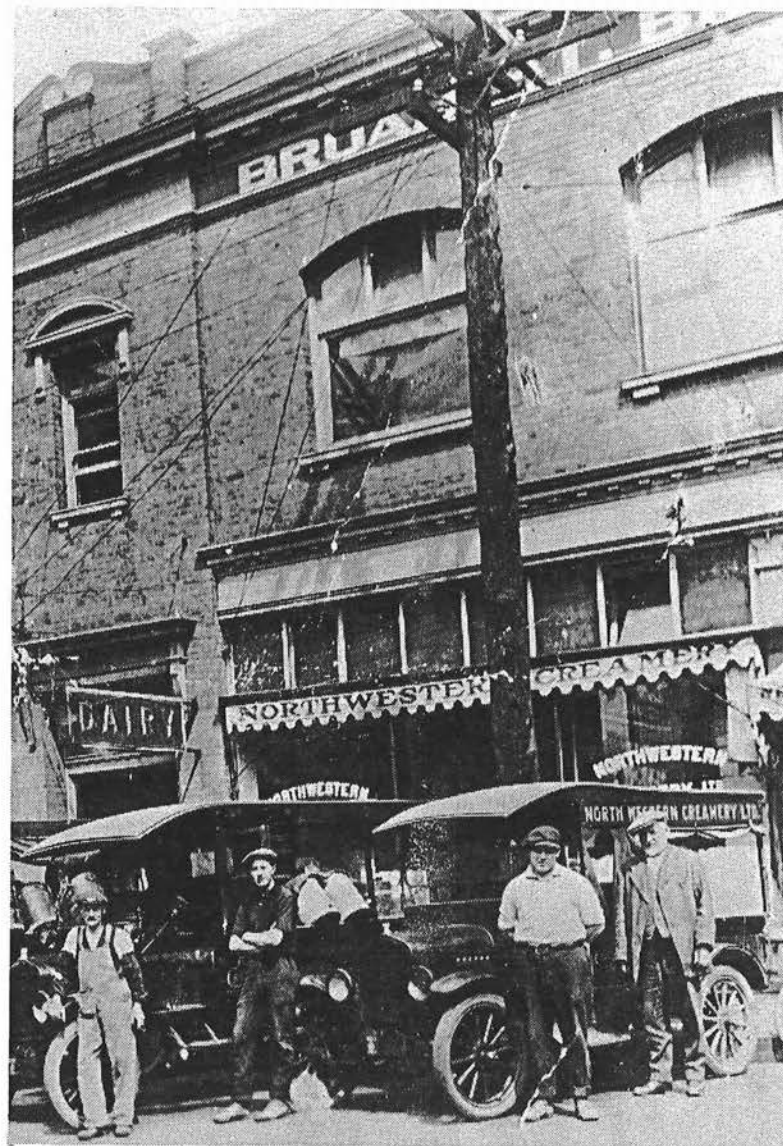


THE SURREY BUILDING, 1217-1243 BROAD STREET / 631-637 YATES STREET
IN USE AS THE NICHOLLES & RENOUF WAREHOUSE, c.1887 (CVARD 96609-01-3721)



NORTHWESTERN CREAMERY
 1305-1311 BROAD STREET
 D.C. Frame, Architect,
 1909

This building was constructed as a working creamery for the Victoria Creamery and Milk Supply Company Limited. Every morning before seven a.m. five wagon loads of ice were delivered here for the manufacturing of "Velvet" ice cream. Designed by David C. Frame and built at a cost of \$13,000, this two storey brick building has housed



ORIGINAL APPEARANCE Detail c.1914
 (CVARD 99102-01-3646)

a number of ground floor retail outlets, including the Mona Lisa Restaurant. Robinson's Bicycle Shop took over the building in 1948. The building's character has been substantially altered with a later facing of stucco, and replacement windows.



THE DUCK BLOCK
1314-1322 BROAD STREET
1892

Simeon Duck was a colourful local entrepreneur, City Assessor and Tax Collector from 1889, MLA and at one time, Minister of Finance for the province. As well as housing Duck's carriage works, this building also contained the meeting rooms for the Knights of Pythias. It remains virtually intact today, an excellent example of the large multi-purpose utilitarian commercial buildings built during the late Victorian era.



THE LONDON BLOCK
1315-1327 BROAD STREET / 631-639 JOHNSON STREET
1892

The present building replaced the wooden London Harmony Hotel and Saloon and the Bantly Cigar Manufacturers which had previously occupied this site. The London Hotel operated on the upper floor, while the "London Saloon" occupied a large part of the ground level. It was built by J.K. Wilson, known also as the owner of the 'Parrot House'. One notable later tenant of the London Block was the Crystal Theatre (1315-1317 Broad Street), which ran silent movies, accompanied by an orchestra, from 1910-1915.



MESTON'S CARRIAGE FACTORY
1407-1411 BROAD STREET
1906

In 1875 John Meston established carriage factory and blacksmith business. In 1889 he relocated his shop on Broad Street in this brick structure. As carriages were replaced by motor cars, Meston's business adjusted to the changing times, and he later undertook auto upholstery,



INTERIOR VIEW

and 'top trimming', although he still retained the blacksmithing shop for a number of years. A clear interior span was ensured by the use of 'hog trusses', in which cables are strung under wooden to help support them; their use in buildings is rare.



1408-1410 BROAD STREET
 William Ridgeway Wilson, Architect,
 1910

This two storey commercial block was originally built for R.P. Clark, and was originally used as a garage. Subsequent alterations, and a later coat of stucco, have obscured the original facade. Even though the second floor fenestration pattern is still discernable it is unknown how



1408-1410 BROAD STREET IN THE 1960s
 (CVARD 98202-19-4209)

much of the original ornamentation remains. Architect Wilson was skilled in his ability to make small buildings appear imposing, as shown by the original central window, with its elaborate carved hood.



BRACKMAN-KER MILLING COMPANY BUILDING

1414-1420 BROAD STREET

Francis M. Rattenbury, Architect,
1907

Located on a prominent corner, this large two storey warehouse structure occupies the original site of the old Methodist Church, which has been commemorated with a plaque. Designed by Rattenbury, this elegant structure displays distinguished proportions, and was faced with pressed brick. It has since been altered with the addition of a third floor,



APPEARANCE IN THE 1960s

(CVARD 98202-19-3960)

and a number of windows have been blocked in. The stucco was applied on an expanded metal lath, and may be removable. Brackman-Ker grew from a company founded by Henry Brackman in 1877; in 1882 he became partners with David Russell Ker. The company was for many years an important part of the local economy.



EMPLOYEES OF THE BRACKMAN-KER COMPANY IN FRONT OF 1414-1420 BROAD STREET;
DAVID RUSSELL KER THIRD FROM THE RIGHT; c.1908
(CVARD 98801-06-5817)



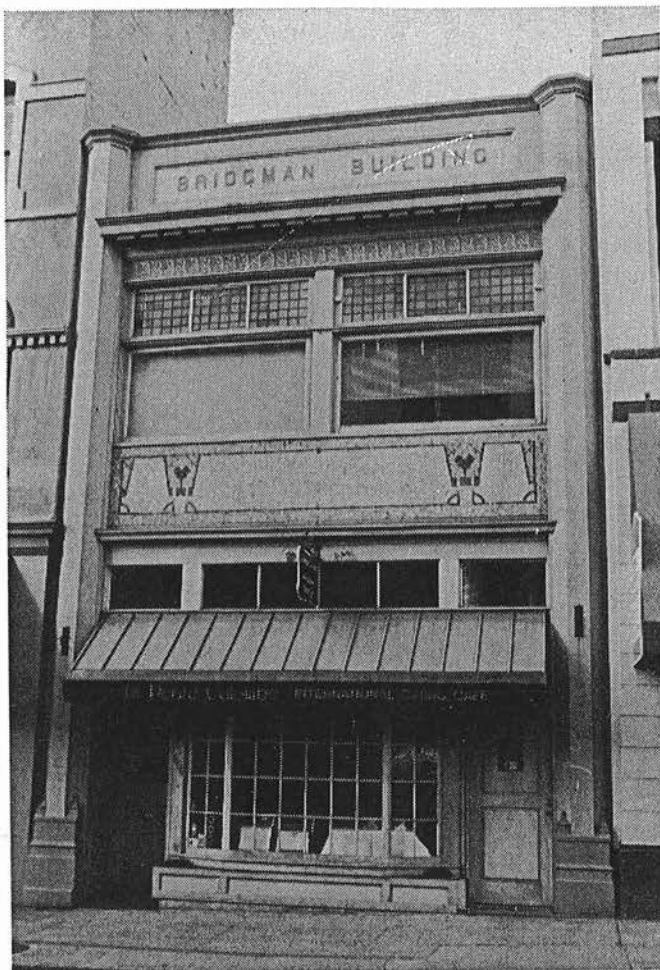
1417 BROAD STREET
1909

This structure was constructed in 1909 by John Meston who owned the adjacent building at 1407 Broad Street, known as Meston's Carriage Factory. John Meston was a well known carriage maker who also served as City Councillor. The building was handsomely restored in 1993 by the Royal Canadian Legion's Trafalgar Branch.



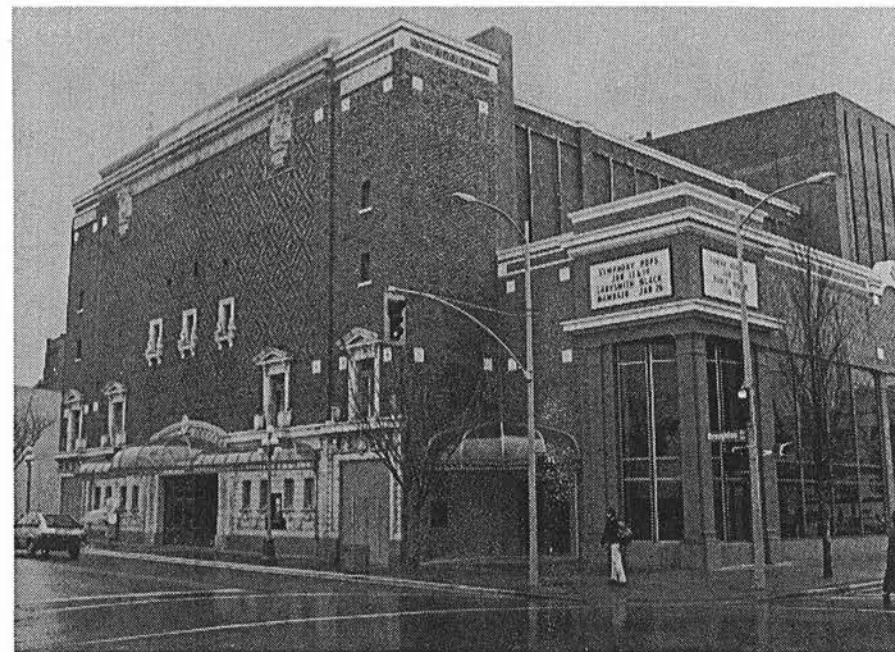
B.C. LAND & INVESTMENT AGENCY BLOCK
530-534 BROUGHTON STREET/1005 LANGLEY STREET
Francis M. Rattenbury, Architect,
1909

This simple but elegant structure was built as stores and offices for the B.C. Land Investment Agency. Designed in a restrained Classical idiom, it employs plain and rusticated brick pilasters on top two floors; the third floor windows use shallow arched window openings as a repeating motif. The angled corner treatment and the strong cornice line provide further articulation to this strongly modelled facade. An iron frame allowed for maximum ground floor storefront openings, which have since been filled in.



BRIDGMAN BUILDING
604 BROUGHTON STREET
1885; James & James, Architects for Alterations 1910

This present facade was the result of a 1910 alteration for A.W. Bridgman of an earlier building. C.E. Redfern built the original structure in 1885 after having acquired the land from the Archdeacon of B.C.; Redfern was at one time mayor of Victoria. This facade is unique in the city for employing Art Nouveau motifs in its ornamentation. An extremely handsome mosaic panel fills the spandrel between the storefront and the second floor windows, while projecting corner piers run the full height of the building.



ROYAL VICTORIA THEATRE (NOW THE ROYAL THEATRE)
805 BROUGHTON STREET
W. D'Oyly Rochfort and E.W. Sankey, Architects,
1913

This ornate structure, originally called the McBride Theatre, was built as an opera house, and opened on December 29, 1913 with a production of 'Kismet'. The front facade features a diaper pattern of light and dark brick, and is highlighted at the base and cornice with cream-glazed terracotta. Rows of built-in "chaser" bulbs run up and across the facade, indicating its theatrical function. It was built for the Victoria Opera House Company Ltd.



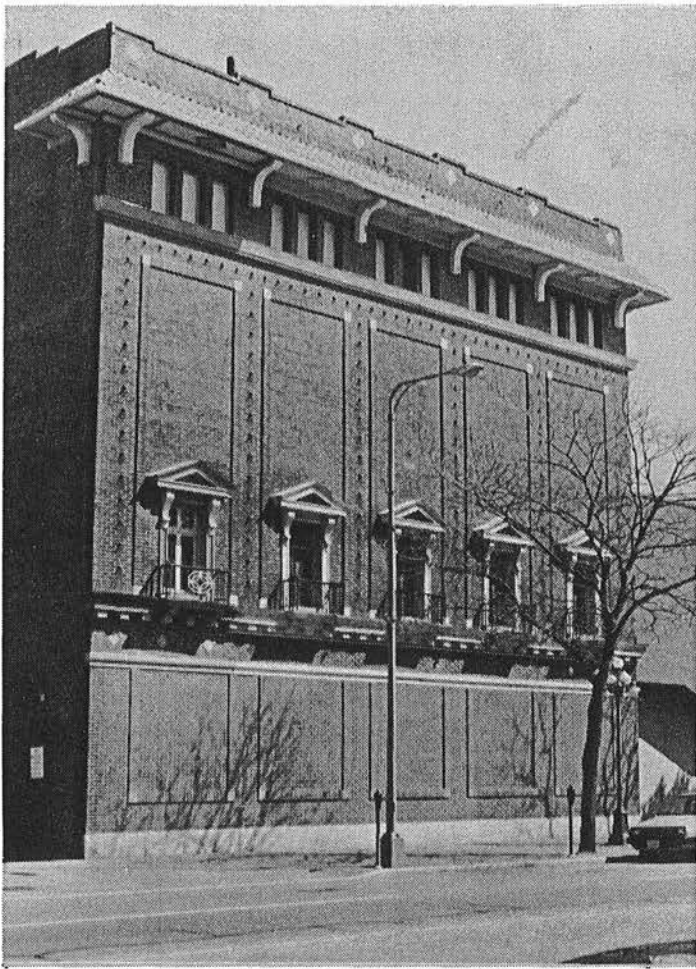
VICTORIA CITY HALL
#1 CENTENNIAL SQUARE
 John Teague, Architect,
 1878; Additions 1881 and 1890

The first section of this landmark structure, the south wing, was built in 1878 during Roderick Finlayson's term as Mayor. A fire hall with a wooden belfry was added to the Pandora Avenue facade in 1881, and the Douglas Street facade was completed to Teague's plans in 1890, including the 105 foot high clock tower.



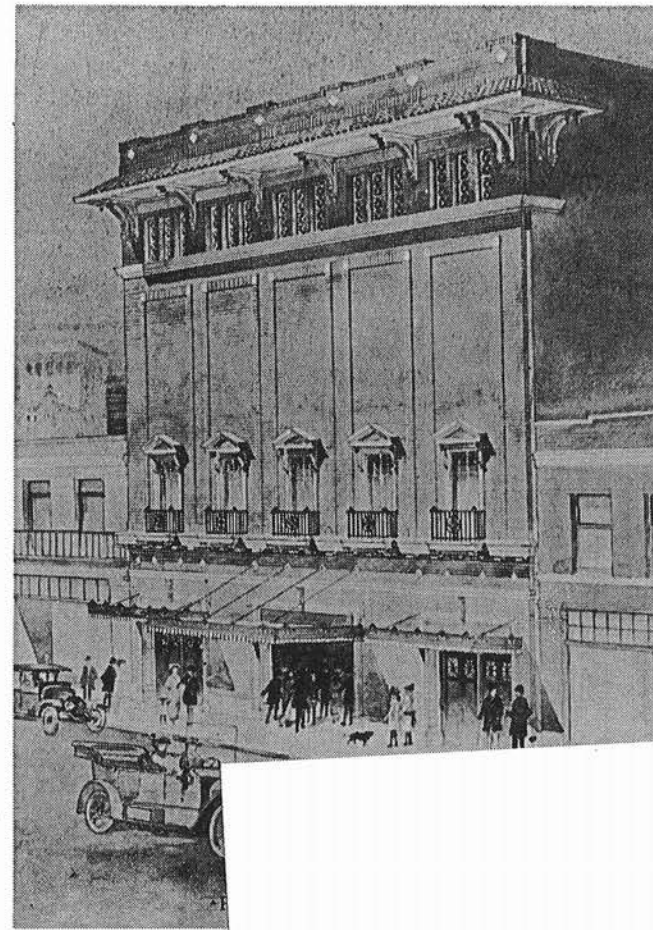
SOUTH WING, VICTORIA CITY HALL, DECEMBER 11, 1878
 (CVARD BUILDINGS - CITY HALL #1)

The clock, purchased from the English firm of Gillett and Johnson, was installed the following year. The Hall survived a demolition threat in the 1960s, and was incorporated into the Centennial Square revitalization scheme.



PANTAGES THEATRE (NOW THE McPHERSON PLAYHOUSE)
#3 CENTENNIAL SQUARE
 Jesse M. Warren, Architect,
 1914

This building was already under construction as an office building when its owners, McPherson, Fullerton and Elliot, were approached by Alexander Pantages to change it to a theatre. They agreed, and Pantages added this to his chain of vaudeville theatres. After years of varying fortunes, it was renamed the McPherson in 1965, and rehabilitated as part of the Centennial Square redevelopment.



THE PANTAGES
ARCHITECT'S RESIDENCE
 (CVARD 98904-2)

Designed in the Italian style, the building features an overhanging boxed cornice, decorative banding, and rows of 'chaser' lights. The building has been altered from its original design.



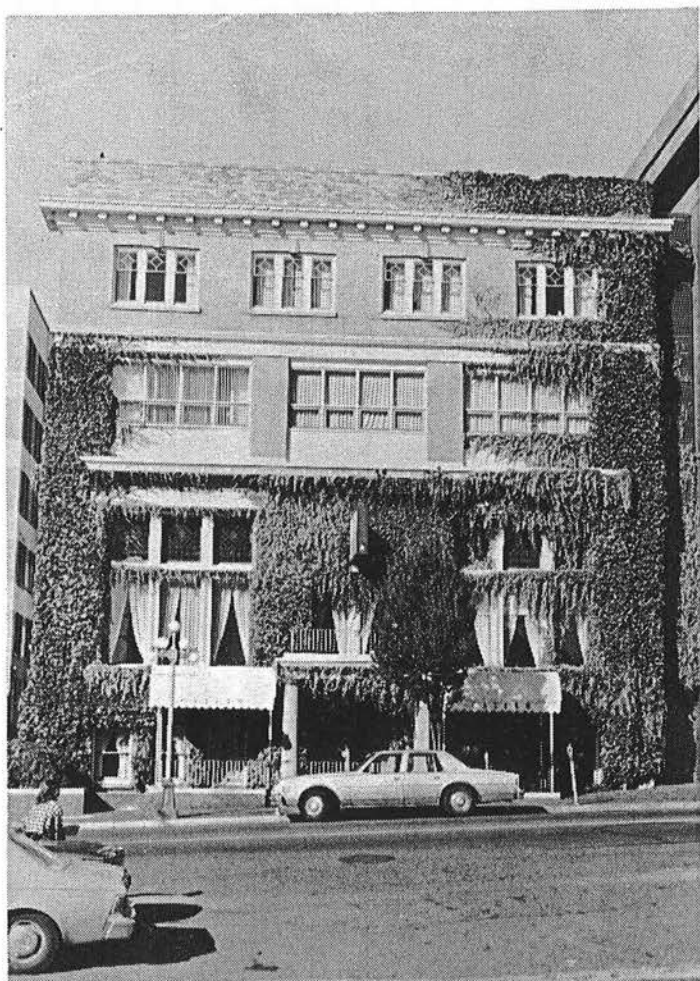
WINDSOR HOTEL ADDITIONS
 600-610 COURTNEY STREET / 904 GORDON STREET
 Fox & Berrill
 1913

This two storey structure was built as an addition to the Windsor Hotel on Government Street by Stephen Jones, who was also the proprietor of the Dominion Hotel. It is simple and largely unadorned, with minimal detailing and plain wall surfaces, and relies on the yellow facing brick and regular proportions to define its character.



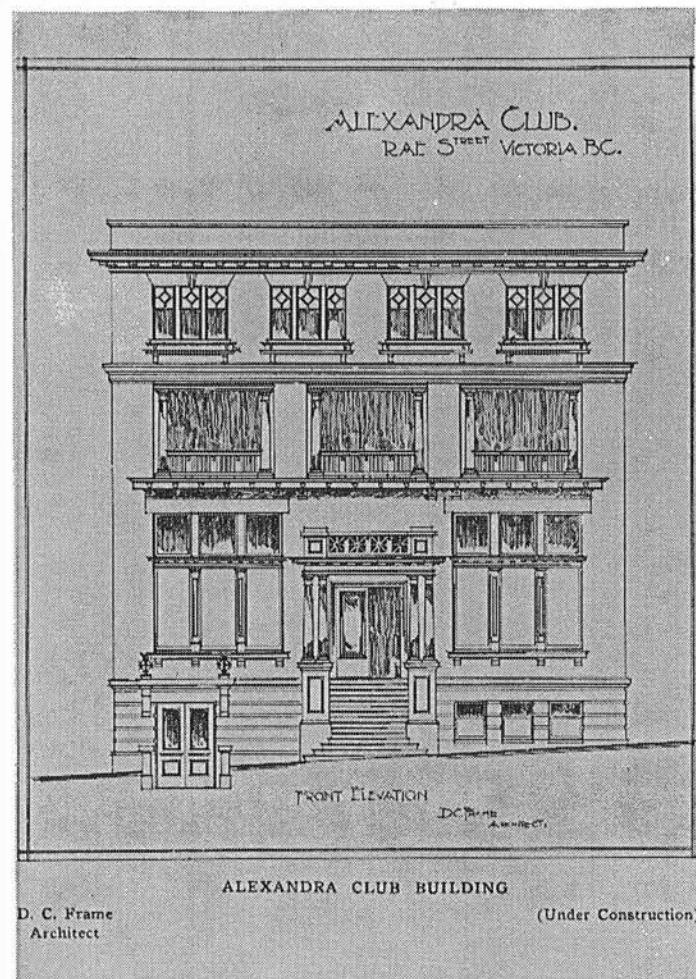
CUSACK PRINTING OFFICE
 625 COURTNEY STREET
 C. Elwood Watkins, Architect,
 1911

During the prosperous Edwardian era, even utilitarian structures, such as this printing office, were handsomely appointed. This brick facade is articulated into three bays, each topped by a shallow arch outlined with brick voussoirs; one bay is inset to provide an entry vestibule. Thomas R. Cusack was the original owner of this building, this building housed his printing shop and offices. It is now used by the Canadian Legion.



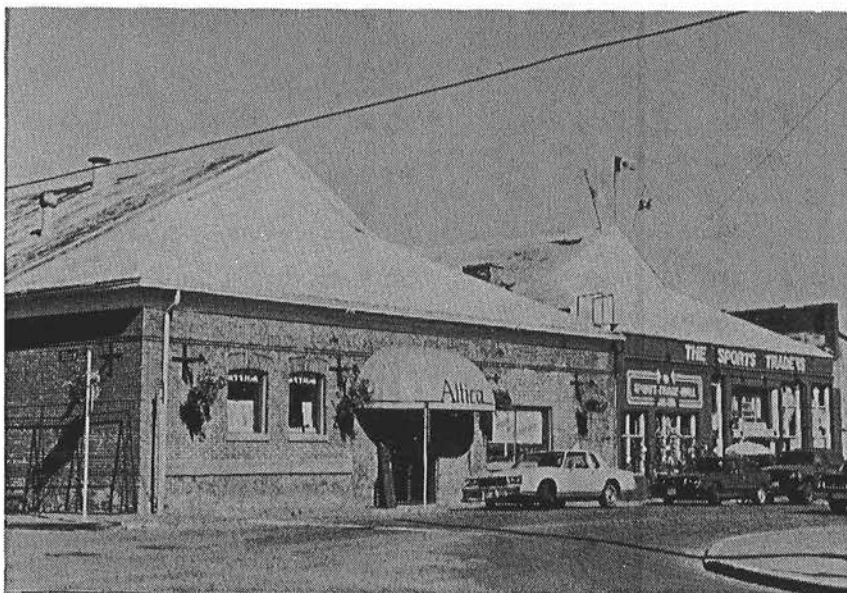
ALEXANDRA CLUB BUILDING
716 COURTNEY STREET
 D.C. Frame, Architect,
 1911

The Alexandra Club for Ladies constructed this structure, which featured a ballroom, lounges, a dining room, and accommodation; it remained as an important social centre for a number of years until its conversion in 1930 to the Windemere Hotel. From 1946 to 1966 the building was used as the R.C.M.P. Headquarters.



RENDERING OF THE ALEXANDRA CLUB,
FROM VICTORIA ARCHITECTURALLY, 1911
 (CVARD 98410-10-647)

The building has now been rehabilitated for use as commercial space. Some of the interior spaces have been restored.



DISCOVERY STREET ELEVATION

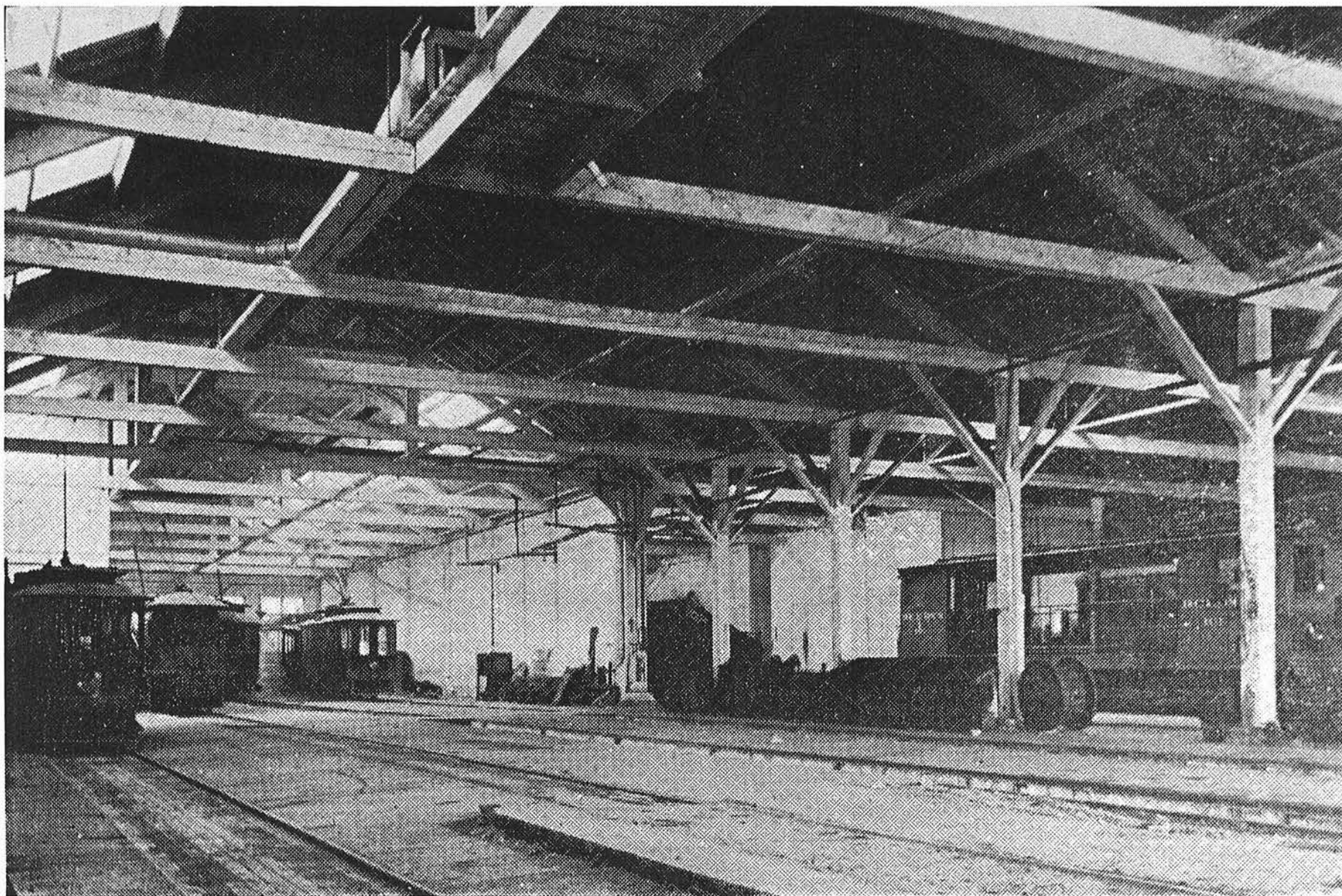
B.C. ELECTRIC RAILWAY COMPANY CAR DEPOT
502-508 DISCOVERY STREET / 501-513 PEMBROKE STREET
 Francis M. Rattenbury, Architect,
 1901; Additions 1907

The National Electric Tramways & Lighting Company, which in 1890 had started the first trolley line in Victoria, was the first electric car service on the Pacific North Coast, and the first in Canada. As a result of the Point Ellice Bridge disaster in 1896, it was reformed as the Consolidated Railway Company, and after bankruptcy the next year, the assets were taken over by a new firm, the B.C.E.R.



PEMBROKE STREET ELEVATION

The B.C.E.R. dropped the Railway from its name in 1951, as streetcar service was being phased out, and in 1960-1961 they adopted the name of the B.C. Hydro and Power Authority. These car sheds, designed in two stages by Rattenbury, have since been altered for commercial usage, but retain their straight-forward utilitarian appearance.



INTERIOR OF THE B.C. ELECTRIC RAILWAY COMPANY CAR DEPOT,
502-508 DISCOVERY STREET / 501-513 PEMBROKE STREET; no date
(BCARS HP54903)



BAKER HOUSE
 714 DISCOVERY STREET
 C. Elwood Watkins, Architect,
 1910

This solid and imposing brick structure was built for James Baker; it is one of the few surviving residential buildings on the northern edge of downtown. Projecting bays, emphasized with corner quoining, are used to relieve the mass of the building; typical of the Edwardian era, the front porch is supported with classical columns. In 1898 Baker had founded the Victoria Ice Co., and from 1891 until 1910 he also operated the Baker Brick & Tile Co. Ltd.; this house was built with the last bricks that he made.



THE CRYSTAL GARDENS
 701-711 DOUGLAS STREET
 Francis M. Rattenbury and P.L. James, Architects,
 1925

Rattenbury had designed the first concept for a very large amusement centre for the Victoria Chamber of Commerce as early as 1921; ultimately it was scaled down for the C.P.R. to a single salt water pool, with two dance floors, a gymnasium, and a bowling alley. The problems of the marshy site were solved by James' use of a concrete raft foundation to support the weight of the fully loaded pool. This was the heart of Victoria's social life for a number of decades; after the pool was closed, the building was renovated for use as a conservatory, with newly-created retail and commercial space.



EMPRESS BLOCK
919 DOUGLAS STREET
 H.S. Griffith, Architect, 1911

This six storey hotel, originally designed as an office building, has an elegant glazed terra cotta front facade. The original name, the "Empress Block", is incised on the cornice just below the dentil course. The Strathcona Hotel took over the building shortly after its construction, and remains here to the present day.

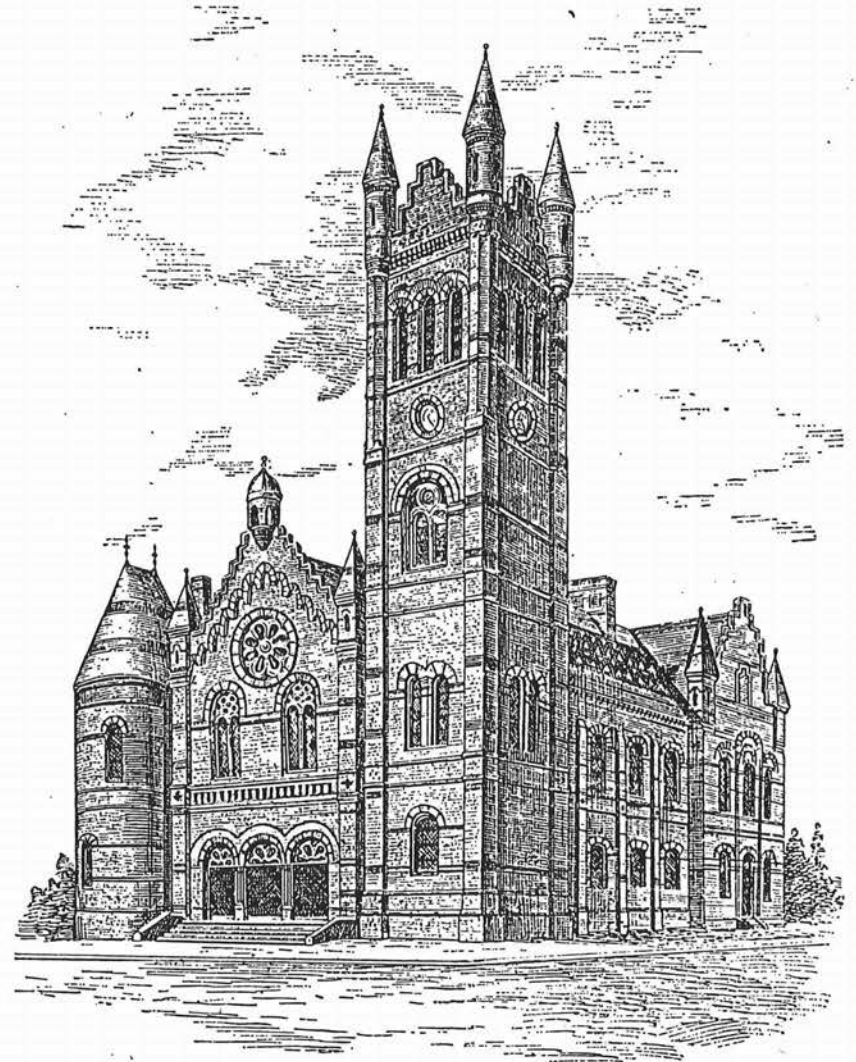


STRATHCONA HOTEL
 c.1920s
 (CVARD 98111-29-4621)



SAINT ANDREW'S PRESBYTERIAN CHURCH
924 DOUGLAS STREET
 Leonard Buttress Trimen, Architect,
 1890

The original parish of Saint Andrew's had been founded in 1866; this imposing Scottish Baronial structure was their second church. The cornerstone had been laid by Premier John Robson on March 7, 1889, and the building was completed in time for the opening sermon the



FROM *VICTORIA ILLUSTRATED*, 1891, pg.43
 (CVARD)

following January. The church was considered innovative at the time of its construction, and claimed to be the second church in North America to be equipped with incandescent lighting. The impressive interior remains substantially intact.



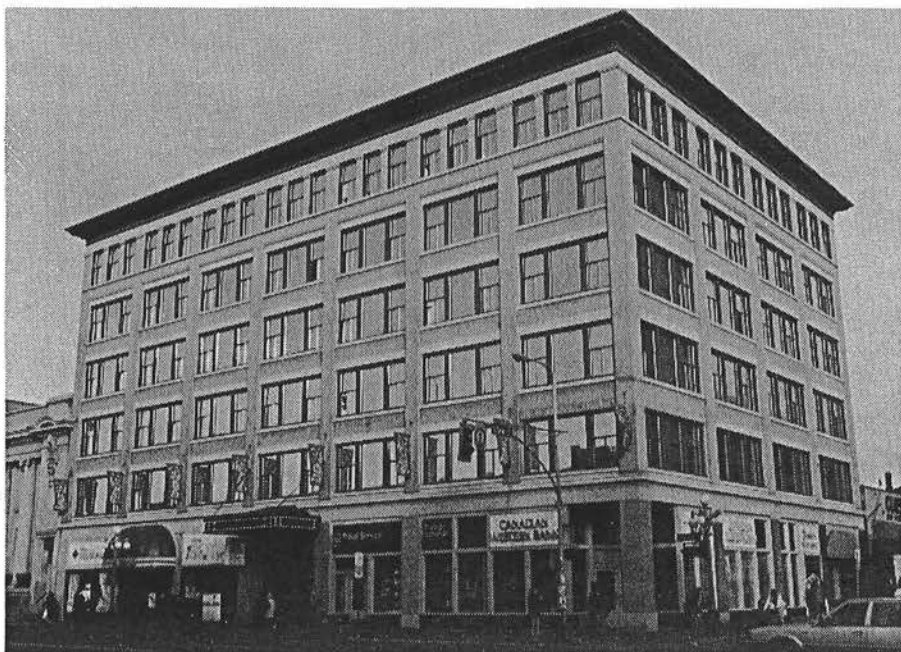
1000-1012 DOUGLAS STREET / 680-690 BROUGHTON STREET
Percy Fox, Architect,
1920

Otto Weiler continued to build in this part of the downtown, erecting this structure on the site of 1895 building which had been demolished. The facade articulation is restrained but well-proportioned; in a gesture to its context, it matches the cornice line and height of its older neighbour to the west on Broughton Street.



THE SUSSEX APARTMENT HOTEL
1001-1019 DOUGLAS STREET / 704-720 BROUGHTON STREET
S. Patrick Birley, Architect,
1938

This was the most fashionable hotel in Victoria when it was built. It employs the elements of the late Art Deco style, such as a crenellated parapet, and frozen fountain tile motifs worked into the terra cotta base. The facade is being preserved as part of a new development.



SAYWARD BUILDING
 1201-1213 DOUGLAS STREET / 704-706 VIEW STREET
 George C. Mesher & Company, Architects,
 1911

This six storey structure, typical of the Edwardian Commercial style, opens its facade to the maximum allowable window allowance, to allow light to penetrate into its bulky structure. Built to take full advantage of its corner lot, it was designed to house commercial outlets on the ground floor and professional offices above, a function it still serves. J.A. Sayward, the original owner, was a prominent businessman, as well as managing director of the Esquimalt Waterworks.



MERCHANTS BANK OF CANADA
 1225 DOUGLAS STREET
 Francis M. Rattenbury, Architect,
 1907, Additions 1922 and 1945

Constructed of reinforced concrete faced with Newcastle Island limestone, this bank was unusually lavish in its interior appointments, and was the most expensive building in the City in proportion to its size. It has been occupied since 1921 by the Bank of Montreal; the Douglas Street facade was extended the following year by architects Honeyman and Curtis. The sympathetic modernistic addition to the north facade was built to the designs of Vancouver architect C.J. Thompson in 1945.



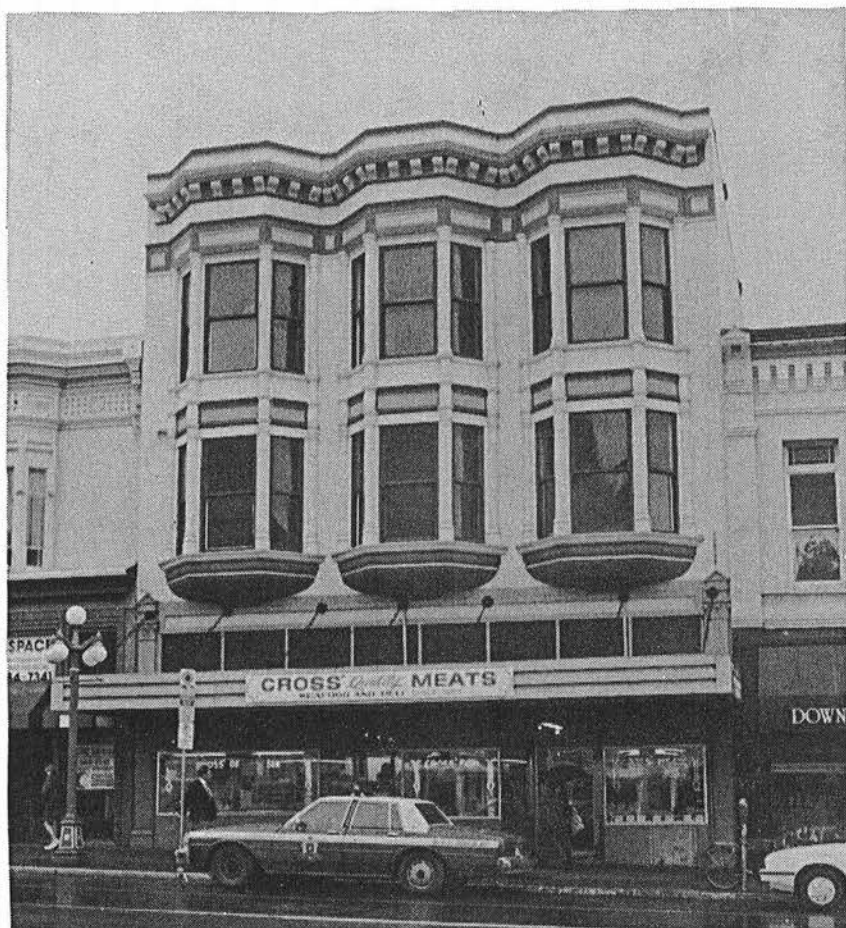
1300-1306 DOUGLAS STREET
1889

The Canadian Pacific Land & Mortgage Company built this landmark structure at the corner of Yates and Douglas Streets in 1889. E.C. Kellogg, Druggist, was the first tenant in the main ground floor space; other tenants at the time were R.A. Brown and Company Hardware, a Mining Stock and Share Brokers office, and H.A. Potts, Merchant

Tailor. The second floor decorative brickwork with stone trim still remains, but the ground floor and windows have been altered. The building has also suffered the loss of most of its prominent corner turret.

FOLLOWING PAGE: 1300-1306 DOUGLAS; c.1891
(CVARD 96604-01-3720)





VICTORIA HOUSE
1308-1312 DOUGLAS STREET
1891

Cast iron columns outline the edges of these triple Italianate bay windows, and the vertical emphasis of the bays is capped by a strong bracketed cornice. The ground floor, which originally housed a dry goods store, has been altered with new windows and a horizontal canopy, but otherwise the building remains intact. It was built for Miss Pauline E. Lange at a cost of \$14,000.



DOANE BLOCK
1314-1324 DOUGLAS STREET
1891

This two storey brick structure housed a number of commercial enterprises, including Croot, Potts & Bissell, Merchant Tailors, William Duncan, Harnessmaker, and J.M. Nagano & Company, Oriental Bazaar, specialists in Japanese goods. The building was originally named after the Doane family; it was built for Miss Doane, the daughter of J.H. Doane, at a cost of \$10,000. It was renamed the Morgan Block after a subsequent owner, Mr L. Morgan, a local alderman.



THE 1300 BLOCK OF DOUGLAS STREET; c.1895
ON THE RIGHT IS THE STELLY BLOCK OF 1886 (DEMOLISHED); ON THE LEFT 1300-1306 DOUGLAS
(CVARD 96609-01-3719)



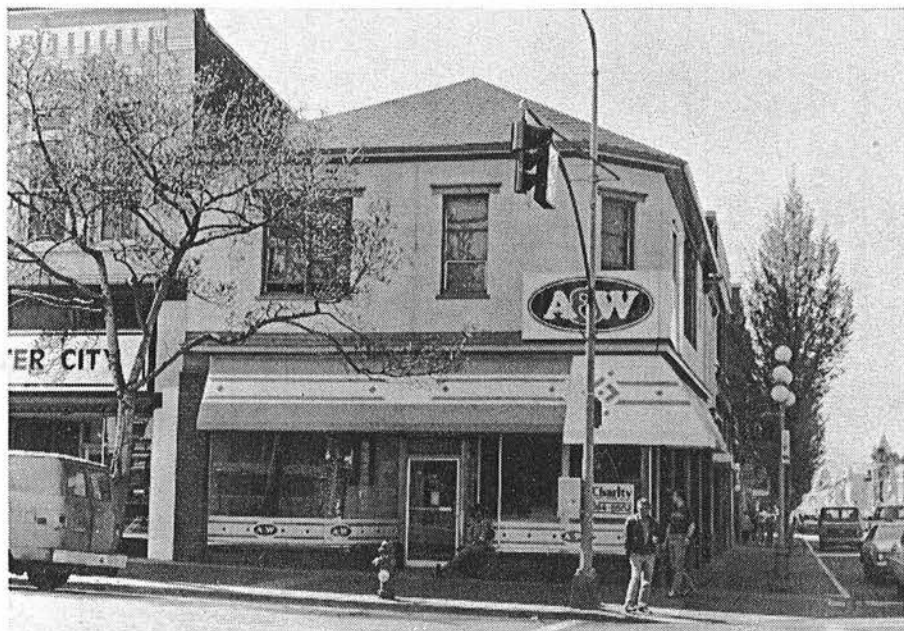
CRAFT AND MORRIS BLOCK
1319-1329 DOUGLAS STREET
 Fisher & Wilson, Architects, 1888

Located at a prominent intersection, Craft & Norris commissioned the design and construction of an intricate detailed and ornate Victorian Italianate structure. Built of brick, with fanciful window hoods, finials



THE CRAFT & MORRIS BLOCK, in 1892
 (BCARS HP71442)

and parapets, it housed William Craft's family dry goods business. Over the years it has been substantially altered, including the application of a stucco facing and the removal of parapet details.



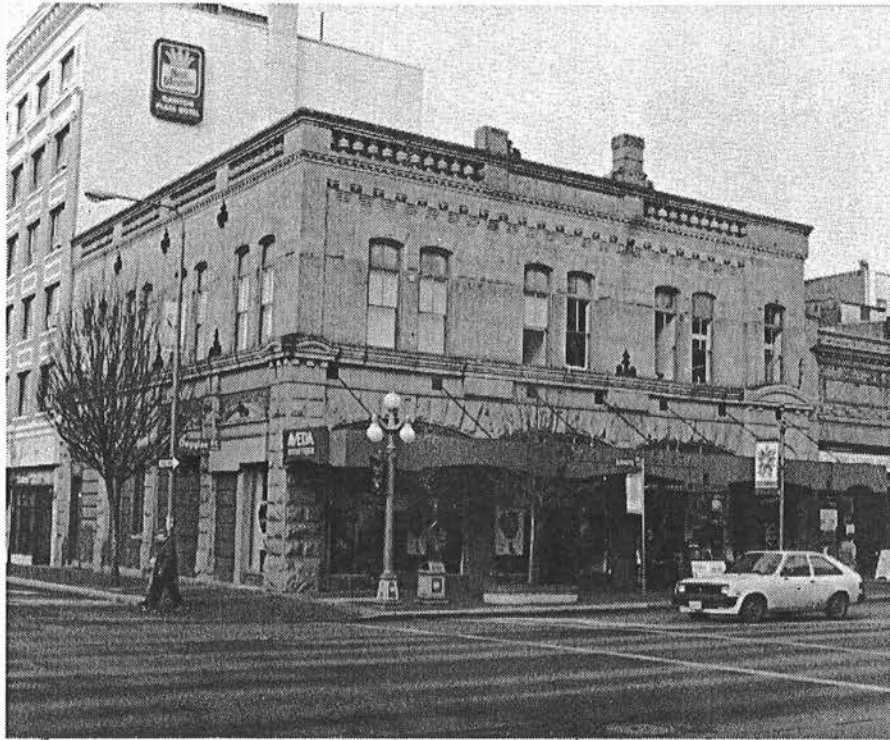
1328 DOUGLAS STREET / 659 JOHNSON STREET
1878; Addition 1910

This building was built by Thomas Nicholson for his groceries and liquor business; by 1885 it was in use as a C.P.R. hotel, with a dining room on the second floor. The Regent Saloon, a notoriously rowdy establishment, occupied the ground floor starting in approximately 1889, while the second floor housed Barney Levy's cigar factory;



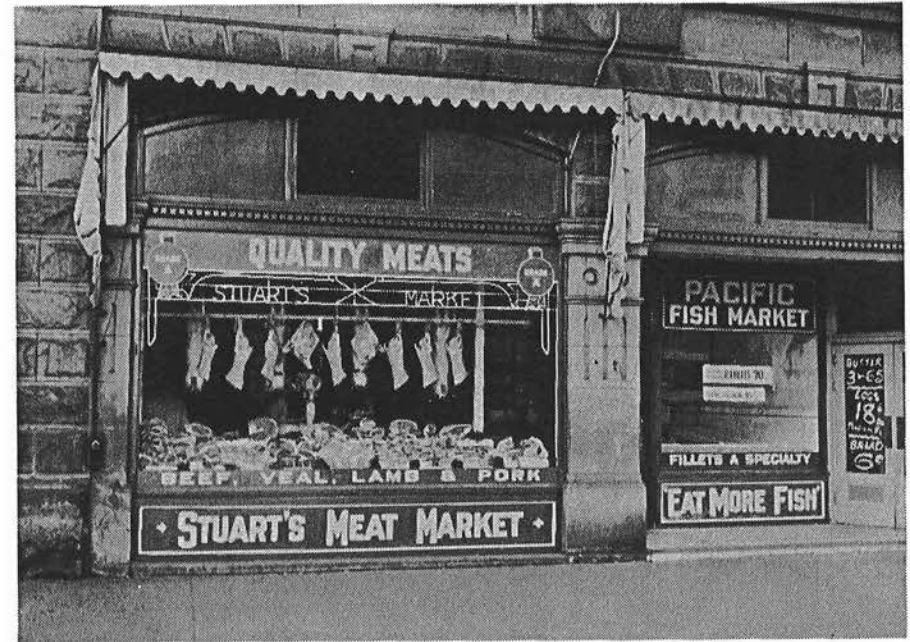
1328 DOUGLAS STREET, ON LEFT, LATE 1890s
(BCARS HP11821)

Levy's crew hand-rolled his "Pride of Victoria" cigars. The building originally boasted a brick facing, and a continuous wooden arcade at street level. It has now been stuccoed, and has suffered the alteration of its storefront and several of its second floor windows. In 1910 Nicholson built a two storey brick addition at the rear, facing Johnson Street.



PORTER BLOCK
1402-1406 DOUGLAS STREET
William Ridgeway Wilson, Architect,
1900

Decorative unglazed terra cotta is used to highlight the second storey of this elegant late Victorian structure, including moulded balusters and a name plaque. Rusticated stone piers visually anchor the building to the ground. Robert J. Porter, the original owner, was a butcher and partner in R. Porter & Sons; he was also a City alderman from 1912 to 1916 and 1918, and mayor from 1919 to 1921.



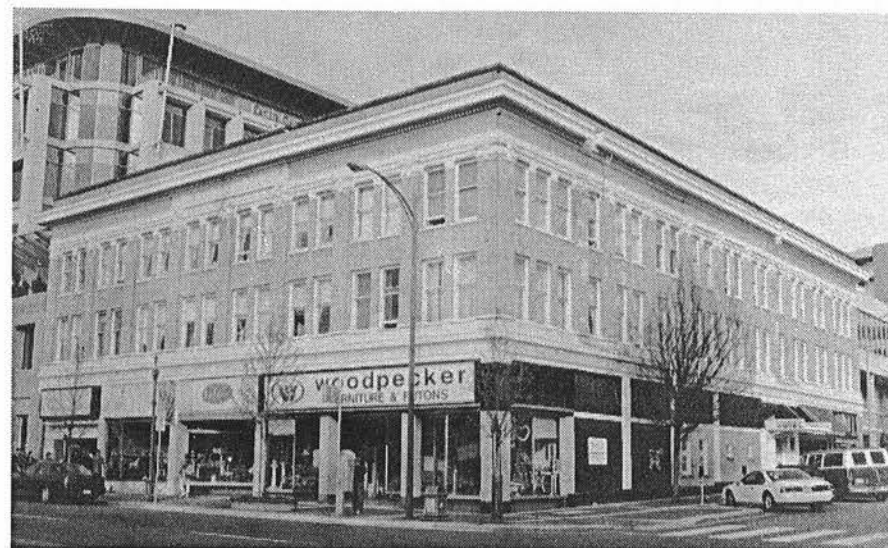
STUART'S MEAT MARKET IN THE PORTER BLOCK, 1935
(CVARD 98202-26-1054)

"Among the larger and more costly structures which have been erected - or in the course of erection - during the year are R. Porter & Sons' splendid new brick structure on the corner of Douglas and Johnson Streets, costing \$13,000." (*Colonist*, September 14, 1900)



HOTEL DOUGLAS
1450 DOUGLAS STREET
L.W. Hargreaves, Architect,
1911

Originally called the Lim Bang Building, after its first owner, this five storey structure was home to the Prince George Hotel. Prohibition caused a severe drop in business, forcing the hotel to close; it was re-opened as the Hotel Douglas in 1918. Cream coloured terra cotta is used to highlight the tan brick facing and the entries. Lim Bang was a prominent local businessman, who also owned other downtown properties, a number of greenhouses, and a brick plant in Sidney.



THE FAIRFIELD BLOCK
1601-1609 DOUGLAS STREET / 710-714 CORMORANT STREET
H.S. Griffith, Architect,
1912

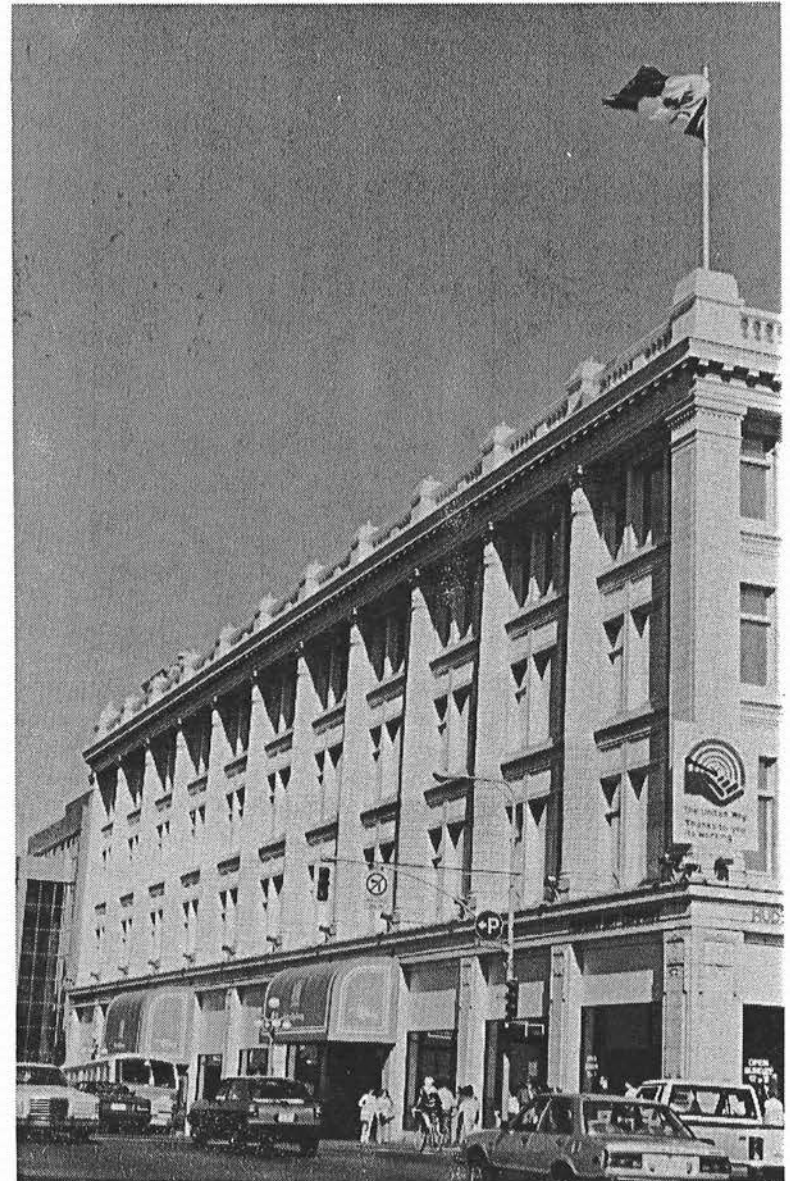
A decorative name plaque at the cornice level still proudly identifies this structure, built for Grant and Lineham. Used as a hotel, with stores at street level, it displays cream-coloured terra cotta banding and ornamentation set off against tan brick. Despite ground floor alterations, the second floor survives intact, and the building is a prominent feature on Douglas Street.

**THE HUDSON'S BAY COMPANY DEPARTMENT STORE
1701 DOUGLAS STREET**

Burke, Horwood & White, Architects,
1914-1921; Additions 1948-1949

The Hudson's Bay purchased the site of old St John's, the "Iron Church", to build this new retail store. In 1914 construction was halted by the continuing depression in the local economy and the labour shortage caused by the outbreak of the First World War. The terra cotta clad structure was finally finished by 1921, and was officially opened the following year.

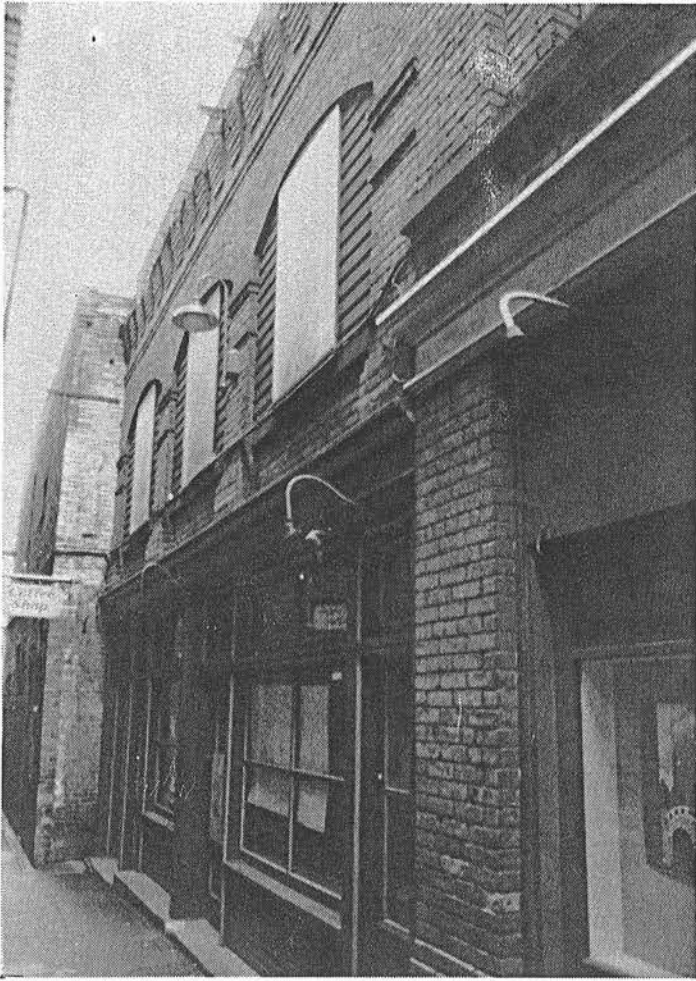
This four storey complex is typical of the Company's stores during this period; many of their stores in Western Canada were designed by these Toronto architects in a Classical Revival idiom, which became the Company's trademark. Three storey high giant order columns define the upper floors, with large base piers at ground level; the free-style Corinthian capitals are based on a tobacco leaf motif. A richly detailed balustrade surmounts the cornice, and the use of monochromatic terra cotta gives a strong visual emphasis and unity to the building. The three easternmost bays, faced in matching terra cotta on the north and south facades, were designed by Moore & Moody of Winnipeg in 1948-1949.





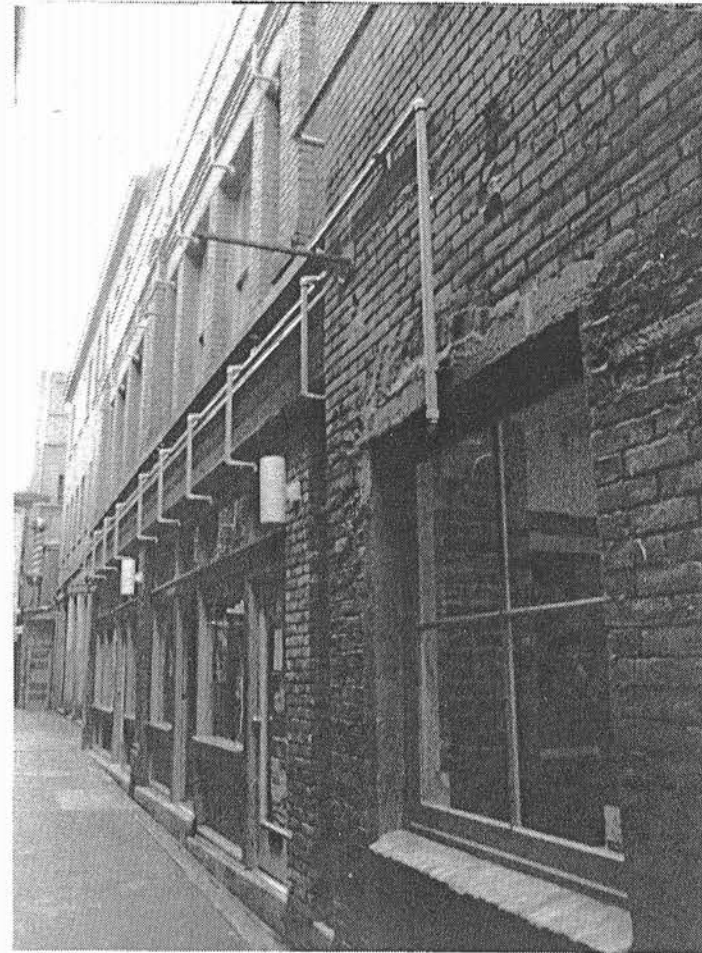
2100 DOUGLAS STREET
1909

This two storey brick structure was built as a carriage and blacksmith's shop for P.W. Dempster. Situated at a prominent corner location, it is part of the historic industrial area located on the north side of the 600 block Pembroke Street. It was altered in 1958 for the use of the Hastings Appliance Co. as an office and warehouse.



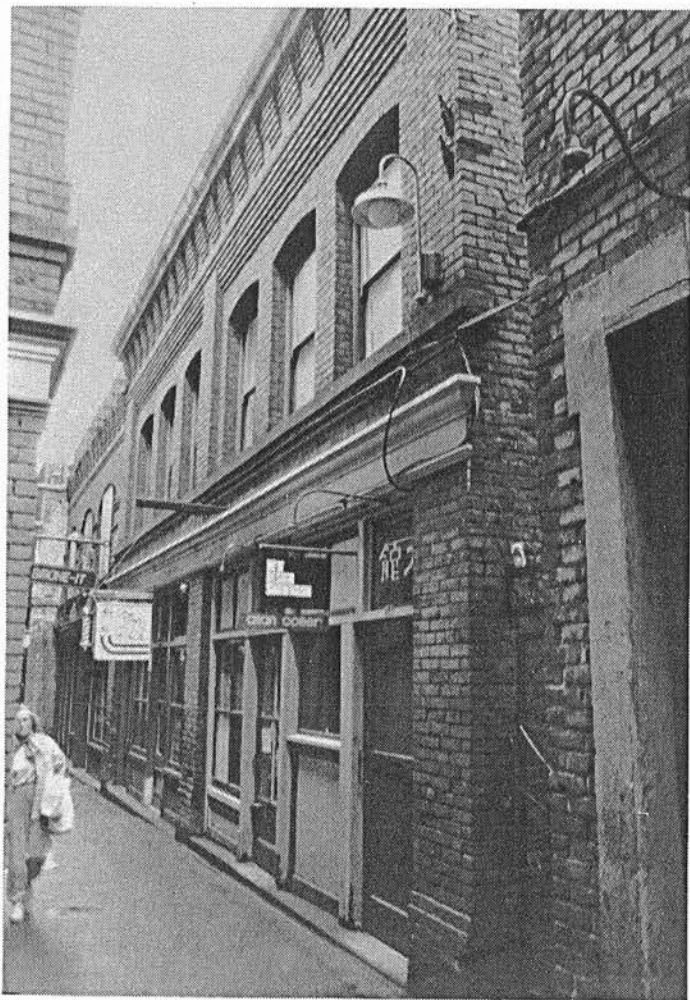
2-6 FAN TAN ALLEY
C. Elwood Watkins, Architect,
1920

The character of Fan Tan Alley is determined by a number of contiguous brick structures, built directly to their lot lines. This is one such structure, built as an infill structure between the two existing adjacent buildings. It is relatively intact, except for the removal of its metal cornice, for which the angled hanger brackets still remain. Although originally a separate building, it is now consolidated with 8-14 Fan Tan Alley and 536-544 Pandora Avenue.



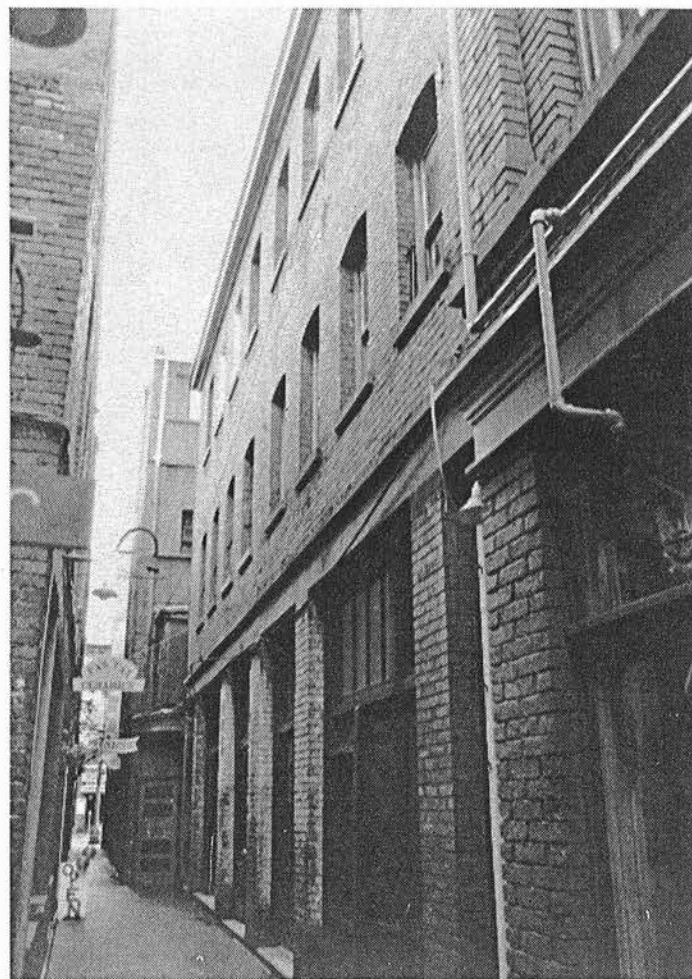
3-11 FAN TAN ALLEY / 546-548 PANDORA AVENUE
1882, Fan Tan Alley Storefronts by C. Elwood Watkins, Architect,
1920

546-548 Pandora Avenue was built in 1882, most likely for W.J. MacDonald, who had bought the property the previous year. Although its front facade has been completely rebuilt, its side wall, facing Fan Tan Alley, is still relatively intact. The storefronts on Fan Tan Alley, built in 1920 for Lim Ging and Lee Ward, continue the rhythm of brick structures down this narrow passageway.



8-14 FAN TAN ALLEY
C. Elwood Watkins, Architect,
c. 1912

Continuing the line of brick structures fronting Fan Tan Alley, this facade features shallow arched second floor windows. The brick cornice is an excellent example of a corbelled treatment. There is an entry to a passageway beside this building, that connects Fan Tan Alley to Theatre Alley, as well as to a number of adjoining alleyways that honeycomb this historic block. It is now consolidated with 2-6 Fan Tan Alley and 536-544 Pandora Avenue.



15-23 FAN TAN ALLEY
Thomas Hooper, Architect,
1913

Built for Nip No and Yee Pack, this three storey structure followed the Fan Tan Alley pattern of stores at ground level with living quarters above. This tall structure steps back slightly to allow more light into this part of the Alley. It is a very plainly detailed structure, showing the rugged and utilitarian nature typical of the buildings fronting the Chinatown passageways.



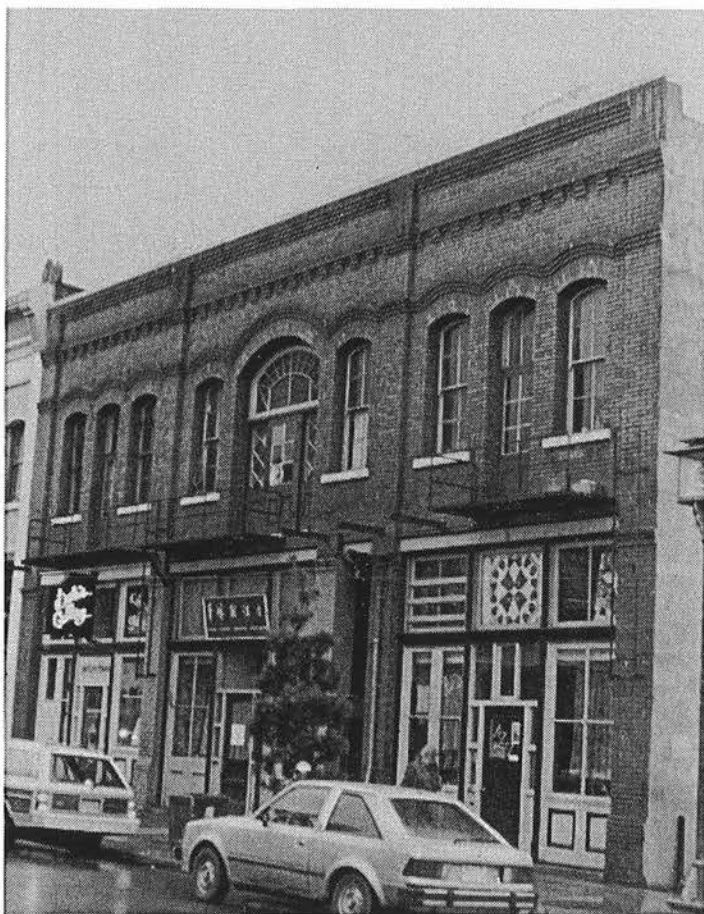
532-536 FISGARD STREET
1891

An important part of the Chinatown streetscape, this simple Italianate structure houses ground floor retail space, with what was originally a residential usage above. The finely detailed brickwork of the facade and cornice is a notable feature. Typical of early Chinatown structures, there was once a projecting wooden balcony across the ground floor. Michael Hart was the original owner.



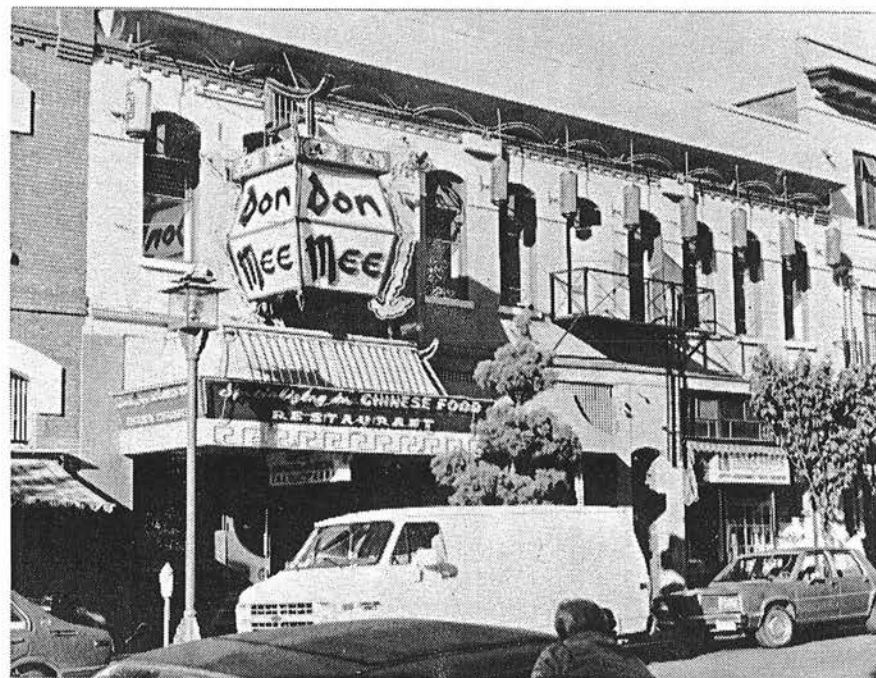
532 ½ FISGARD STREET
Samuel Buttrey Birds, Architect,
1912

These tenement buildings, situated between 532-536 Fisgard Street and 529-539 Herald Street, were built to the designs of Samuel Buttrey Birds, best known as the architect of Vancouver's Chalmers Presbyterian Church. Birds designed these utilitarian structures during a brief period of residence in Victoria. Described as a brick "lodging house", this two storey brick structure was built for Quon Yen and Joe Gar Chow. This set of buildings contains an internal passageway that runs between Fisgard and Herald Streets.



533-537 ½ FISGARD STREET
1901

This elegant facade, with refined brick corbelling details and arched windows, shows the way in which the early Chinatown buildings display both a public and a private face. Lee Cheong and Lee Wong built this structure as “stores and cabins”; through the doorway at 535 ½ Fisgard Street a narrow alley leads through to a series of plain brick tenements, arranged around a passageway that leads to Pandora Street.

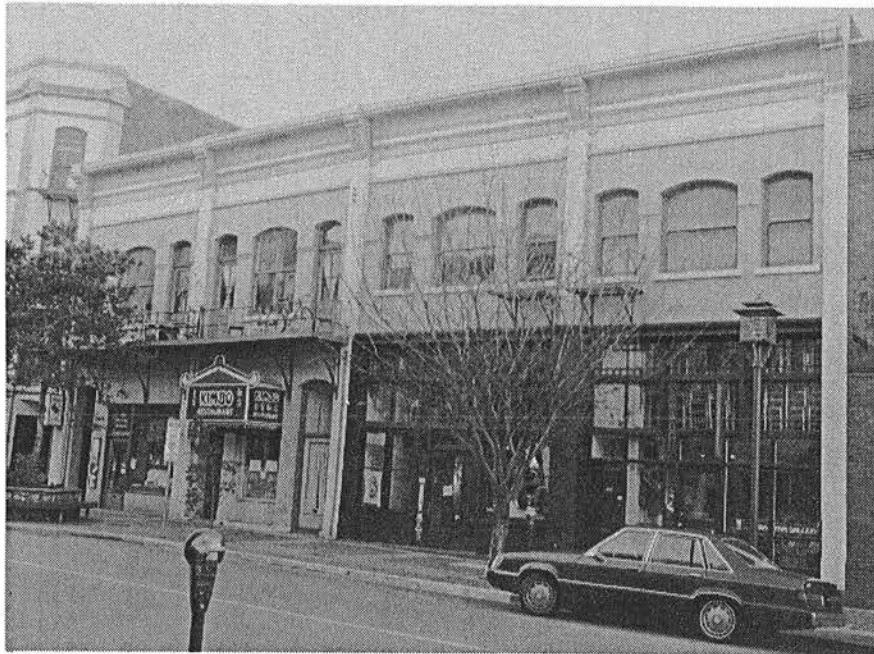


538-544 FISGARD STREET
1891

This simple structure is contiguous with 532-536 Fisgard Street, and employs the same simple brick detailing; the cornice is here hidden by a later false canopy. Both structures were built for On Hing at a cost of \$10,500. The photograph on the next page shows the original balcony, supported by iron brackets, and the original storefront pattern, which has since been altered.

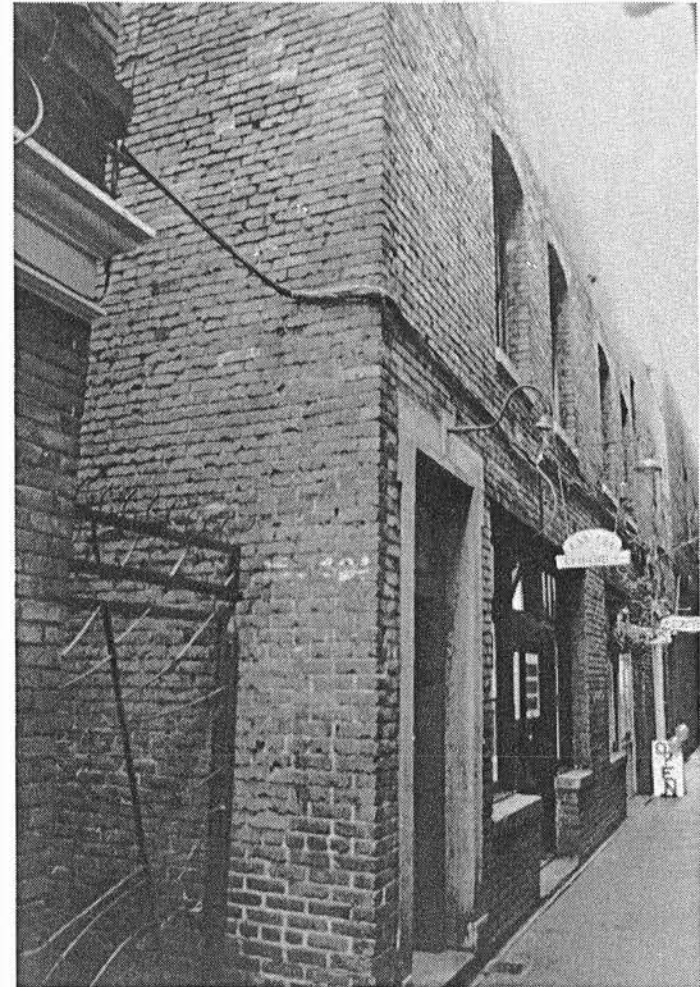


CHINESE NEW YEAR, FEBRUARY 1900,
TAKEN IN FRONT OF 538-544 FISGARD STREET (BCARS HP54020)



539-545 ½ FISGARD STREET / 16-20 FAN TAN ALLEY
Circa 1885-1886

The first portion of this building, the eastern two bays, were built in 1888 for Sheam Tip and Low Yan San as stores and dwellings. In 1901 Lee Mong Kow added the two western bays; the second floors were identical, but the storefronts are built in a different style.



ABOVE: FAN TAN ALLEY FRONTAGE

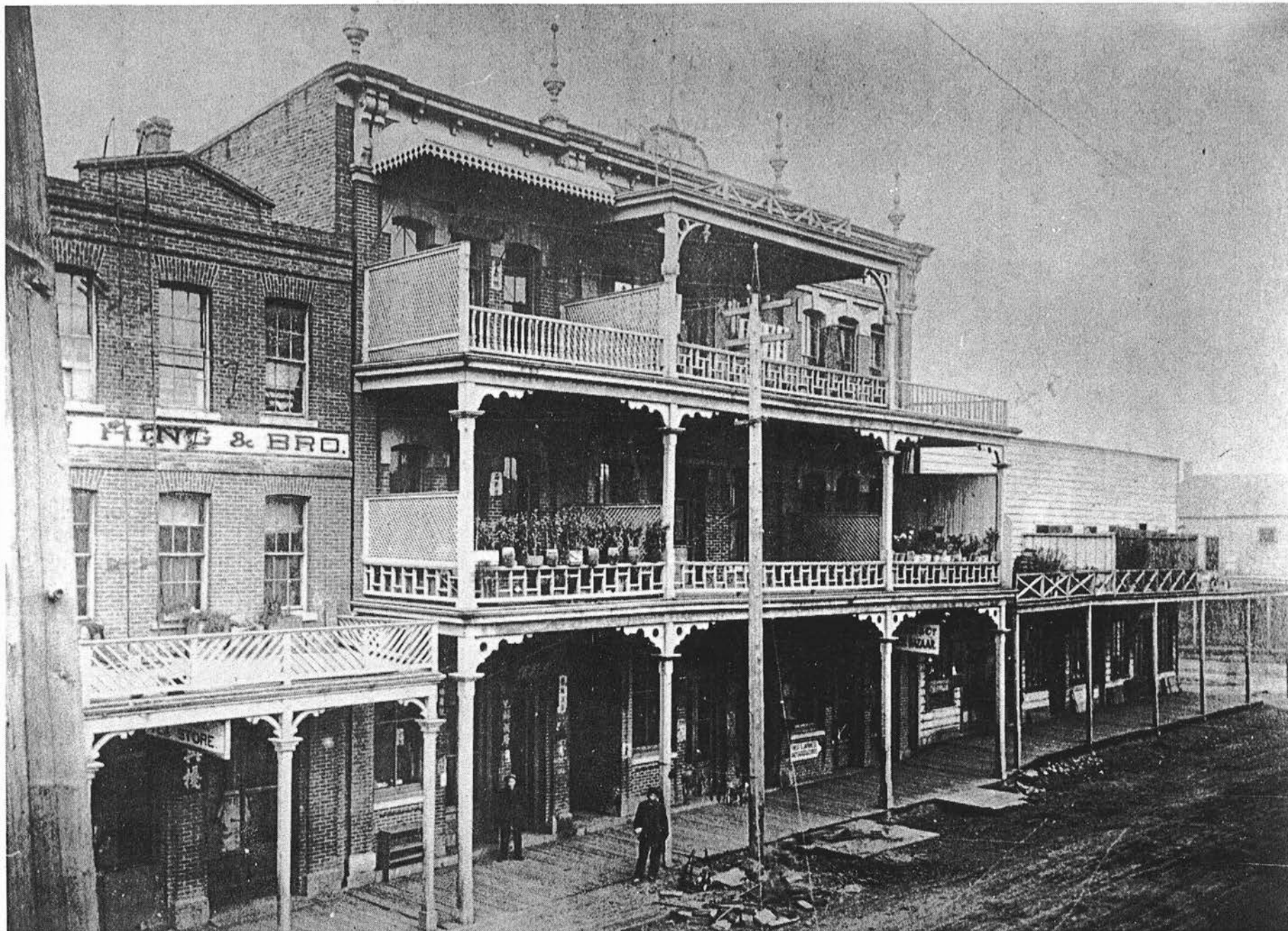
Typical of early Chinatown structures, this commercial block had a ground floor retail usage, with tenements above. It is situated at the corner of Fan Tan Alley and Fisgard Street, and marks one of the entry points to the alley. During the late nineteenth century, the rear of the building operated as an opium factory.

ON HING & BROTHERS STORE
546-552 FISGARD STREET
1882; Additions and Alterations 1914

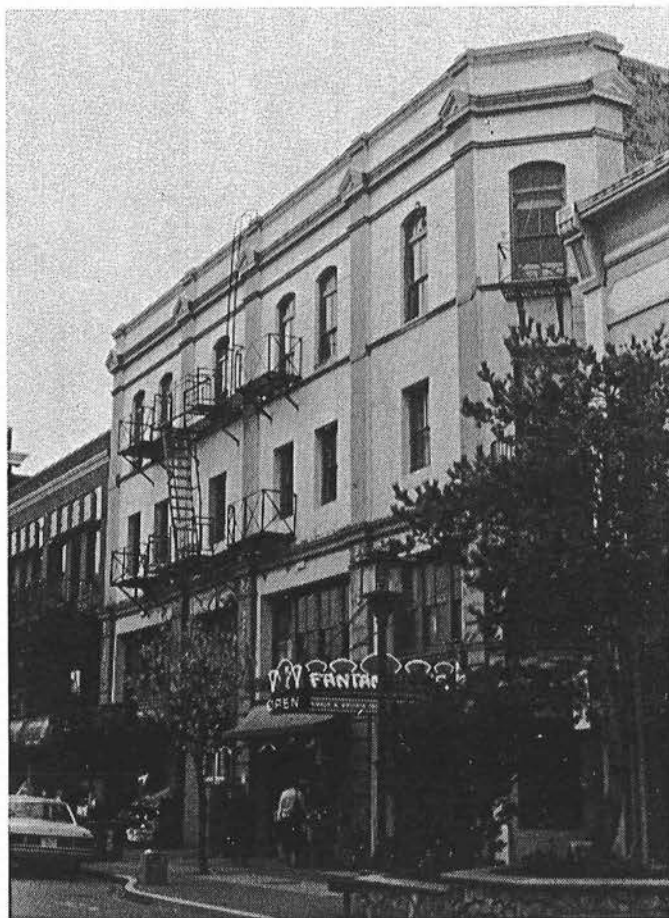
In 1882, Tong Ork On Hing & Brothers, who had been merchants in Victoria since 1867, purchased this lot from Robert H. Austen. They borrowed heavily to construct the original portion of this building, 550-552 Fisgard Street, which is the eastern half of the present structure. In 1914 the western half was constructed, the decorative parapet of the eastern half was removed, and the two parts were united by a common cornice treatment.

“On Fisguard Street, just below Government, the Chinese firm of On Hing have built a large three-storey brick store....In new industries, the above mentioned Chinese firm has established a cigar factory in the three storey brick store on Fisguard Street.”
(*Daily Colonist*, January 6, 1883)





ON HING & BROTHERS MERCHANTS, PRESENTLY 550-552 FISGARD STREET ON EXTREME LEFT; CHINESE CONSOLIDATED BENEVOLENT BUILDING, 554-562 FISGARD STREET, BESIDE; PHOTOGRAPH TAKEN IN 1885 (BCARS HP68226)



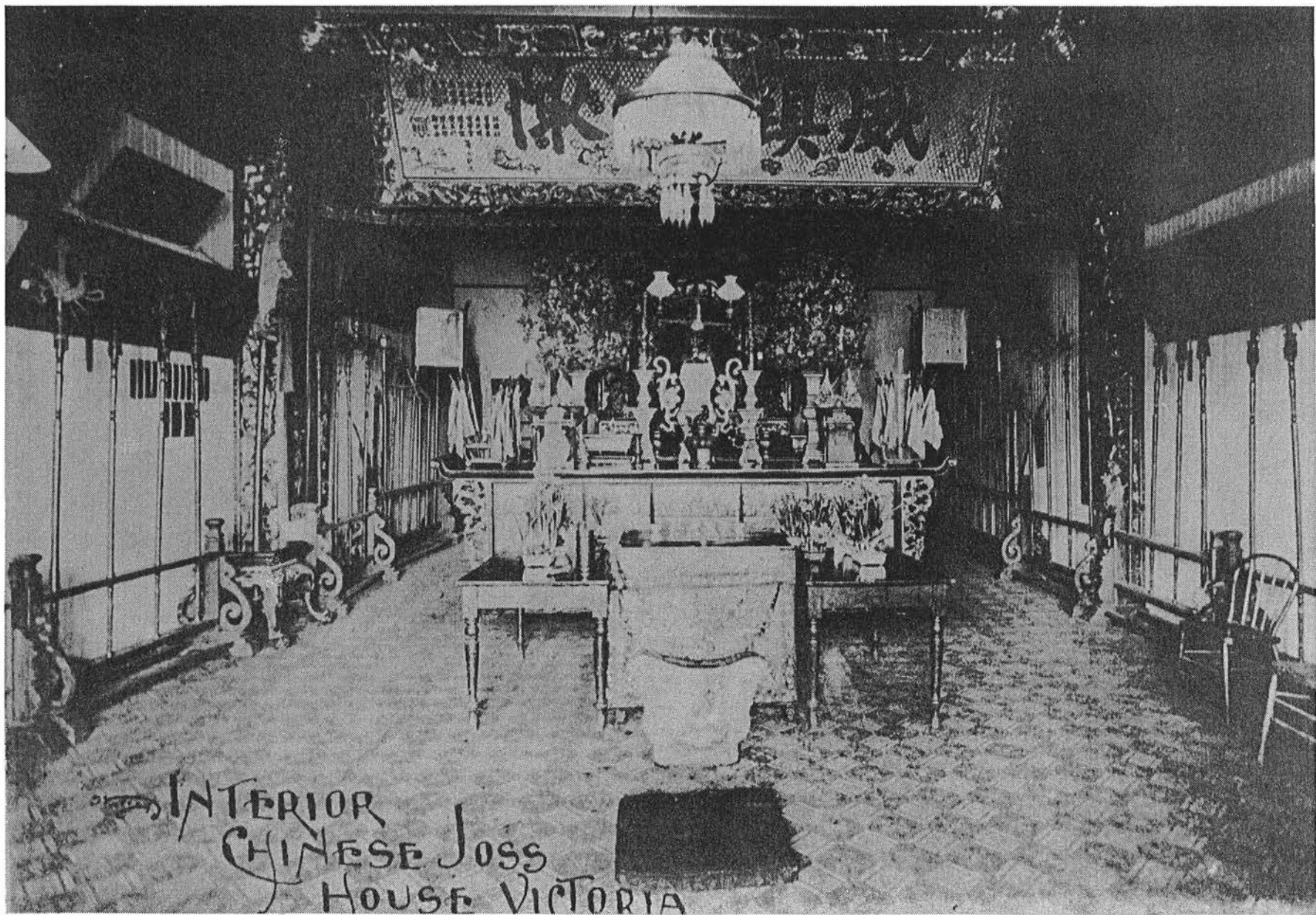
549-555 FISGARD STREET / 25-29 FAN TAN ALLEY
 William Ridgeway Wilson, Architect,
 1893

One of the most imposing buildings on Fisgard Street, this structure was built as stores and tenements for Loo Tai Cho. Early in the building's history, the original ground floor arches were changed to square openings, allowing for the insertion of a mezzanine. The building marks one of the entries to Fan Tan Alley with a unique second floor rounded balcony which projects from its angled corner bay.



CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION
 554-562 FISGARD STREET
 John Teague, Architect,
 1885

This structure originally housed ground floor retail space, the Association offices and a cigar factory on the second floor, and a temple and the City's first Chinese school on the third floor. In the 1890's, new fire regulations required the replacement of wooden balconies with iron. In addition, the building has suffered the loss of its elaborate parapet finials, but is otherwise in substantially original condition, and is a very important part of Chinatown's history and appearance.



THE CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION ALTAR, 1902
(CVARD 98808-01-3044)



557-561 FISGARD STREET
Hooper & Watkins, Architects,
1908

Built for Lee Woy & Company for \$6,000, this structure is now used by the Chee Kong Tong Society, a branch of the oldest Chinese organization in the country, also known as the Chinese Freemasons. The second floor windows and the ground floor have been unsympathetically altered, but the simple brickwork cornice and iron balcony remain intact.



564-572 FISGARD STREET / 1704-1708 GOVERNMENT STREET
D.C. Frame, Architect,
1946

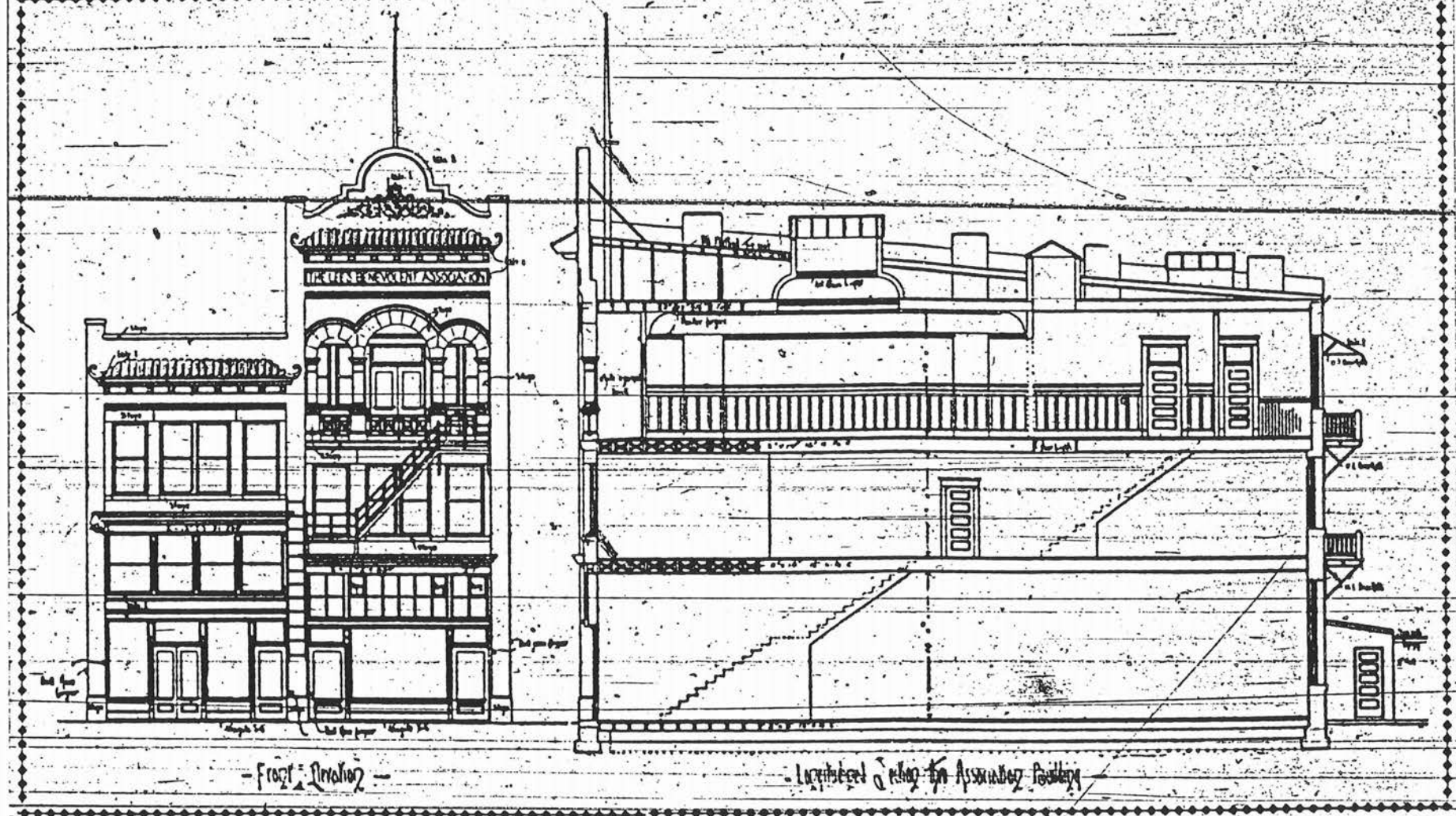
This one storey building replaced an earlier frame structure that was torn down in 1939; the lack of upper floor apartments indicates the decline of Chinatown as a residential area. Architect Frame designed a modern building that is in keeping with the Oriental character of the area; the original owner was George Joe.

LEE'S BENEVOLENT ASSOCIATION
612-614 ½ FISGARD STREET
C. Elwood Watkins, Architect,
1911

This building is actually two different structures with a common party wall. The smaller structure was used by Lee Mong Kow as offices and living quarters, while the Lee's Benevolent Association, a clan group for all Chinese people surnamed Lee, occupied the larger building. In 1935 the Shon Yee Benevolent Association, a clan group open to the people of Chung-shan county (except any person surnamed Low), purchased the smaller building.



New Buildings for Fisguard Street



LEE' BENEVOLENT ASSOCIATION BUILDING, 612-614 ½ FISGARD STREET
(VICTORIA DAILY COLONIST, THURSDAY, SEPTEMBER 22, 1910, pg. 11)



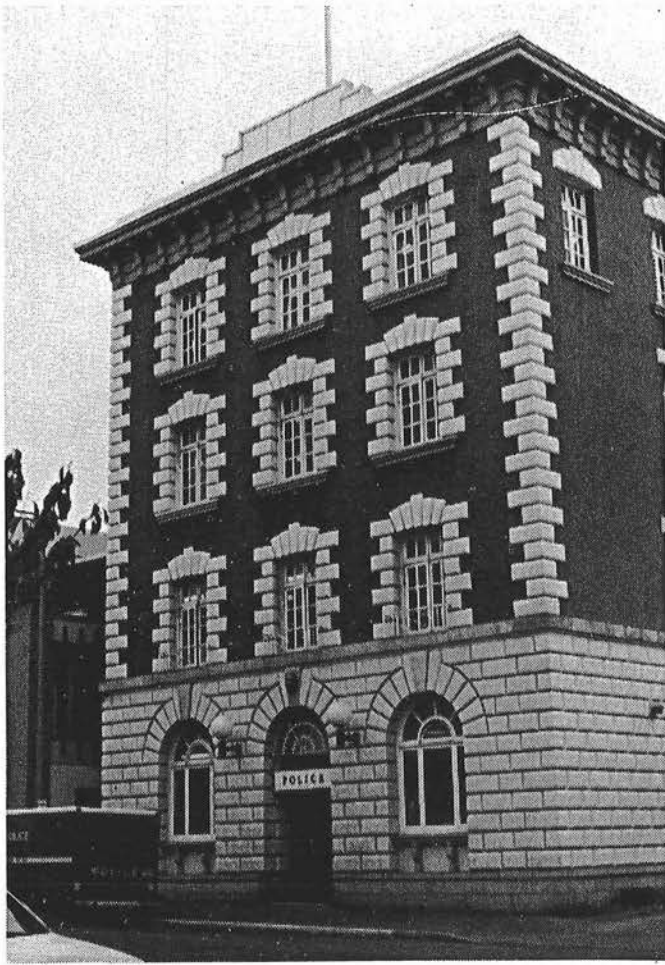
GEE TUCK TONG BENEVOLENT ASSOCIATION
622-626 FISGARD STREET
1903

This building fronting Fisgard Street replaced an earlier demolished structure. The western two bays were originally owned by the Gee Tuck Tong, and the eastern bay was owned by Yee Quong and Yee Pack, and used by the Yee Fung Toy Tong. In 1949 the building was purchased by the Chan family, who have owned it since. The arched openings to the second floor recessed balconies are echoed in the semi-circular pediment plaque.



ROOMING HOUSE FOR MR. KONG SIN WING
624½ A FISGARD STREET
Percy Fox & Berrill, Architects,
1913

Between the two sections of the Gee Tuck Tong Benevolent Association Building, a very narrow passageway leads through to a tiny courtyard, onto which this tenement structure fronts. It has survived in suprising intact condition, hidden away from street view. Three stories high, with a brick facade, the upper level apartments are reached from a set of outside walkways.



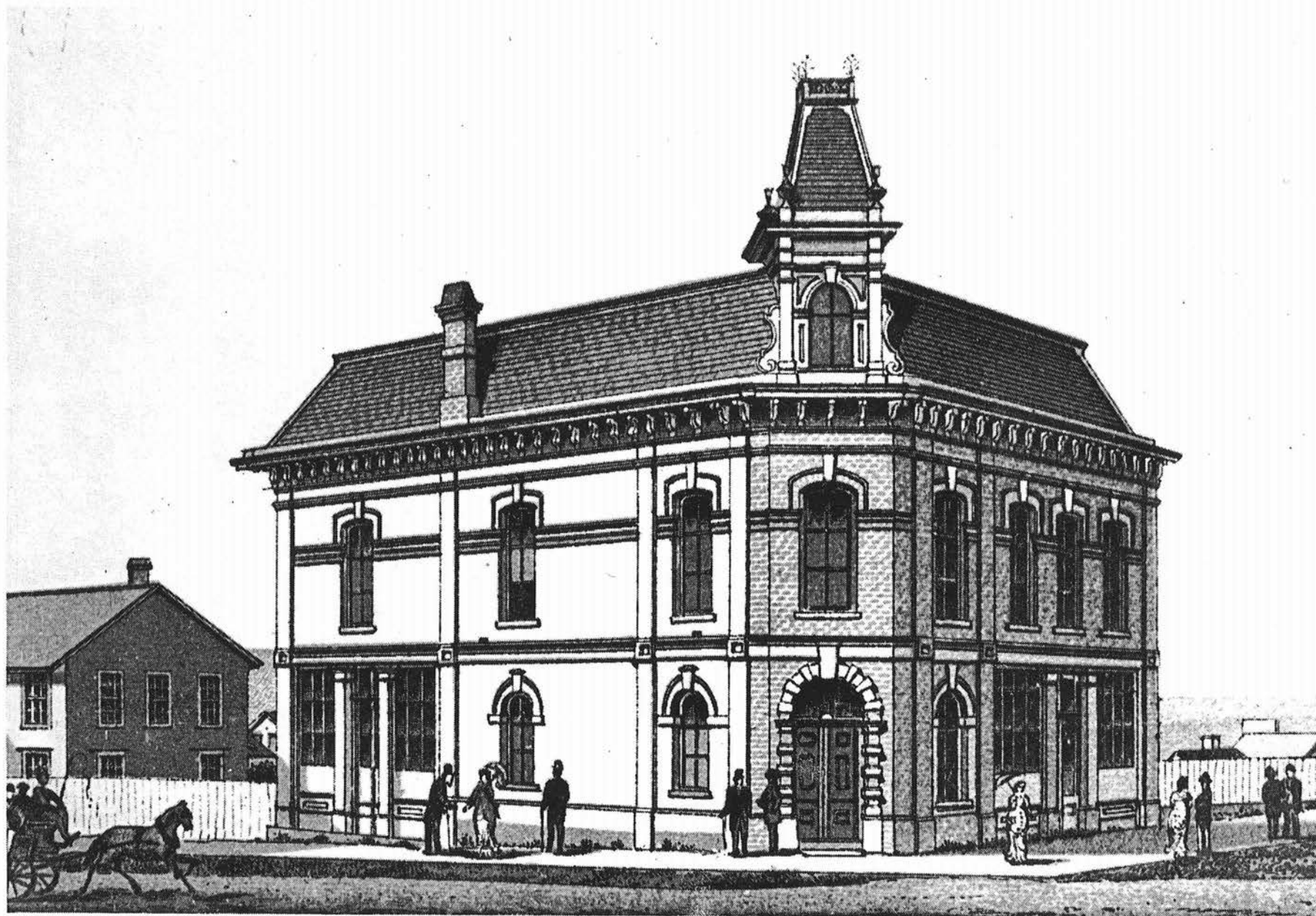
CITY OF VICTORIA POLICE STATION
625 FISGARD STREET (#5 CENTENNIAL SQUARE)
J.C.M. Keith, Architect,
1914

Begun as the Colonial Police in 1858 by Sir James Douglas, the Victoria Police force is the oldest west of the Great Lakes. Built in 1914 as their new headquarters, this imposing structure draws on the monumentality, rusticated stonework and prominent quoins of the Second Renaissance Revival style for inspiration. Architect Keith was also responsible for the design of Christ Church Cathedral.



CHINESE PUBLIC SCHOOL
636 FISGARD STREET,
D.C. Frame, Architect,
1909

This impressive pagoda-like structure was built by the Chinese Consolidated Benevolent Association in response to a 1907 ruling that no Chinese children without a working knowledge of English would be allowed to enter City schools. Originally known as the Imperial Chinese School, its official opening on August 7, 1909 was a significant and colourful event; it was attended by the Chinese Consul-General from San Francisco, and addressed by Bishop Perin.



THE ORIGINAL MASONIC TEMPLE STRUCTURE
(CVARD 97401-03-4944)



MASONIC TEMPLE

646-654 FISGARD STREET / 1700-1702 DOUGLAS STREET

John Teague, Architect,
1878; Additions and Alterations 1909

The Victoria Lodge Number One, founded in 1859, was the first chapter of the Order of Freemason's in the province; the original section of this building was their first permanent quarters. Teague beat Thomas Trounce in a competition to design this building, and construction began after an elaborate cornerstone laying ceremony in 1878. The 1909 extension to the building allowed for a new, much more elaborate entry to the second floor meeting hall.



ODDFELLOWS HALL

500-502 FORT STREET / 1105 WHARF STREET

c.1863

The successful establishment of the Hudson's Bay fort allowed for the establishment of other commercial functions in the area. This two storey structure was one of the first structures to be built along Wharf Street, then known as Commercial Row. Built as a meeting hall for the Oddfellows fraternal organization, the building also housed ground floor retail space. The building has been modified a number of times, including the addition of a hipped roof, stucco added over the original brick, and two additional stories over the original one storey wing to the north. The form of this important building, however, remains intact.



PACIFIC TRANSFER BUILDING
 506-508 FORT STREET
 Thomas Hooper, Architect, 1902
 J.C.M. Keith, Architect, Additions 1907

Arthur E. Kent constructed this building as a stable for the horse-drawn wagons of his transfer company, with living quarters above. Kent was one of the few white businessmen who were respected by the Chinese of the city, and was often entrusted with the shipment of the bones of the deceased back to China for burial.



VICTORIA BAGGAGE COMPANY BUILDING
 510 FORT STREET
 Ralph Berrill, Architect,
 1921

This building was built as offices for the Victoria Baggage Company, who had previously taken over the adjacent building, 506-508 Fort Street, from Pacific Transfer. There were also living quarters on the second floor. The detailing is very plain, but a curved parapet gives a subtle distinction to the building's profile.



OFFICE BLOCK FOR D.R. KER
 512-514 FORT STREET
 Francis M. Rattenbury, Architect,
 1909

In their January 29th, 1909 issue, the "Contract Record" announced that tenders had recently closed with Rattenbury "for the erection of a brick office"; the contract was awarded to Dinsdale & Malcolm for \$8,500. The second floor windows and the storefront have been altered, but otherwise this example of Rattenbury's more utilitarian design work has survived relatively intact.



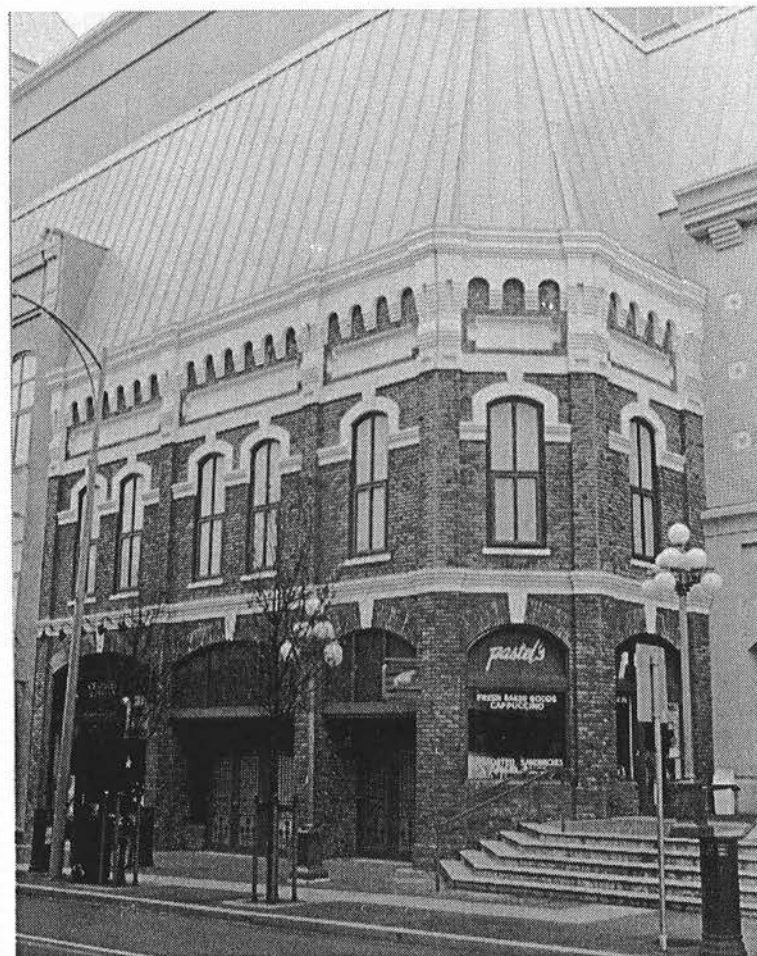
THE TEMPLE BUILDING
 519-525 FORT STREET
 Samuel Maclure, Architect,
 1893

This elegant sandstone, pressed brick and unglazed terra cotta structure is important for a number of reasons. As the first major commission of Maclure's independent practice, this building demonstrated not only his virtuosity but the modernity of his work; it also launched his career in Victoria through his association with the Ward family. It is one of the most architecturally significant buildings in the city.



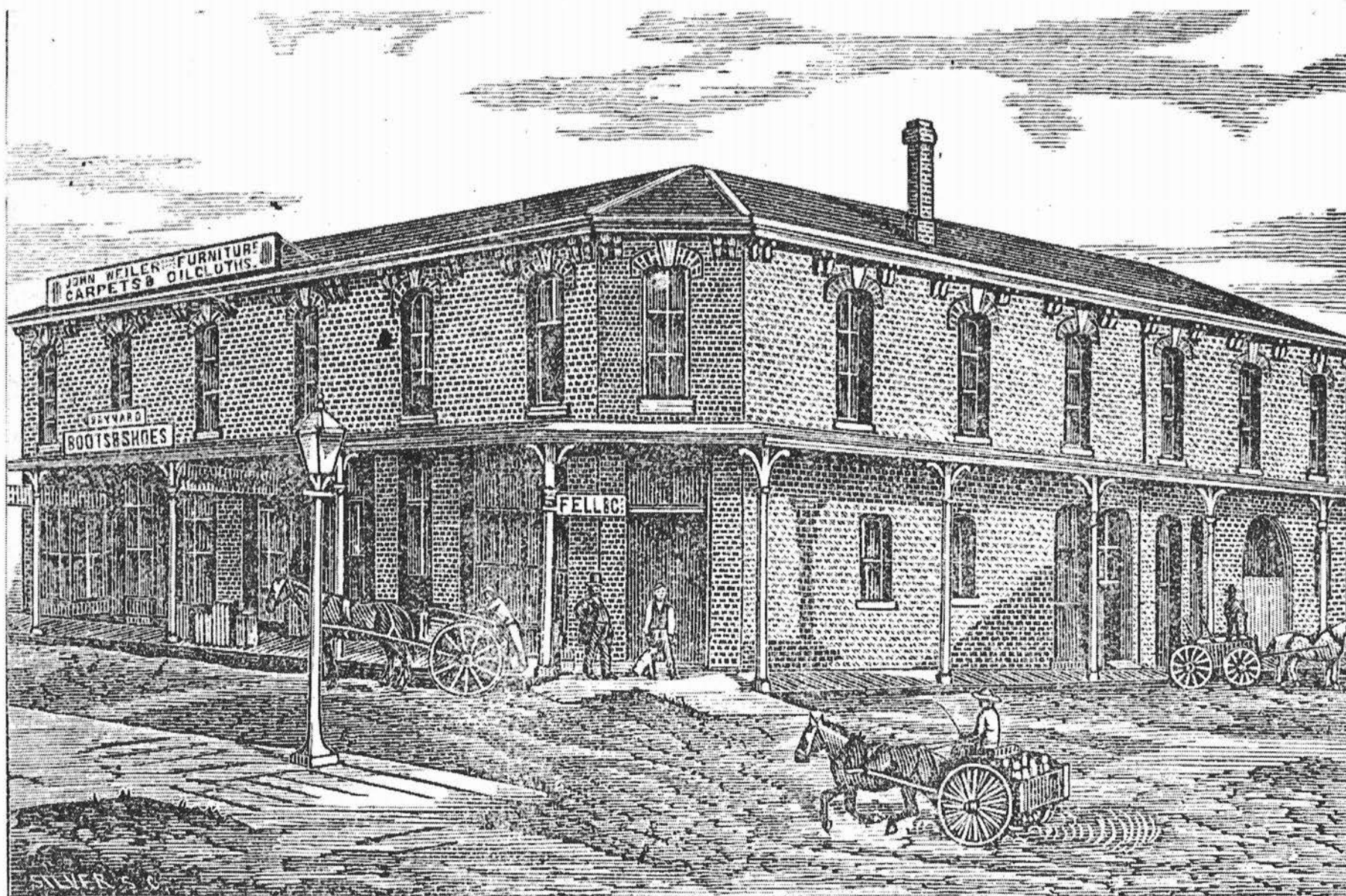
PEMBERTON BLOCK (NOW THE YARROWS BUILDING)
 637-649 FORT STREET / 618-624 BROUGHTON STREET /
 1010-1014 BROAD STREET
 George C. Mesher & Company, Architects,
 1911

Built to the very edges of its site, this six storey structure is one of the most intensive uses of a downtown site; it illustrates the booming confidence of the prosperous Edwardian era. Pemberton & Son occupied the ground floor; the Pacific Club occupied the entire top floor until 1963, and the Victoria Stock Exchange was located in the basement until its demise in 1916.



650 FORT STREET
 Circa 1880

Robert and John Lettice, painters and decorators and D. & A. Simpson, tailors, occupied this building for many years, with the second floor being the surgery and residence for Dr. Herman Robertson, a prominent local doctor. This building was dismantled and re-incorporated on the same corner site as part of the Victoria Eaton Centre development in 1988.



FELL & COMPANY BUILDING, 655-671 FORT STREET / 1011 BROAD STREET
(1882-1883 WILLIAMS B.C. DIRECTORY)



FELL & COMPANY BUILDING (NOW THE CASTLE BLOCK)
655-671 FORT STREET / 1011 BROAD STREET
1879

James Fell, later mayor of Victoria, built this two storey structure to house his grocery firm. John Weiler originally rented the entire upper floor for his furniture business and factory, but prospered enough to build his own building, next to this one, at 1005-1009 Broad Street in 1884. The Fell & Company Building has lost its front wooden arcade, the brick has been stuccoed, and the ground floor storefronts have been altered, but it retains much of its original charm and character.



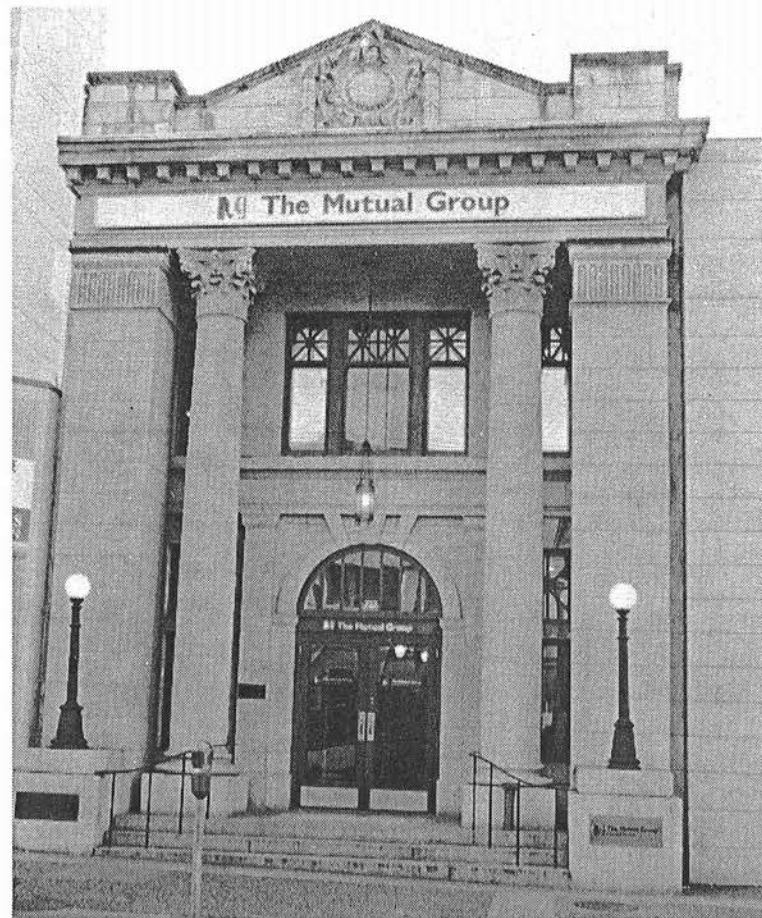
THE TIMES BUILDING
660 FORT STREET
A. Maxwell Muir, Architect,
1910

Architect Muir designed this reinforced concrete structure for William Templeman, to house the Times newspaper. It displays the tri-partite design typical of high-rises of the time, with carefully articulated base, shaft and capital divisions. The newspaper was housed here for forty years. This building was dismantled and reassembled as part of the Victoria Eaton Centre development in 1990.



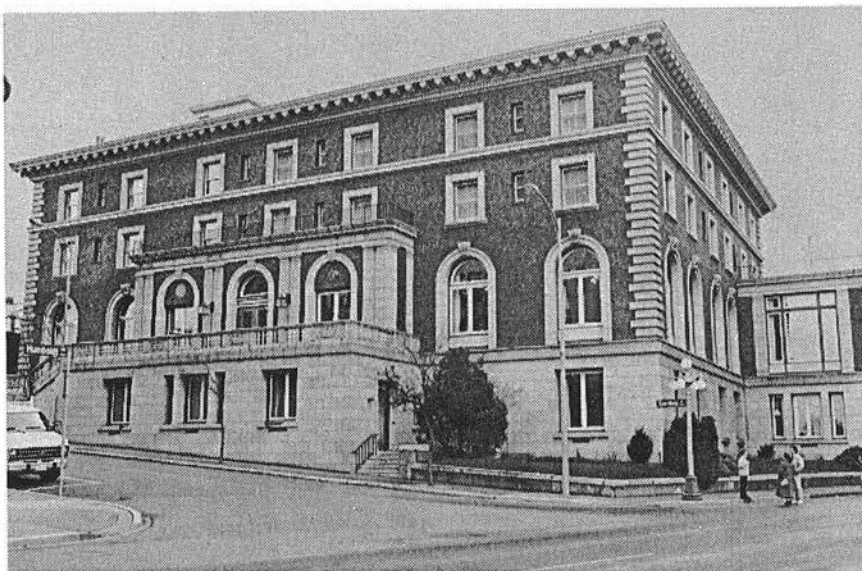
WINCH BUILDING
670 FORT STREET
Thomas Hooper, Architect,
1912

This two storey cream glazed terra cotta facade, incorporated into the Eaton's complex in 1963, was originally built as offices and shops for R.V. Winch & Co. Ltd. The richly detailed cornice, and the exuberant central entrance with an elaborately molded date stone, enliven the plain block-clad facing. The ground floor had been completely renovated; the facade was dismantled and re-erected as part of the Victoria Eaton Centre development in 1990.



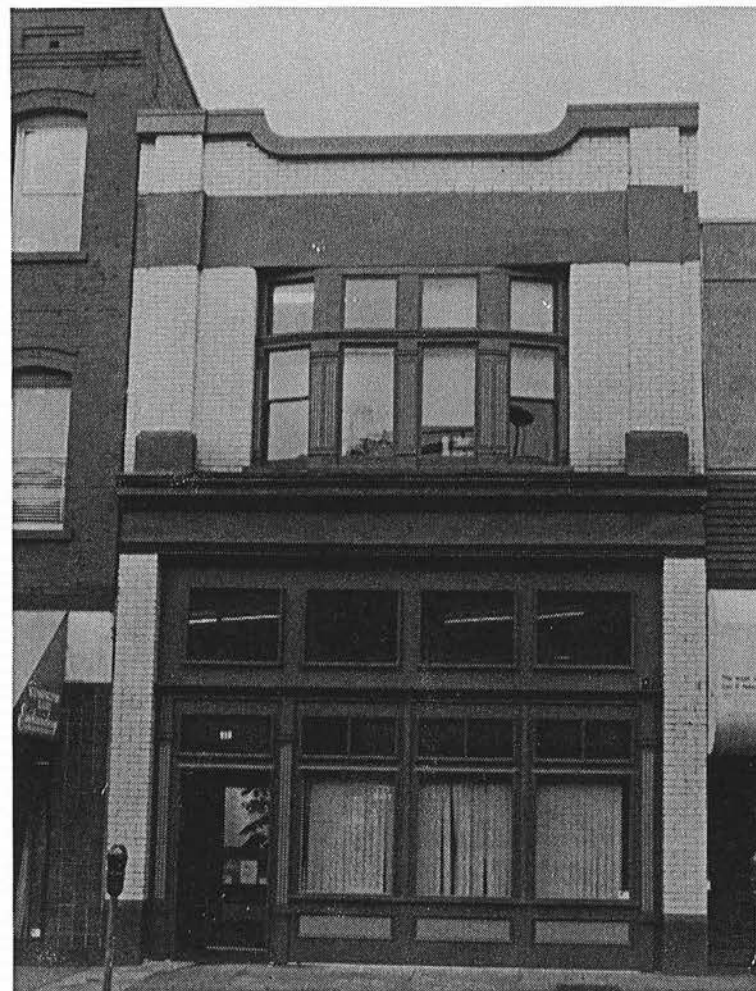
THE BRITISH AMERICAN TRUST COMPANY LTD. BUILDING
737 FORT STREET
A. Arthur Cox, Architect,
1912

During the Edwardian era, financial institutions relied on the Classical architectural styles to provide an image of solidity and strength; banks were often modelled directly on Greek and Roman antecedents. This structure is an example of the Beaux Arts style, with giant order Corinthian columns, arranged "distyle in antis" (two columns enclosed within porch walls), giving emphasis to the narrow street frontage.



UNION CLUB OF BRITISH COLUMBIA
805 GORDON STREET
 Loring P. Rixford, Architect,
 1913

A San Francisco architect won the open competition to design this club house for Victoria's most prominent gentlemen. Low, classically-inspired relief, moulded in cream glazed terra cotta panels, is used against a background of dark brick; the cornice is especially ornate, and was punctured for a lighting system, no longer operable, with a socket between each elaborate modillion.



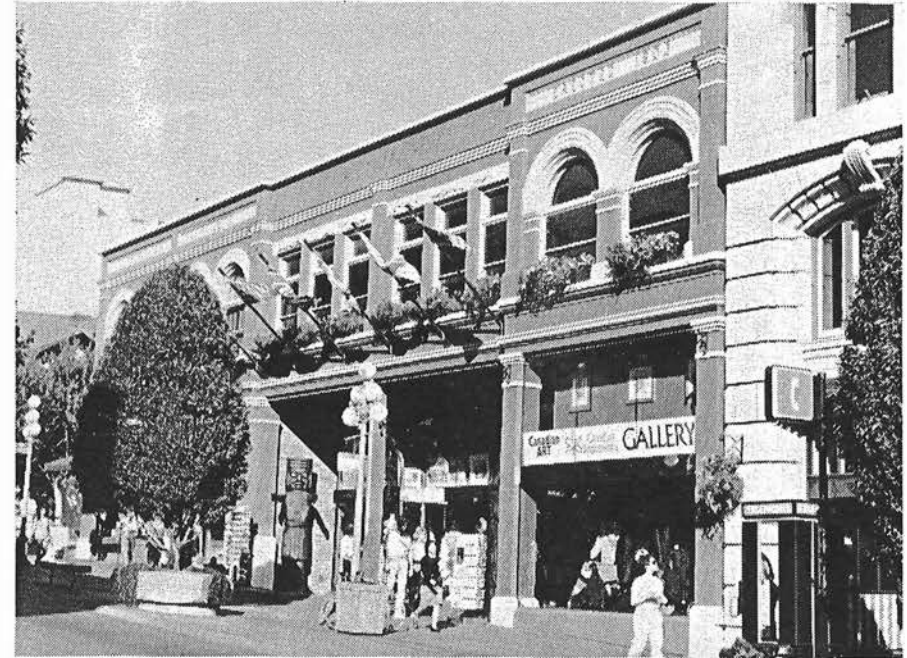
BROWN & COOPER BUILDING
910 GORDON STREET
 C. Elwood Watkins, Architect,
 1910

Built for use as a store by Brown & Cooper, this two storey structure is plain and unadorned, except for the inset bay window that was characteristic of the work of both Watkins and his partner Thomas Hooper. The storefront has been unsympathetically altered.



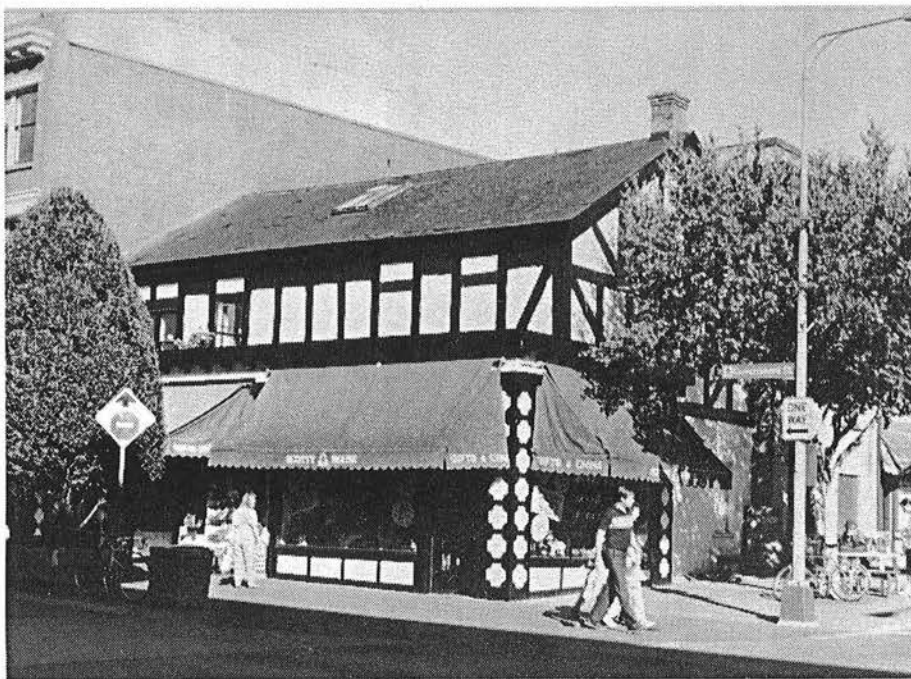
THE EMPRESS HOTEL
 721 GOVERNMENT STREET
 Francis M. Rattenbury, Architect,
 1908; Additions 1910-1914 and 1929

The Empress Hotel is one of the landmarks of Victoria, and compliments Rattenbury's vision for the Inner Harbour. It followed a tradition of hotels built for the Canadian Pacific in the Chateausque style that began with the Chateau Frontenac in 1892. Conceived as a symmetrical structure, extensive additions were added to the rear and south sides to Rattenbury's plans by W.S. Painter; a large addition to the north by J.W. Orrock in 1929 resulted in the picturesque asymmetrical form that we are now familiar with.



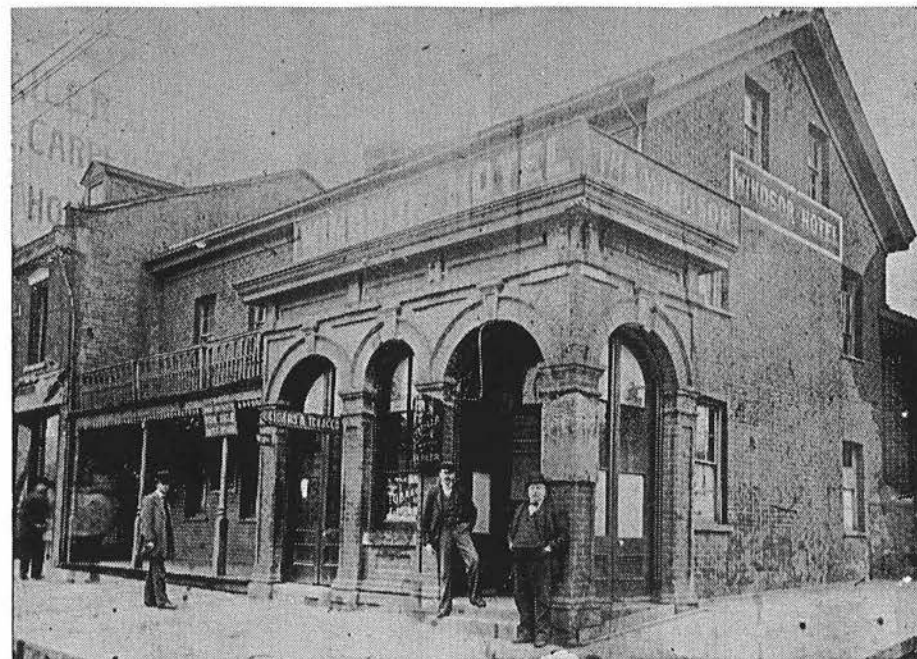
ROSTEIN BUILDING (NOW THE METROPOLITAN BUILDING)
 809-817 GOVERNMENT STREET / 605 COURTNEY STREET
 Hooper & Watkins, Architects,
 1903

This two storey commercial block was originally built for brothers Joseph and Lewis Albert Rostein; Joseph was the secretary of the Victoria Transfer Company, and Lewis had his own real estate company and was also a commission agent. Early tenants included Thomas Plimley's Shop, the American Consulate, the Windsor Grocery, and Huntington & Co. The building had acquired its present name by 1904; it currently suffers from alterations to the ground floor and the loss of the second storey cornice.



VICTORIA HOTEL (NOW THE WINDSOR HOTEL)
901-905 GOVERNMENT STREET
1858

Built in response to the 1858 gold rush, this was reputedly the first brick hotel to be built in the province. It was damaged in 1876 when owner George Richardson went looking for a suspected gas leak with a lit candle. The name was changed to the Windsor in the 1890s; later alterations have given the building a mock Tudor appearance.



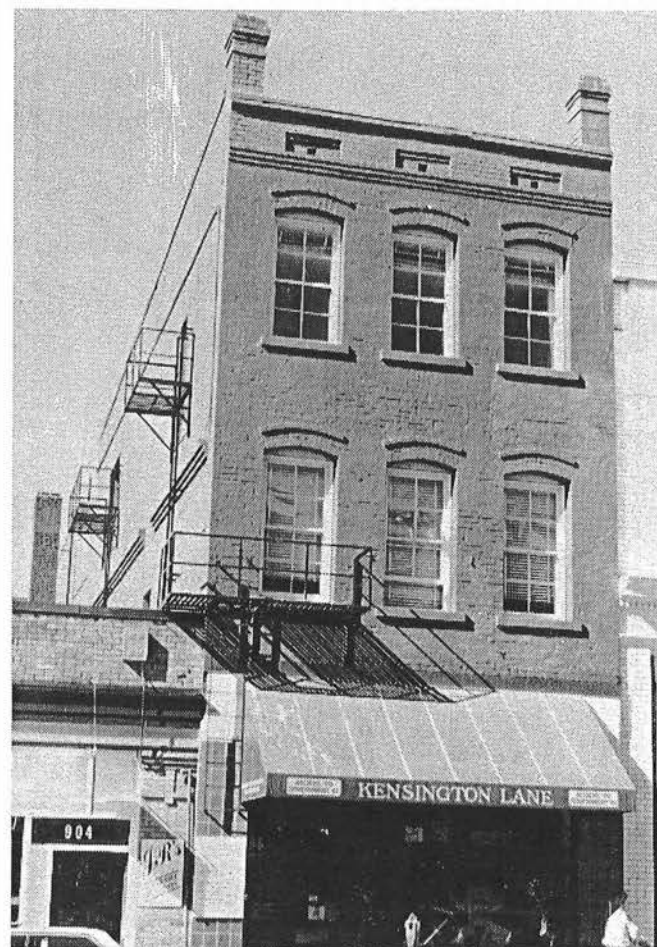
THE WINDSOR HOTEL c.1890s
(BCARS HP8001)



GOVERNMENT STREET FACADE

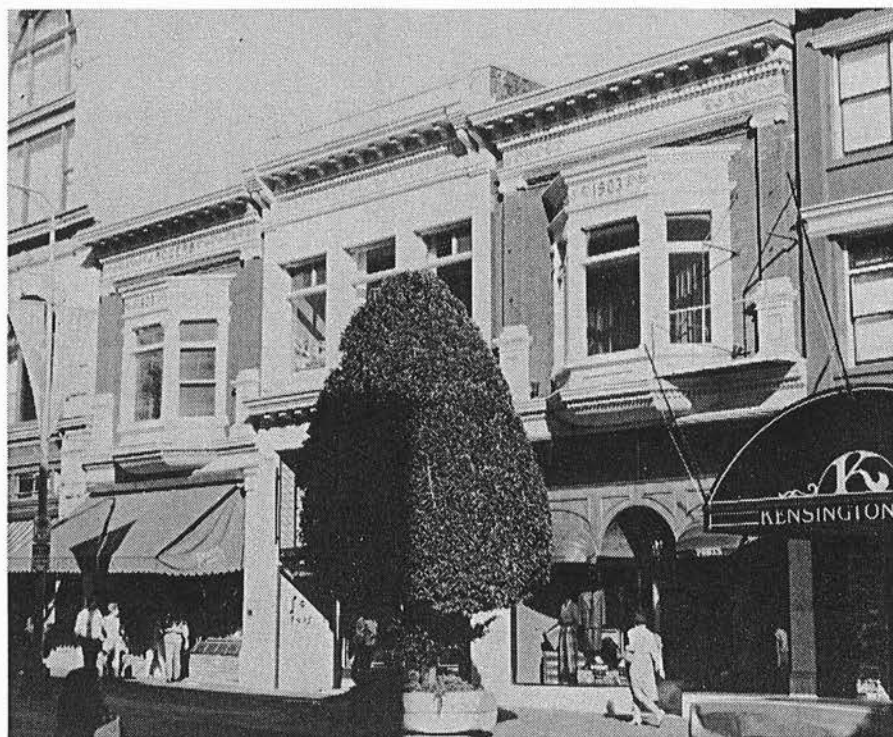
LONDON BAKERY
 907 GOVERNMENT STREET / 906 GORDON STREET
 1908 (Assumed)

The original owner of the London Bakery was S.S. Burt; the business was acquired in 1890 by John Deane, who was a prominent and colourful B.C. businessman and politician. Deane served as mayor of Rossland in 1903, and twice ran unsuccessfully for mayor of Victoria. The present building is either a replacement or a rebuilding of the



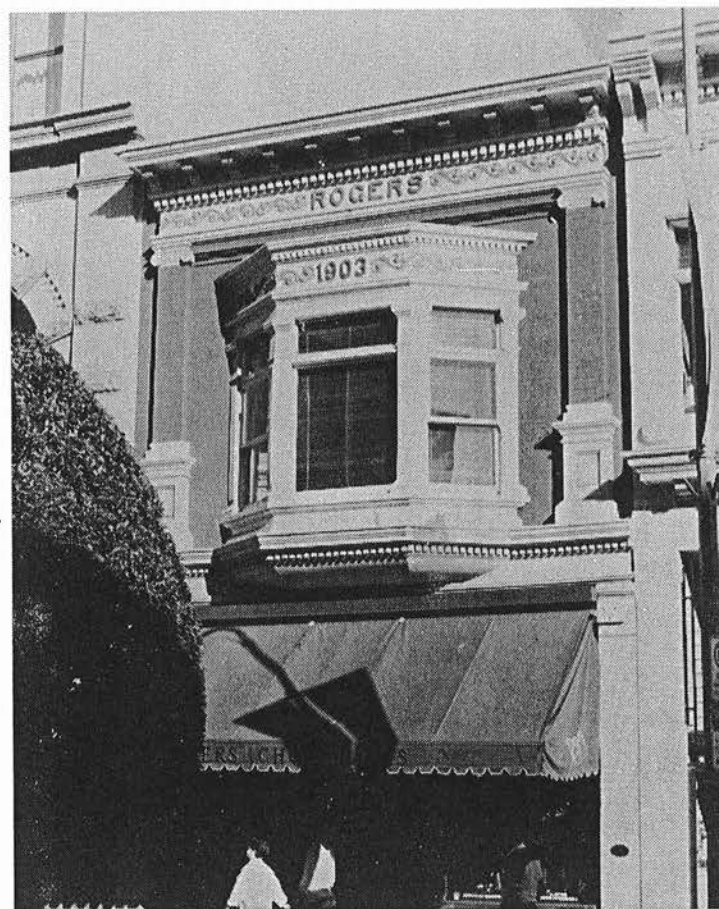
GORDON STREET FACADE

earlier two storey brick structure which stood on this site. The building occupies a narrow lot with two street frontages; the Government Street facade is more elegant and finely detailed, while the Gordon Street facade shows a more utilitarian style.



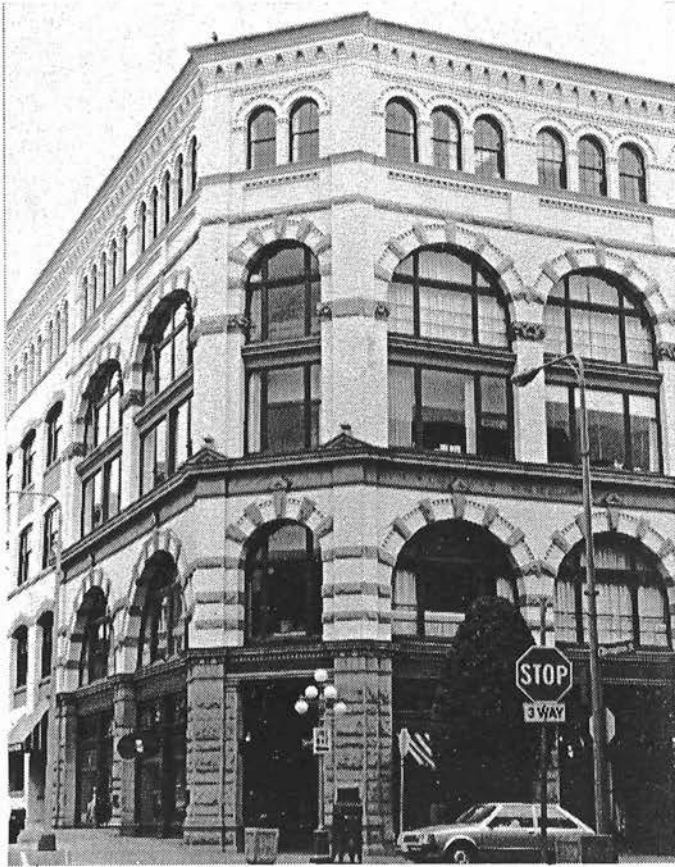
909-911 GOVERNMENT STREET
Hooper & Watkins, Architects,
1903

Part of what appears to be one structure, this was actually three separate buildings for three separate owners. They have striking oriel windows flanked by ionic columns. The centre section, #911, was built for F. Moore of the Victoria Chemical Company, and the southernmost, #909, was built for Brown and Cooper, fishmongers and fruiterers.



ROGERS BLOCK
913 GOVERNMENT STREET
Hooper & Watkins, Architects,
1903

This two storey brick block was built for Charles W. Rogers, candy manufacturer, and is still the home of Rogers Chocolates. It is the northern part of the visually unified building. The storefront and interior remain in mostly original condition, and constitute one of Victoria's most significant surviving examples of an Edwardian era retail operation.

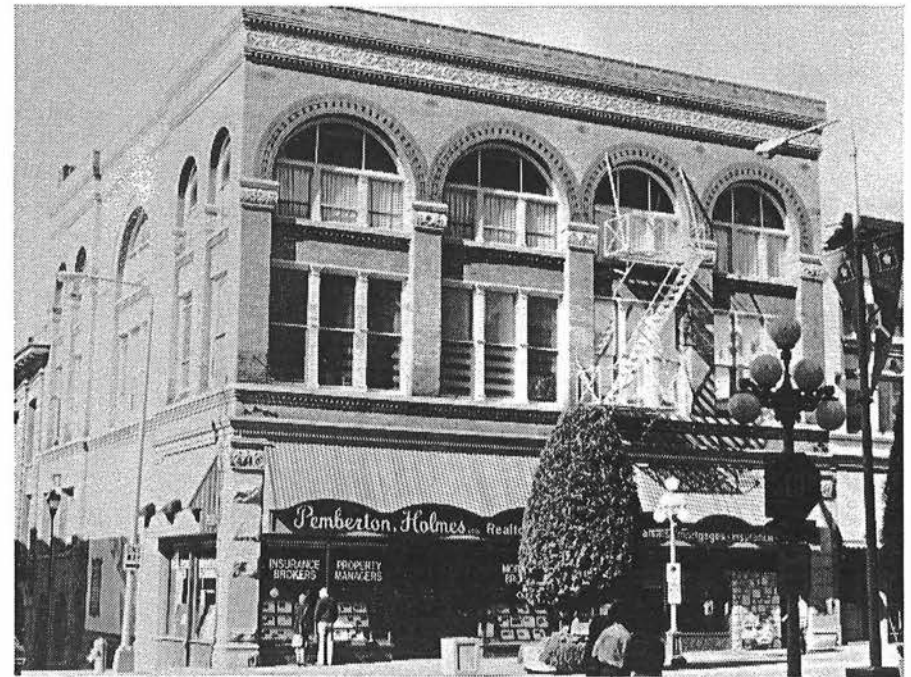


WEILER BUILDING

921 GOVERNMENT STREET / 609-615 BROUGHTON STREET /
920 GORDON STREET

Thomas Sorby, Architect,
1899

Built for Weiler Brothers Home Furnishings, this was the City's first large-scale department store, and one of the largest retail stores in the country; the building comprised a total area of 109,162 square feet, and cost \$25,000. In order to supply sufficient light for the large floor area, a massive post and beam structure was employed, with large arched windows on every floor. Elaborate use was made for the interiors of moulded plaster and native woods, and evening shoppers of the time were amazed by the theatrically-lit storefront displays.



1000-1002 GOVERNMENT STREET/ 536 BROUGHTON STREET

Thomas Hooper, Architect,
1899

This richly articulated building, of buff brick highlighted with carved stone and terra cotta, was originally built by Charles A. Vernon of the B.C. Pottery Company. The building housed a number of early businesses, including the West End Grocery and Waitt & Company Piano warehouse and store, and has been occupied since 1947 by Pemberton, Holmes Realtors.



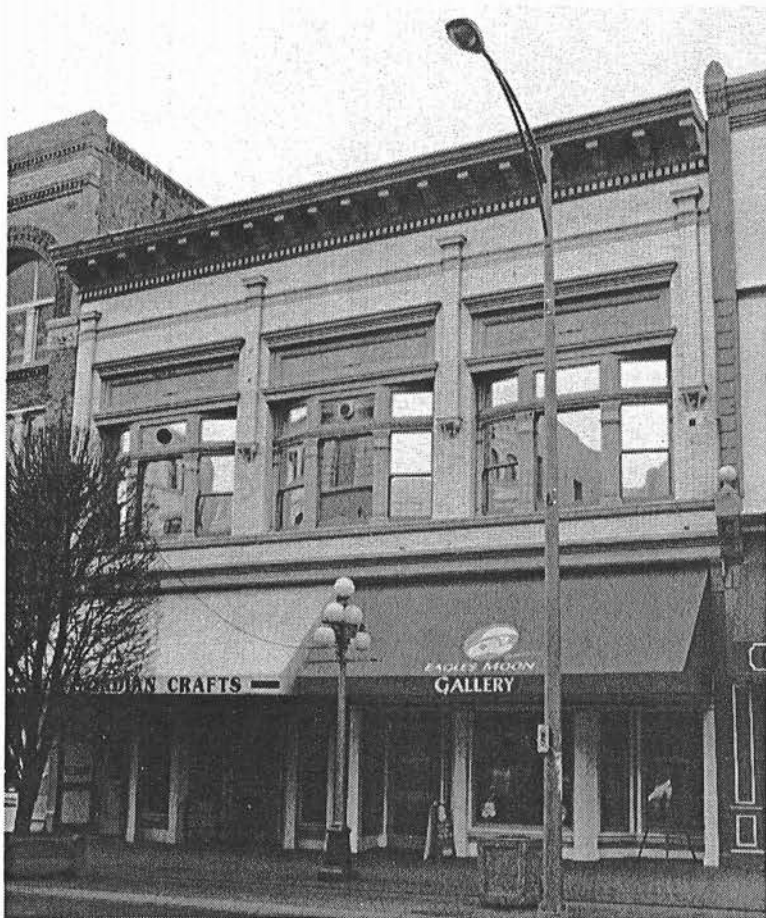
HAMLEY BUILDING
1001-1005 GOVERNMENT STREET/ 602 BROUGHTON STREET
1885; Additions 1912

This building was originally three stories high, and was built on the site of the old Fort Victoria garden. The original owner, the Honourable Wymond Hamley, was the collector of customs for British Columbia from 1864 to 1871, and was also a member of the Legislative Assembly.



HAMLEY BLOCK Pre 1912
(CVARD 97801-02-3039)

The round headed windows of the second floor are consistently used on the buildings on the east side of the 1000 Block Government Street, and indicate that this building may also have been designed by civil engineer Dennis Harris. William Ridgeway Wilson was the architect for the addition of the fourth floor in 1912.



PROMIS BLOCK

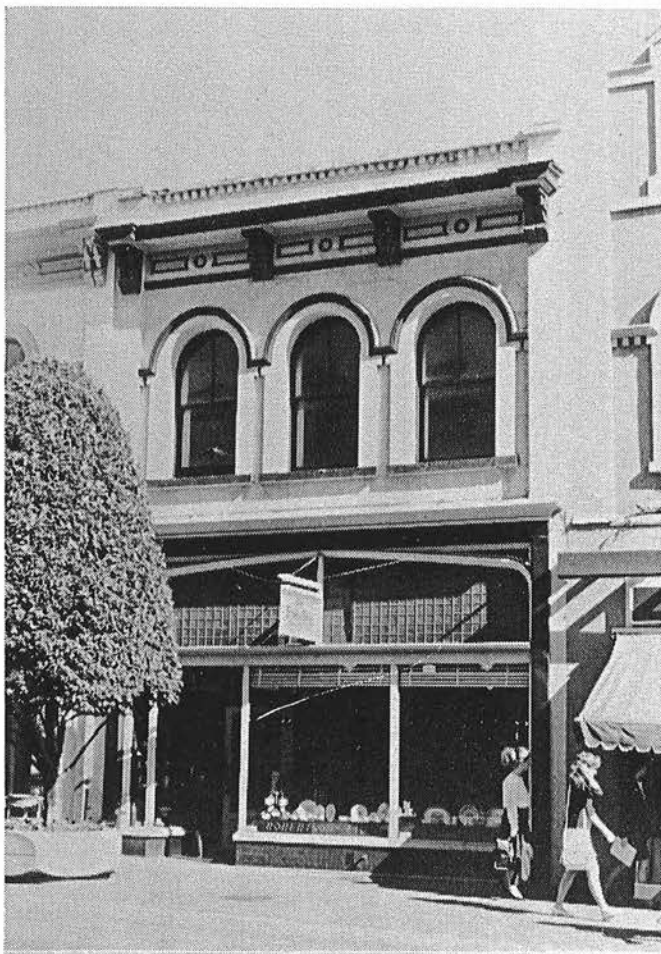
1006-1010 GOVERNMENT / 1007-1011 LANGLEY STREET
Hooper & Watkins, Architects,
1905

Originally called the Promise Block, a corruption of the name of the owner, Oscar Promis of the Promis Estate Company of San Jose, California, these beautifully detailed facades shows the recessed and flattened bay windows which were a Hooper & Watkins trademark. Molded terra cotta is used for the stringcourses, and for the capitals and bases of the pilasters; glazed brick is used as a facing material.



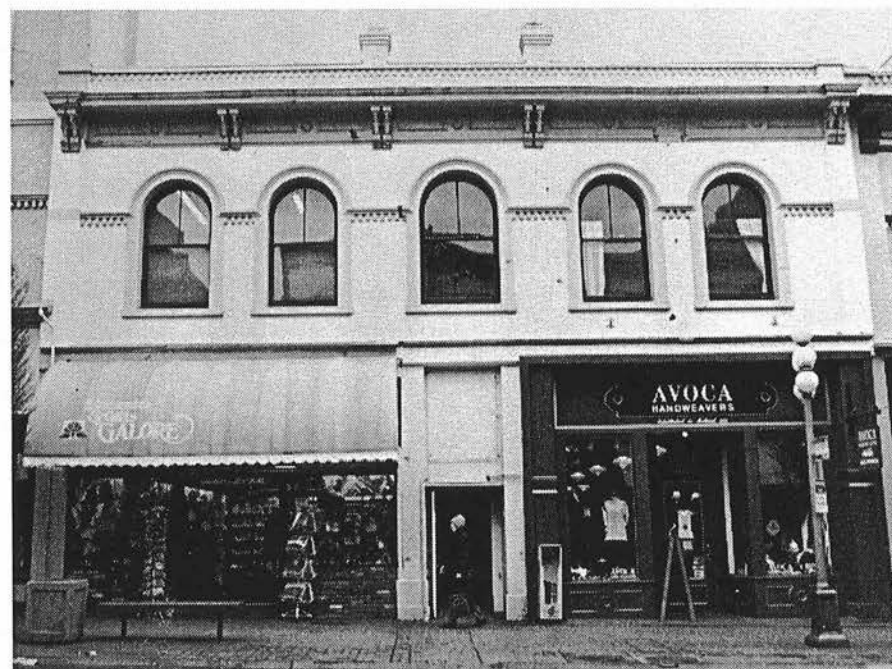
LANGLEY STREET FACADE

Due to the sloping site the building continues through to Langley Street, and is four stories high to the west. The recessed bay treatment is continued on the fourth floor rear facade. The ground floor front facade also retains its original cast iron columns. The building occupies what was the south-east corner of the original Fort Victoria.



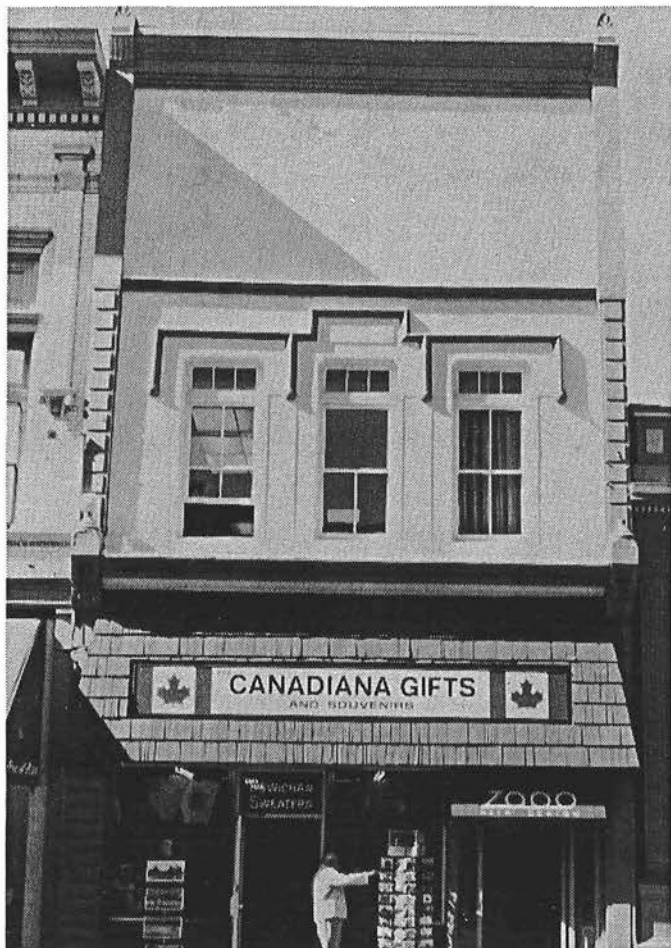
BRIDGMAN BUILDING
1007 GOVERNMENT STREET
 1863; Additions 1886 and 1890

This was one of the first brick buildings built on this block; the ground floor was built first, in 1863 for Christian J. Hein, while the second story was added in 1886 for Lowenberg & Harris, Realtors, to the designs of Dennis Harris, who was also a civil engineer. The present storefront is reputed to be the work of architects Hooper and Watkins, and was built about 1905 for Arthur Weaver Bridgman.



1009-1013 GOVERNMENT STREET
 Dennis Harris, Designer,
 1884

One of the ground floor shops of this modest two storey building was occupied by C.E. Redfern's Jewelry store; Charles Redfern was Mayor of Victoria in 1883 and 1897-1899. His store featured the first town clock in the City, which was also equipped with a high-pitched bell that could be heard as far away as Oak Bay. Since 1912, this space has been occupied by various restaurants. The structure is now known as the Greenwood Building.



1012-1014 GOVERNMENT STREET
1890

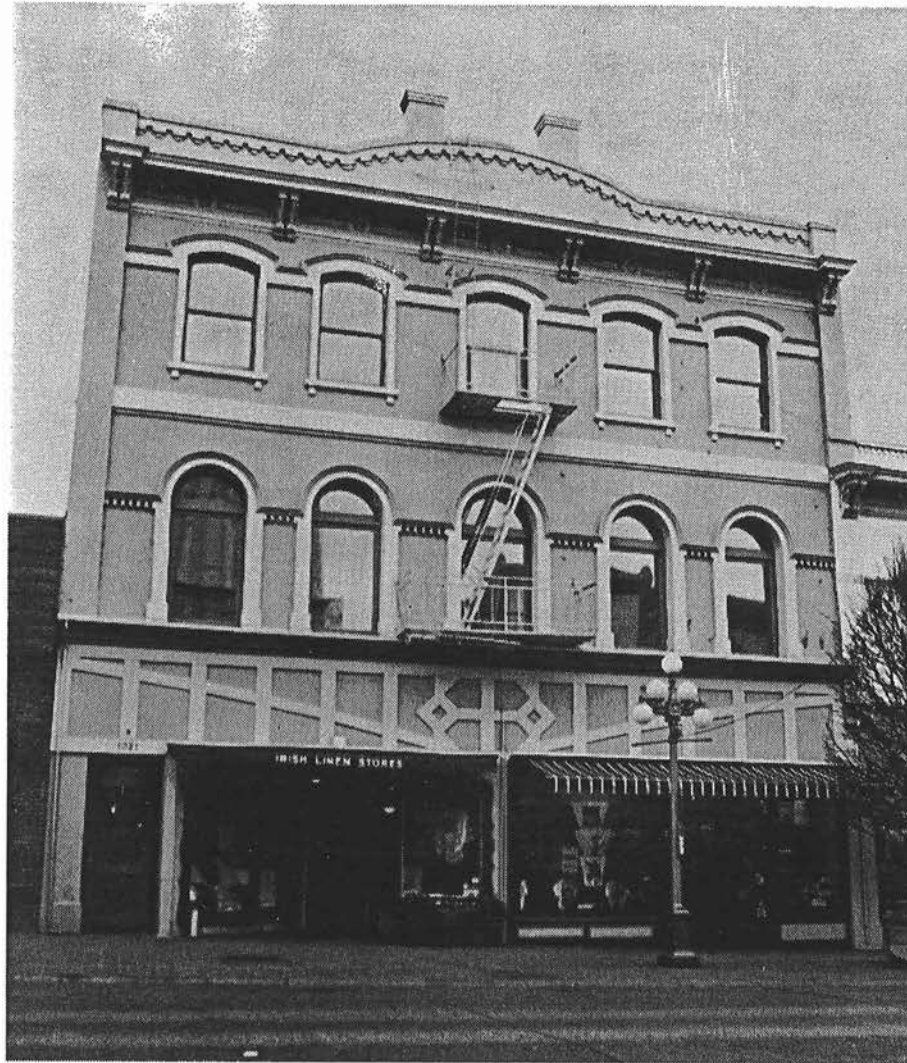
This simple two storey structure was originally built as a store and photographic gallery for Joseph Sommers. It has, over the years, lost its metal cornice, suffered alterations to its storefront, and the facing brick has been stuccoed. It does, however, continue the line of early commercial buildings along Government Street.

ON THE RIGHT: APPEARANCE IN 1890s, Detail
(CVARD 98805-11-3501)





THE GALPIN BLOCK, 1017-1021 GOVERNMENT STREET, LEFT, AND 1009-1013 GOVERNMENT STREET, RIGHT; c. 1884.
(CVARD 96609-01-4128).



GALPIN BLOCK
1017-1021 GOVERNMENT STREET
Harris & Hargreaves, Architects,
1884

This was the first in a series of commercial buildings erected in the City for London-based publisher Thomas Dixon Galpin, partner in the firm of Cassell, Petter and Galpin, the largest publishing house in England at the time. Galpin was only one of the foreign investors who played a prominent role in the early commercial development of Victoria.

The ground floor contained Pennock & Clayton, Jewellers from 1890-1895, and Challoner & Mitchell from 1895-1914. The second floor was the home of the Alexandra Club from 1900 to 1911. It is now known as the Albion Hotel.



BANK OF BRITISH COLUMBIA
1020-1022 GOVERNMENT STREET
 Warren H. Williams, Architect,
 1885

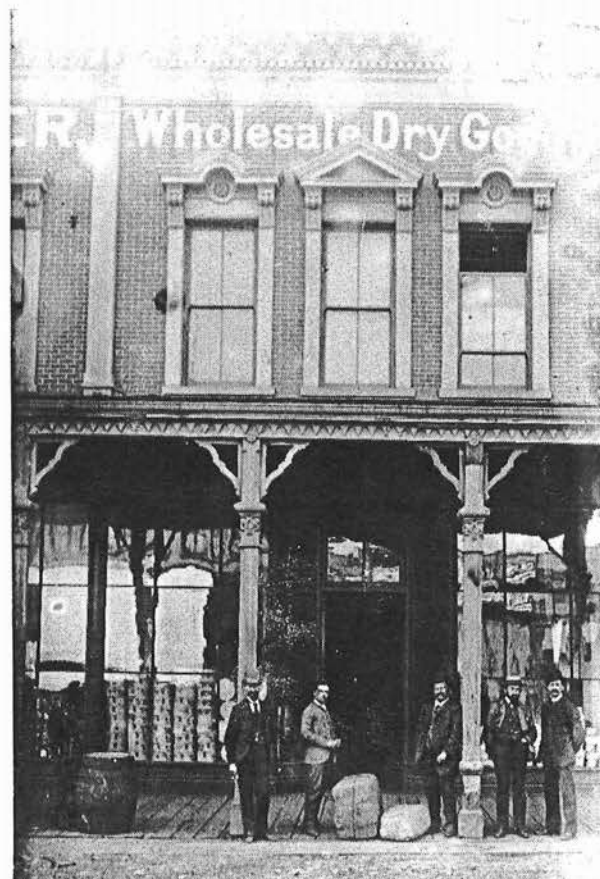
The Bank of British Columbia was an international organization, and was backed by British capital. This building was their headquarters and was also the largest office building in the province when it was built. Architect Williams was based in Portland Oregon; he was also the architect of Craigdarroch Castle.

This structure features an extensive use of cast iron elements, including pilasters, windows and sills, that were locally cast at the Albion iron works. The Bank of B.C. amalgamated with the Canadian Imperial Bank of Commerce in 1901, which then occupied the building until 1987; during this time poet Robert Service worked for the Bank, and occupied an apartment upstairs.



SOUTHGATE AND LASCELLES BUILDING
 1102 GOVERNMENT STREET / 530 FORT STREET
 Richard Lewis, Possible Architect,
 Circa 1869; Additions 1887

This prominent structure, located at the corner of Government and Fort Streets, was originally built as a one storey building with a covered wooden verandah for J.J. Southgate and H.D. Lascelles; in 1874 ownership passed to Southgate, Lady M. Lascelles, and Lady Maude Hamilton.

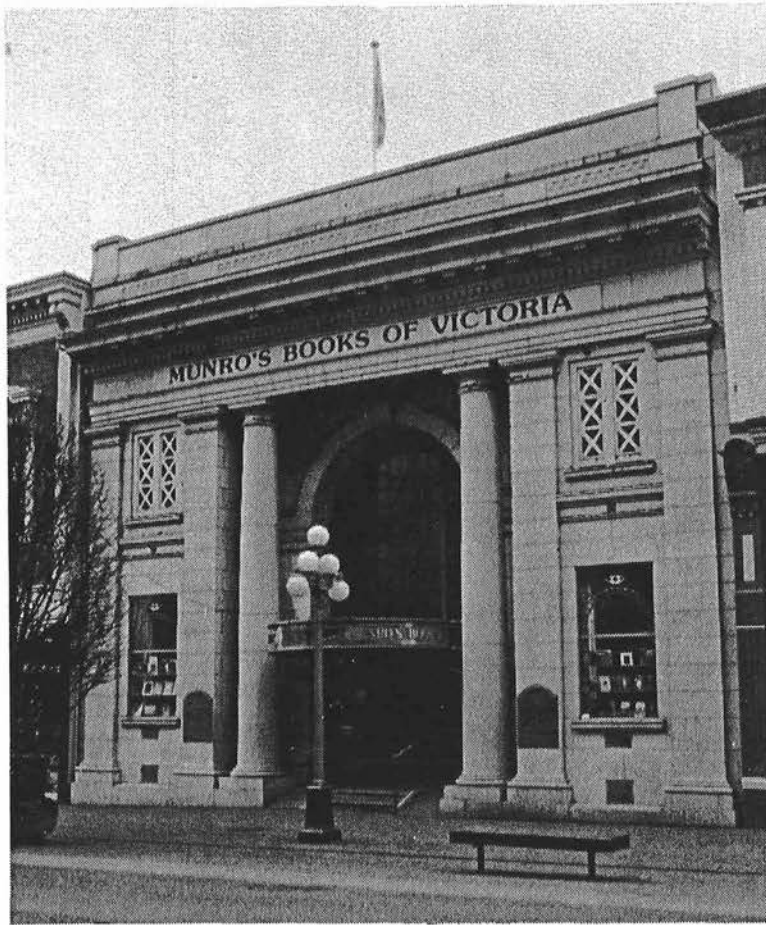


LENZ & LEISER WHOLESALE DRY GOODS,
 IN THE SOUTHGATE & LASCELLES BUILDING, c.1887
 (CVARD 97801-03-152)

The second storey, with its elaborate window surrounds, was added approximately twenty years later. The canopy had been removed by the turn of the century, and in 1908 the two northernmost bays were demolished to allow the construction of the Royal Bank.



ROYAL BANK BUILDING, 1108 GOVERNMENT STREET
(FROM "THOMAS HOOPER, ARCHITECT; VICTORIA AND VANCOUVER B.C., 1910" PROMOTIONAL BROCHURE)
(CVARD 98909-11-2982)



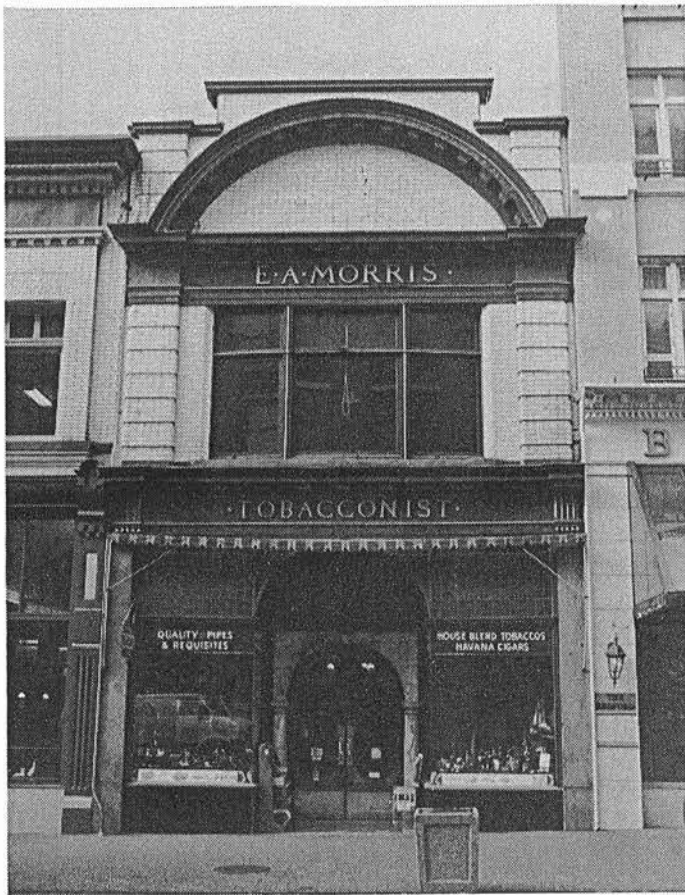
ROYAL BANK
1108 GOVERNMENT STREET
Thomas Hooper, Architect,
1909-10

Designed in a Classical idiom, this monumental structure projects an image of solidity, permanence and prosperity, reflecting the Temple Bank movement of this era. Originally there was a second storey, which was removed in a later renovation. Most recently, it has been adapted for use as Munro's Books; during the conversion in 1985, the interior was renovated to expose the original cast plaster ceiling.



MAHON BUILDING
1110-1112 GOVERNMENT STREET
William Ridgeway Wilson, Architect,
1907

This two storey structure on Government Street also incorporates a three storey block fronting on Langley Street. It was built for Edward Mahon for \$32,000, he was a real estate agent, landowner and developer, who was partner in the firm Mahon, McFarland & Proctor. The front facade makes use of glazed brick, a favoured material of Wilson's. This building replaced an earlier structure which burnt.



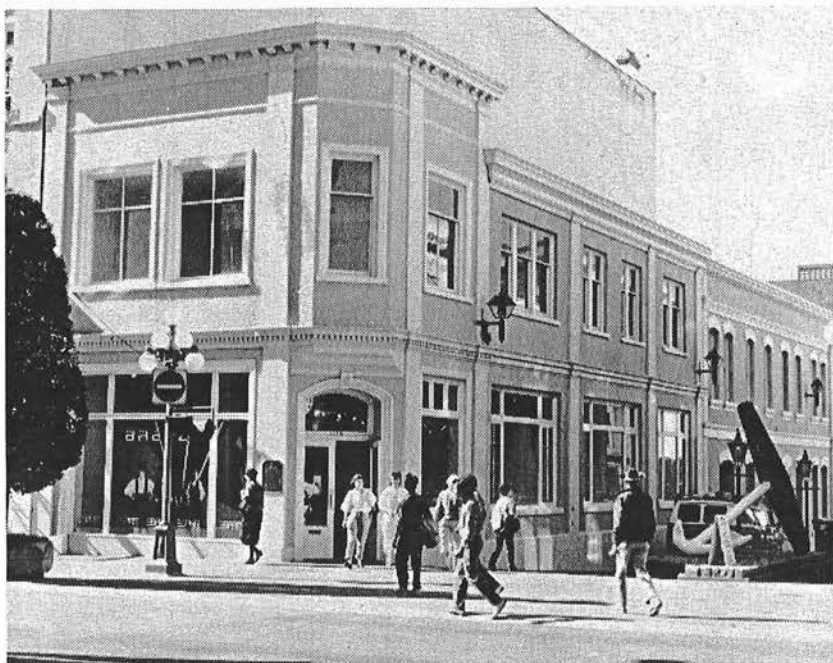
E.A. MORRIS BUILDING
1116 GOVERNMENT STREET
1882
Major alterations 1909, Thomas Hooper, Architect

John Smeaton built this two storey brick shop in 1882 at a cost of \$2,000. In 1909, E.A. Morris, tobacconist commissioned architect Thomas Hooper to redesign the front facade and shop interior to reflect the restrained elegance of the Edwardian era; the store has remained virtually untouched to this day. The interior features an opulent use of mahogany, Mexican onyx, and leaded glass; an electrolier with gas jets for the lighting of cigars still functions in the centre of the shop. Morris Tobacconists is a rare surviving example of a functioning and intact period interior.



HIBBEN-BONE BLOCK
1130-1140 GOVERNMENT STREET
Thomas Hooper, Architect,
1912

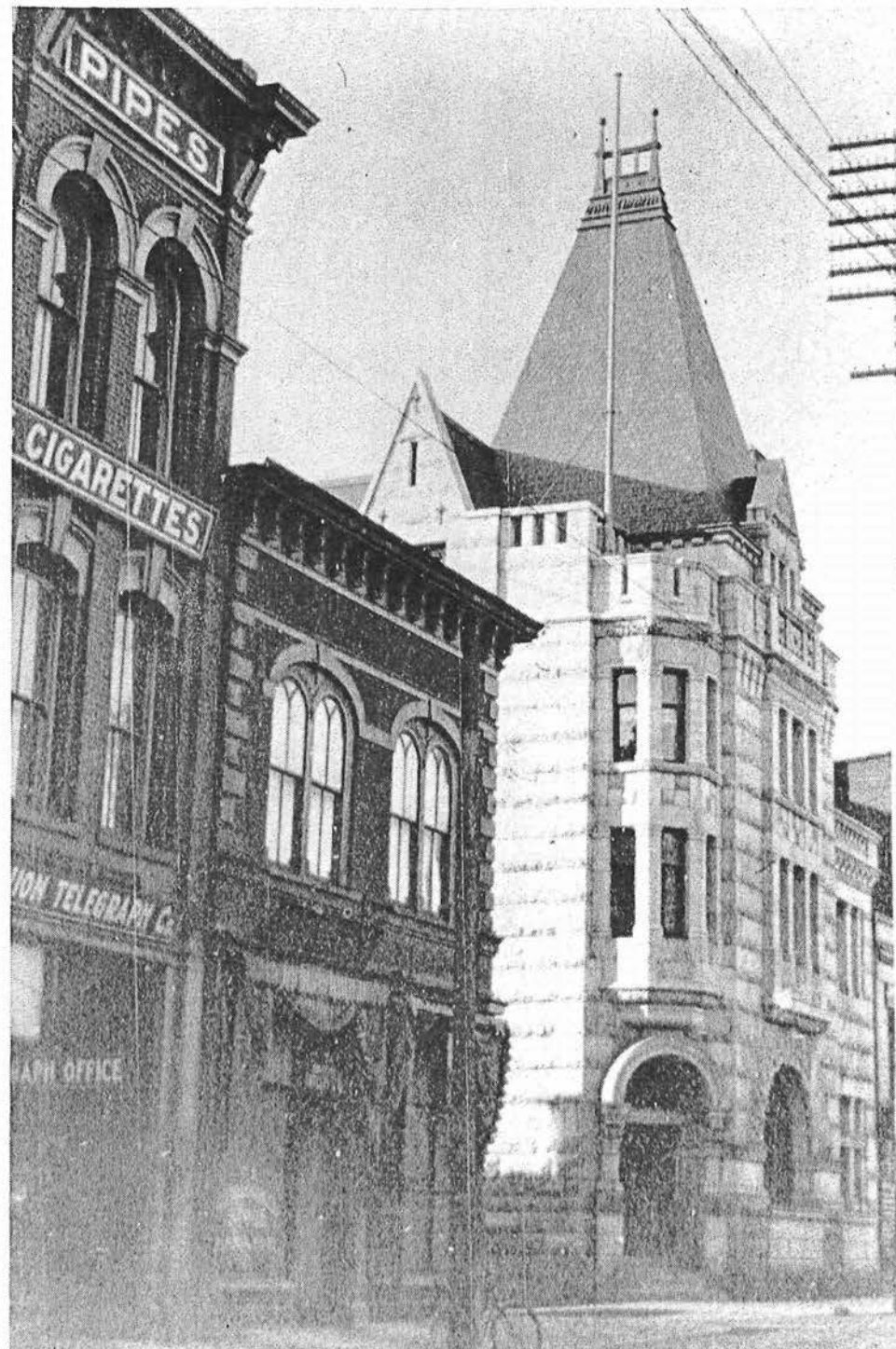
Thomas Napier Hibben, who had previously been a bookseller in San Francisco, arrived in Victoria in 1858. He later went into partnership with Mr. Bone, and after Hibben died in 1890, his name lived on in their booksellers and stationary business. The firm erected this large commercial structure during the prosperous Edwardian era; it was necessitated when a fire destroyed their old premises. It is a large building that fronts seven stories to the west on Langley Street.



1150 GOVERNMENT STREET
1878

This two storey commercial structure was built in 1878 for John Wilson. In 1882 it was sold to W.P. Sayward; by 1896, it was being operated as a saloon. The front facade was altered in 1910, resulting in a change from arched to square window openings. It is now legally consolidated with 69 Bastion Square.

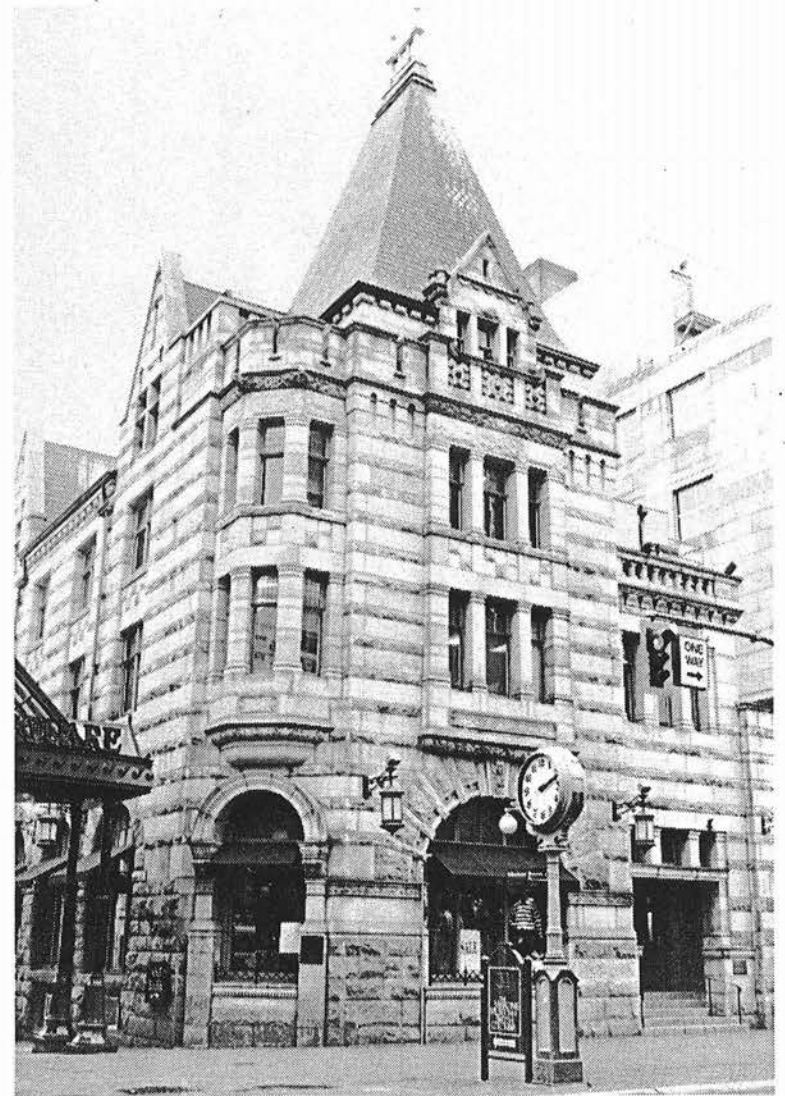
ORIGINAL APPEARANCE c.1899-1904
PHOTO ON RIGHT, 1150 GOVERNMENT IS ON THE LEFT
(CVARD 98212-24-852)

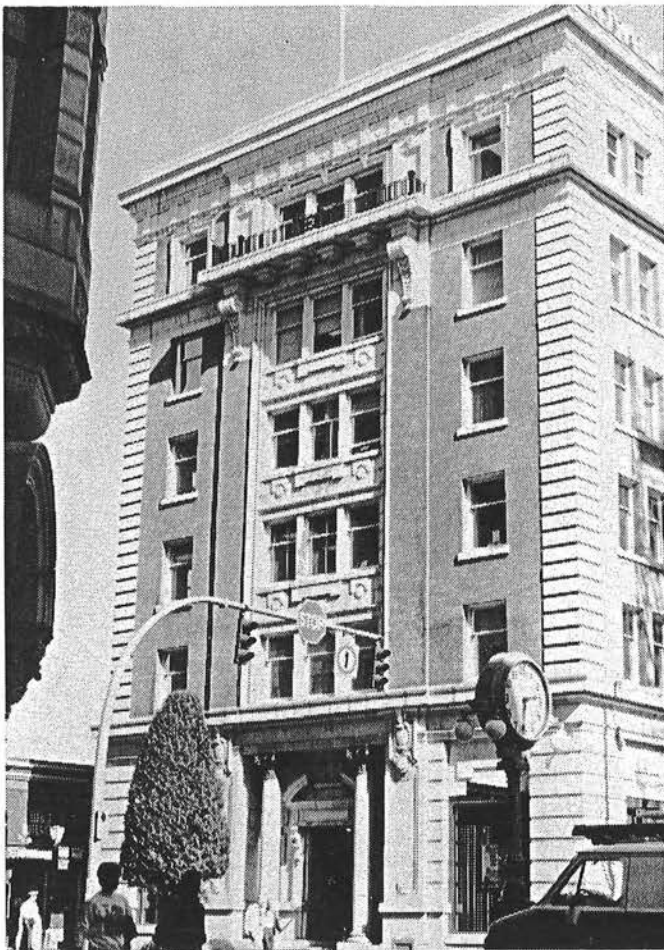


BANK OF MONTREAL
1200 GOVERNMENT STREET
Francis M. Rattenbury, Architect,
1897

While still supervising the construction of the Parliament Buildings, Francis Mawson Rattenbury won an open competition to design the first permanent premises in Victoria for the Bank of Montreal. His choice of the Chateau style, a synthesis of Renaissance French and English architecture, anticipates by a number of years his design for the Empress Hotel.

Alternating bands of smooth and rough-dressed Haddington Island stone are used as the facing material; the picturesque slate-covered roof is a prominent landmark, and terminates the vista along View Street.





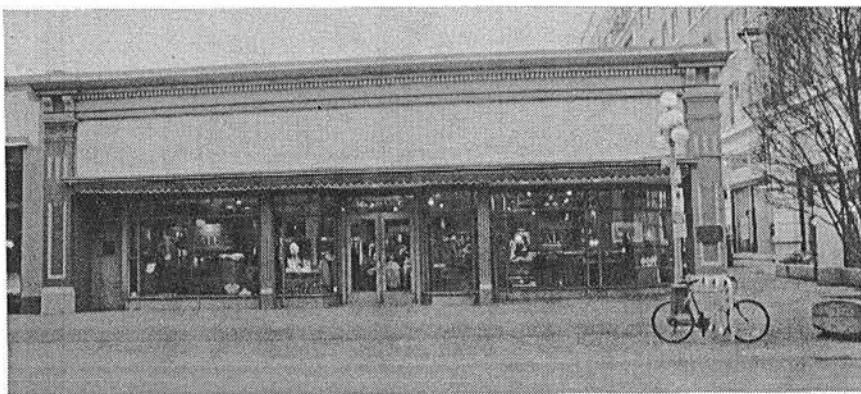
UNION BANK
 1205 GOVERNMENT STREET / 612-618 VIEW STREET
 A. Arthur Cox, Architect,
 1912

Cox, a Vancouver-based architect, designed this imposing headquarters for the Union Bank of Canada. White-glazed terra cotta was used extensively on the ground floor, as quoining blocks, window



THE UNION BANK AND CENTRAL BUILDINGS, c.1913
 (CVARD 96604-01-4065)

surrounds, and for the heavy Beaux-Arts cornice. The ground floor windows have been altered, otherwise the building is substantially intact, and a landmark on Government Street.



W. & J. WILSON BUILDING
1221 GOVERNMENT STREET
 William Ridgeway Wilson, Architect,
 1912

Wilsons, Victoria's oldest firm of clothiers, was founded by William Wilson in 1862, the same year the city was incorporated. This has been their location since they were founded; the present building resulted from the extensive 1912 alteration of an earlier structure, which may have dated to the 1870s. This building is a handsome example of the architecture of the Edwardian era.



1239-1241 GOVERNMENT STREET
 John Teague, Architect (Assumed),
 Circa 1871 or Earlier

Little is known of the early history of this prominent structure, but it can be traced back to 1871, and may have been built as early as 1860. Some of the commercial businesses located here included the British Columbia Market Company wholesale and retail butchers, the Little Sweetland Confectionary, and Smith and Randolph, printers and bookbinders. In the 1880s it was operated as the Alhambra Hotel. Although the building has lost its original decorative semi-circular pediments and its ground floor arcade, much of the original structure is intact.



EAST SIDE, GRAND ARCH ERECTED FOR THE VISIT OF LORD DUFFERIN IN 1876 AT YATES AND GOVERNMENT STREETS:
THE YATES STREET FACADE OF 1239-1241 GOVERNMENT STREET IS VISIBLE ON THE LEFT
(BCARS HP79725)

ADELPHI BUILDING

1300-1304 GOVERNMENT STREET / 578 YATES STREET

Thomas Hooper, Architect, (Attributed)

1891

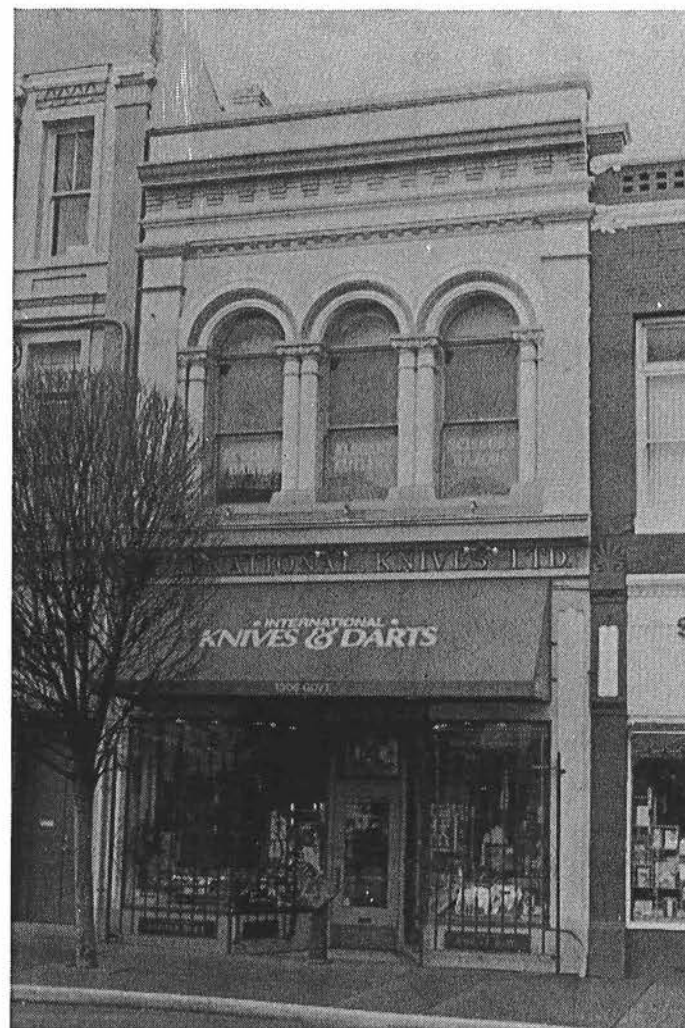
Named after the Adelphi Saloon which originally was located across the street where the Post Office use to be, this three storey brick structure displays an exuberant use of brickwork and the recessed bay windows typical of Thomas Hooper's work. This tall, narrow structure marks the corner of Government and Yates Streets; it was built as a speculative store and office space by the Canadian Pacific Land & Mortgage Company, which also built 1300-1306 Douglas Street. H.L. Salmon, Tobacconist, originally occupied the ground floor. The original elaborate cornice has unfortunately been removed.





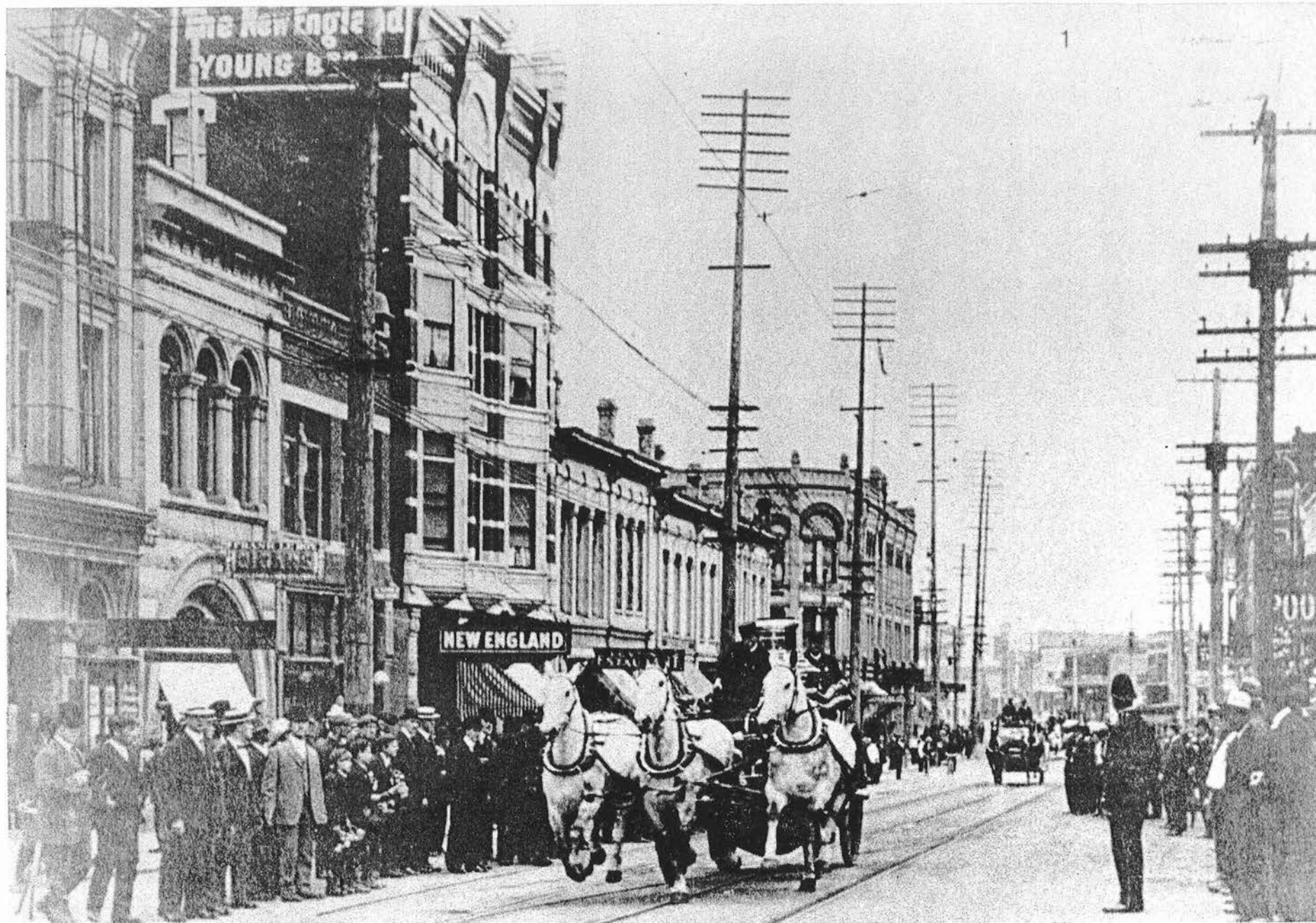
IMPERIAL BANK OF COMMERCE
 1301 GOVERNMENT STREET / 604-606 YATES STREET
 D.C. Frame and Douglas James, Associated Architects,
 1946

This modern building is the result of a complete remodelling of the 1883 Pritchard House, of which all visible traces have been removed. The new facade is stone-faced, with a black marble base and trim; despite the classical derivation evident in the vestigial fluted pilasters, there is a feeling of modernity in the simplified detailing.

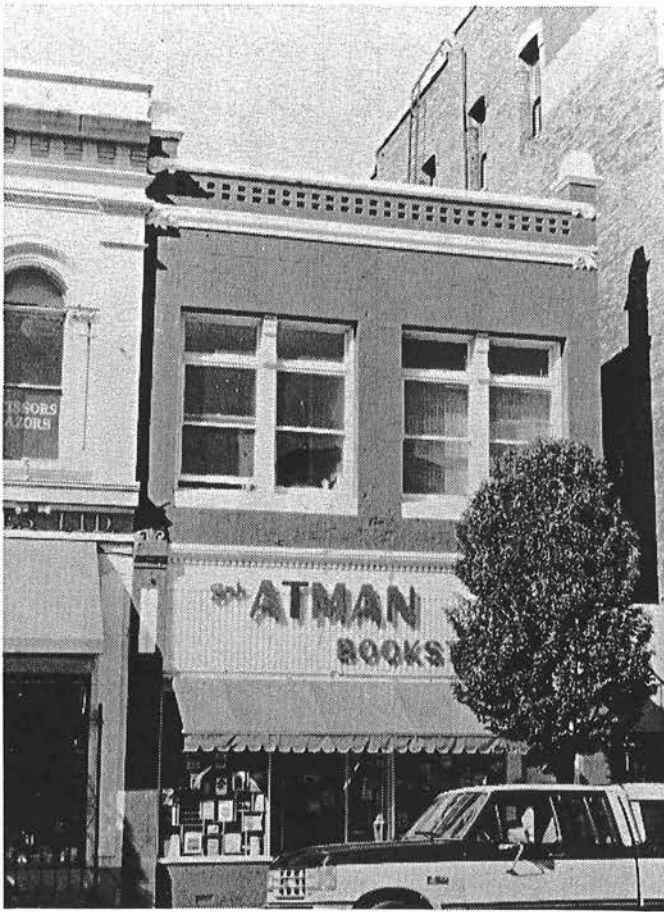


1306 GOVERNMENT STREET
 1902

The original owner of this handsome structure was Hy. Siebenbaum of the Palace Saloon on Yates Street. It was built at a cost of \$3,000. Paired columns are used to frame the second floor arched windows; the archival photograph on the next page shows the original round-arched storefront configuration.

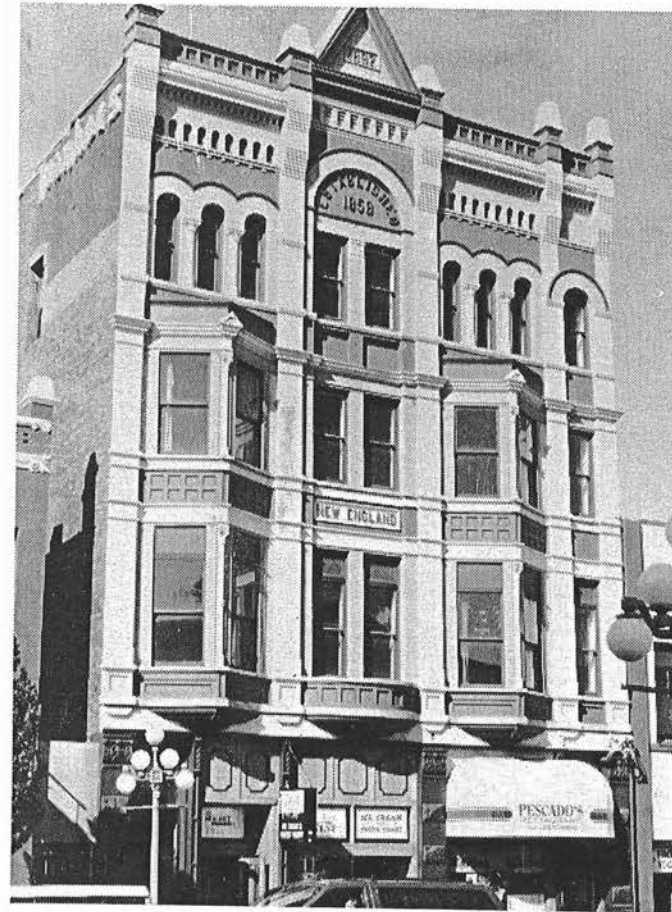


WEST SIDE OF 1300 BLOCK GOVERNMENT STREET, c.1908
(CVARD 96609-01-4097)



1308-1310 GOVERNMENT STREET
Thomas Hooper, Architect,
1900

This modest structure was built for Dr. F.W. Hall as the Excelsior saloon at a cost of \$2,400. Minimal detailing has been used; double assembly windows are set into the brick wall with no surrounds, and a decorative cornice frieze is defined by a series of regularly-spaced recessed bricks. It is one of a grouping of intact early structures on the west side of Government Street.



THE NEW ENGLAND HOTEL
1312-1314 GOVERNMENT STREET
John Teague, Architect,
1892

In 1858 the New England Restaurant had been established on this site by Fritz and George Steitz; in 1876 they sold it to Michael and Louis Young, two Bavarian emigrants. The restaurant quickly became famous on the West Coast, especially after the addition of a bakery in the 1880s. The success of the restaurant allowed the original building to be razed for the construction of this 40 room luxury hotel, at a cost of \$25,000. Extensive use was made of cast iron; this made possible the tall narrow windows that emphasize the building's verticality.



1316-1328 GOVERNMENT STREET / 589 JOHNSON STREET
1879; Additions in 1888 by John Teague, Architect

Under this coat of stucco is a Late Victorian structure built for R.J. Russell. The first section, located at the corner of Johnson and Government Streets, was built in 1879. In 1884 Russell acquired the parcel of land to the south, and in 1888 erected an addition to the structure to the designs of architect John Teague.



GOVERNMENT STREET, c.1908
RUSSELL'S BUILDING IS IN THE CENTRE
(CVARD 98303-07-267)

The original appearance of the building is shown in the archival photograph above. This building presented a unified facade to Government Street, and complimented the commercial development in the area. The subsequent alterations resulted in the removal of the cornice detailing, and the replacement of the original windows and storefronts.

ROMANO THEATRE
1323 GOVERNMENT STREET
1909

The Quagliotti family built this theatre as part of the Romano Theatre chain. They were related to Eugene J. Quagliotti-Romano, a Seattle resident and inventor of the flat disc phonograph record. This was one of the earliest moving picture theatres in Victoria.





1400-1480 GOVERNMENT STREET
DE COSMOS BLOCK, 1885, Additions c.1896, And
THE WILSON-DALBY BLOCK (VICTORIA HOTEL)
Thomas Hooper, Architect, 1892

Considered to be one of the city's first rate hotels, the Victoria Hotel was located in the heart of the business district. With 78 large and airy rooms heated by steam, and containing baths, electric bells and other conveniences, the \$2.00 per day room rate was considered very reasonable.

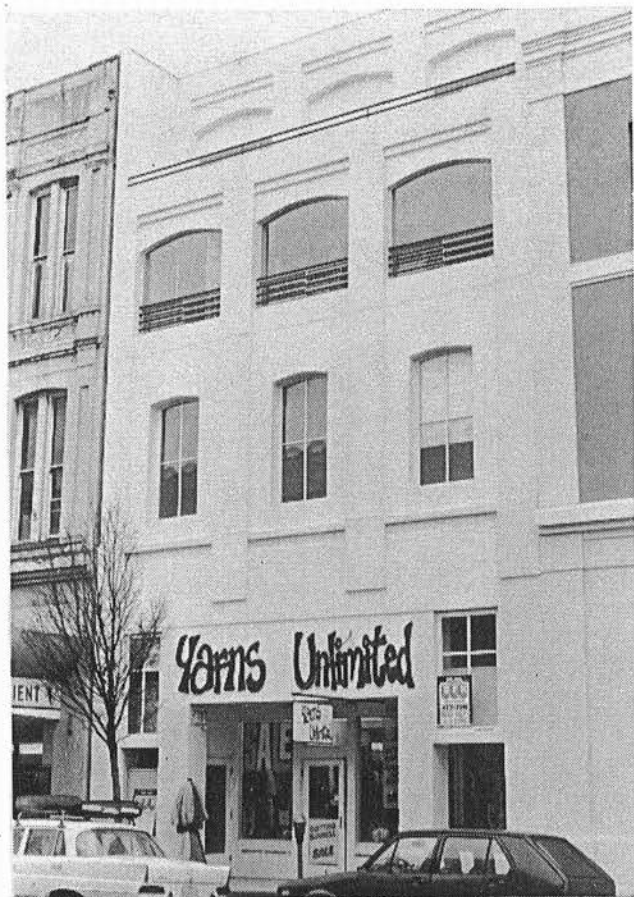


THE WILSON-DALBY BLOCK (CVARD 98008-03-1720)
FROM *VICTORIA ILLUSTRATED*, 1891 pg.34

It has since been altered, but retains its original prominence at this intersection. The adjacent building to the north was originally a two storey structure built by Amor de Cosmos; the third storey was added circa 1896. Both structures have been altered, their cornices removed, and a coat of stucco applied over the original brick.

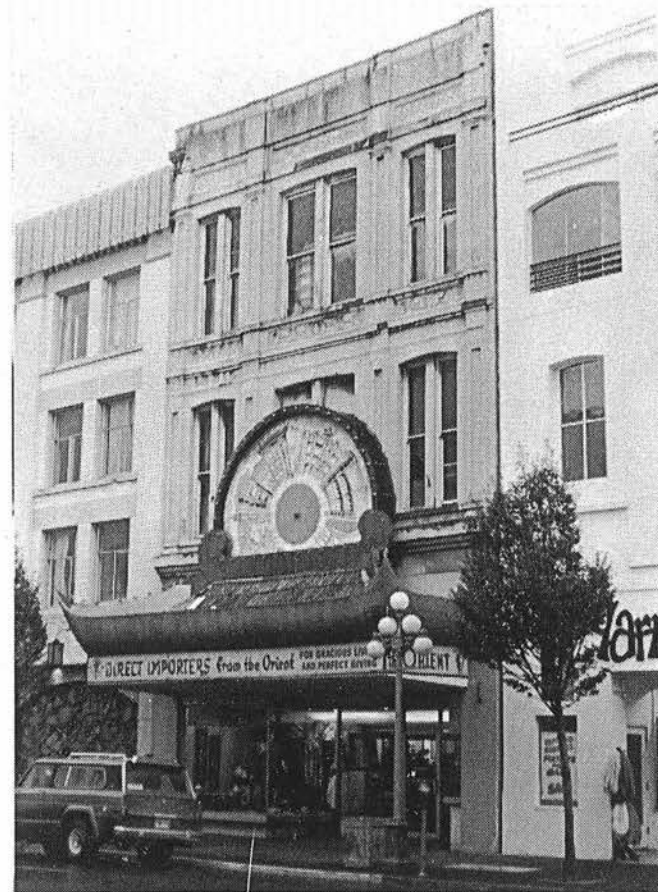


GOVERNMENT STREET LOOKING SOUTH FROM PANDORA, c. 1899: THE DE COSMOS BLOCK IS TO THE FAR RIGHT;
THE WILSON-DALBY BLOCK (VICTORIA HOTEL) IS ADJACENT (BCARS HP77924)



BRACKMAN & KER WAREHOUSE
1407 GOVERNMENT STREET
1889

The growing prosperity of the Brackman & Ker Milling Company necessitated the construction of a new warehouse structure. The warehouse served as a general distribution centre as well as storage for animal feed and other gristmill products. The Jeune Brothers Sail Loft and Tent Factory was also located here until they moved to their present location on Johnson Street. After 1908 a variety of business occupied the building, including the Empress Theatre and the Panama Cafe. Moving pictures were also shown here as early as 1903 in one of Victoria's first movie theatres.



POWELL & COMPANY BUILDING
1411 GOVERNMENT STREET
1891

George Powell and Son commissioned plans to be drawn and construction to be undertaken on a new three storey brick building which would house their family store. At the cost of \$9,000 they built a structure that displayed many of the architectural details popular in the Victorian era. The decorative spandrels and brickwork and the tall Victorian windows may still be seen, despite an application of stucco and the removal of the cornice.

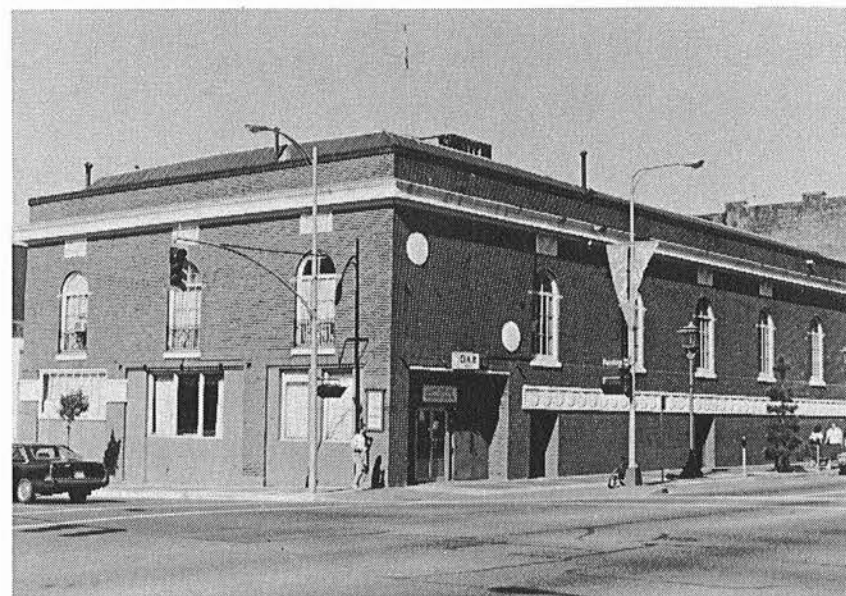


BRACKMAN & KER WAREHOUSE, 1407 GOVERNMENT STREET; PHOTOGRAPH BY FLEMING BROTHERS
Pre 1905
(CVARD 97806-03-4107)



HOTEL WESTHOLME
1413-1421 GOVERNMENT STREET / 603 PANDORA AVENUE
H.S. Griffith, Architect,
1910

Built for the Westholme Lumber Company, this four storey brick and concrete building was originally designed to contain hotel rooms, stores and office space. Over the years the windows, cornice and shopfronts have been altered; the glazed brick facade still distinguishes this prominent structure.



KINEMACOLOUR THEATRE
1600 GOVERNMENT STREET
W. D'Oyly Rochefort & E.W. Sankey, Architects,
1913

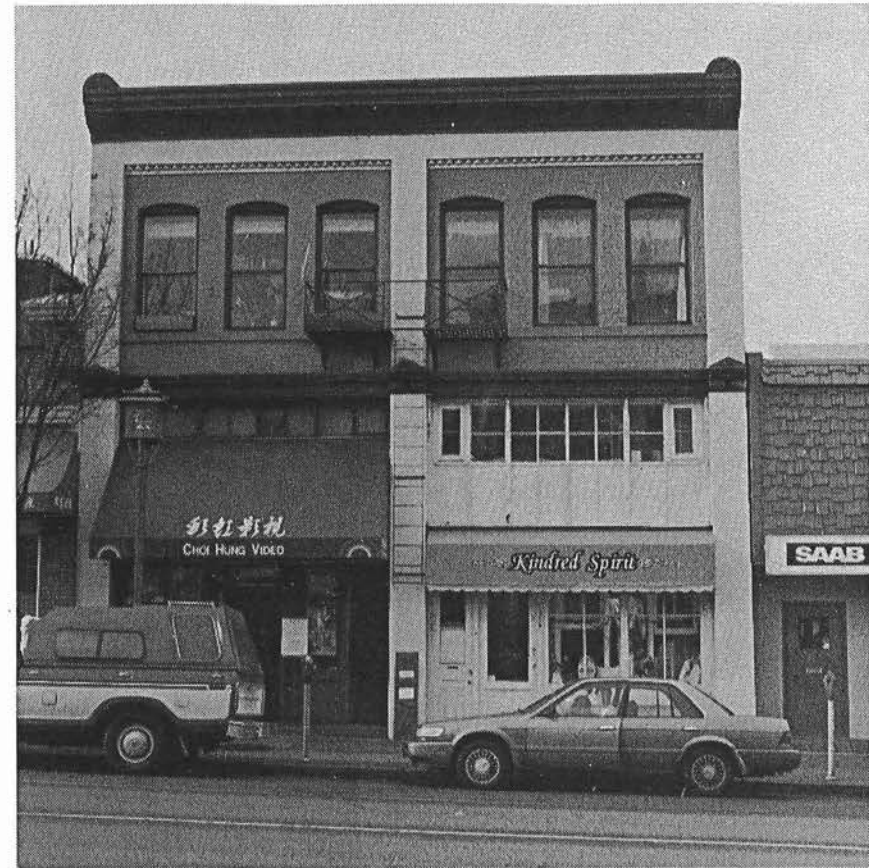
The Island Amusement Company built this theatre structure for \$35,000. It has since been used as the Victoria Ballroom, and is now the Victoria Old Age Pensioner Association No. 1 Hall. Only very minor changes have occurred to the exterior; a number of the cast plaster interior features are also intact.



LEE BLOCK

1618-1628 GOVERNMENT STREET / 565 FISGARD STREET
C. Elwood Watkins, Architect,
1910

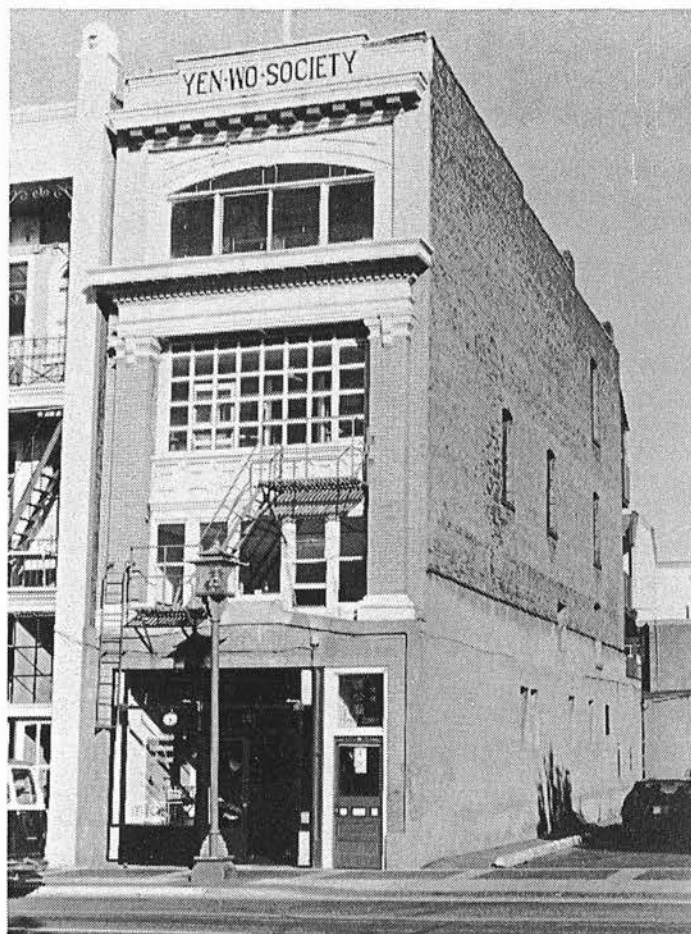
Built for Lee Chong and Lee Wong, this landmark structure marks the corner of Government and Fisgard Streets. It still serves its original function of retail space at ground level with living quarters above. Unlike other structures in the area, it shows little concession to Oriental tastes, rather it is a typical Edwardian commercial structure with a minimum of ornamentation.



ON HING BROTHERS BUILDING

1710-1714 ½ GOVERNMENT STREET
Thomas Hooper, Architect,
1897

This small commercial structure was built for the On Hing Brothers for use as stores and dwellings. It contains a 'cheater floor', a mezzanine that was not taxed as part of the total square footage of the building; this extra floor is lit by the high clerestory windows of the first floor.



YEN WO SOCIETY BUILDING
 1713 GOVERNMENT STREET
 L.W. Hargreaves, Architect,
 1912

The Yen Wo Society has been in continuous ownership of this building since its construction. On the top floor is Tam Kung Temple, lavishly decorated with banners and circular umbrellas. It is one of the four remaining early shrines in Chinatown. The Chinese benevolent societies protected and aided members of the community in what was sometimes a hostile new world.



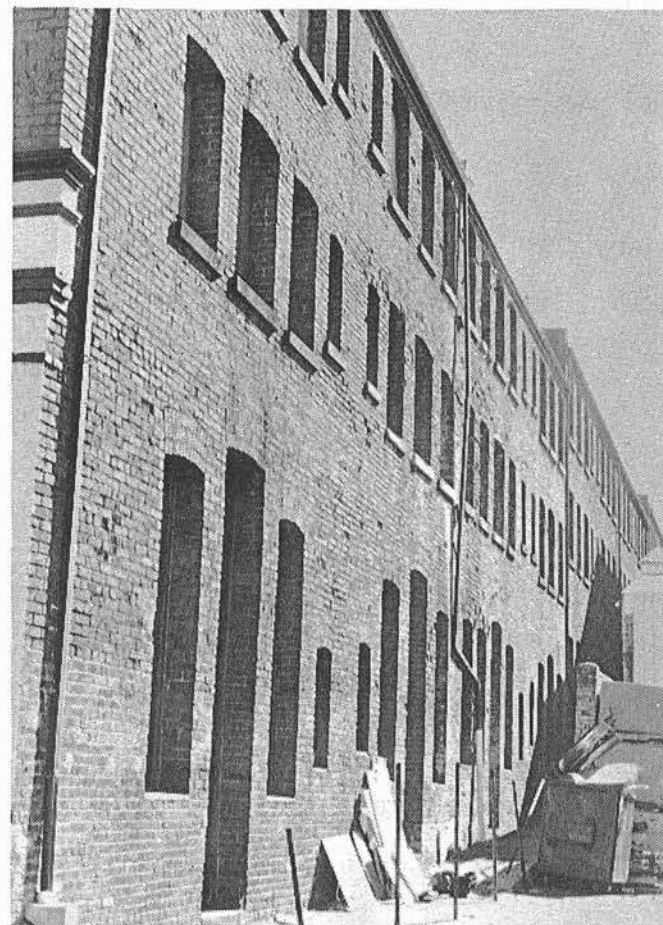
**LUNG KONG KUNG SHAW & THE FIRST CHINESE EMPIRE
 REFORM ASSOCIATION BUILDING,**
 1715-1717 ½ GOVERNMENT STREET
 1905

Built to house two separate associations, this twin facade features recessed balconies, delicate wrought iron balusters and arched windows. Although the First Chinese Empire Reform side has lost its decorative parapet, the structure remains in virtually intact condition, forming an important grouping with the adjacent building at 1713 Government Street.

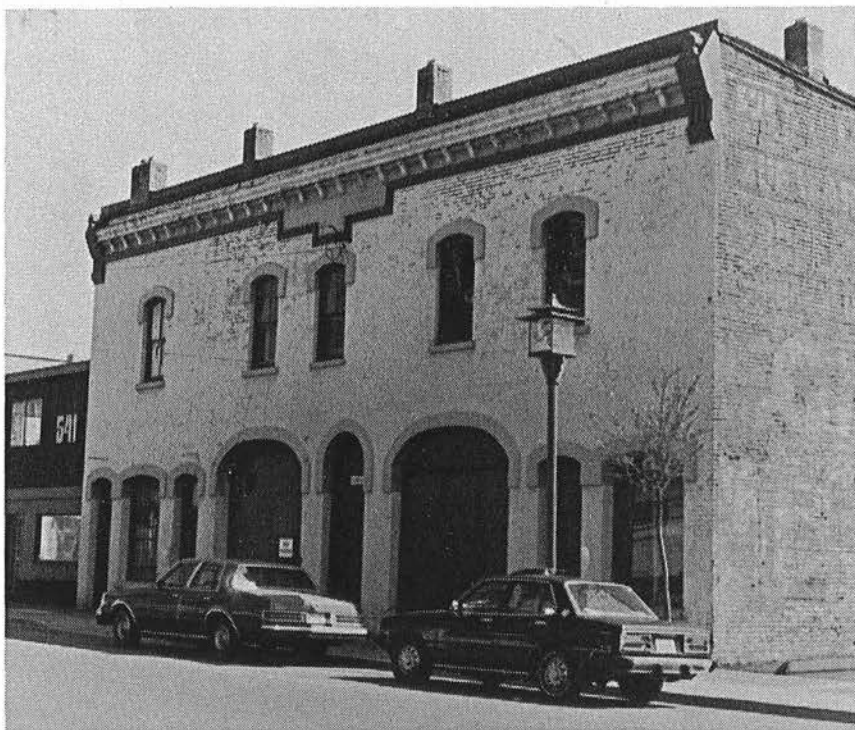


LIM DAT BUILDING
 1802-1826 GOVERNMENT STREET
 Hooper & Watkins, Architects,
 1910

This prominent structure runs the full length of Government Street between Herald and Chatham Streets; the alley behind also provides passage between the two streets. The building is stepped down in three sections due to the sloping site, and features a number of recessed balconies. The bricks for this building were kilned at a brickyard at Bazam Bay in North Saanich owned by Lim Dat's brother Lim Bang, who later built the Douglas Hotel.



REAR FACADE



HART BLOCK
529-539 HERALD STREET
c.1891

This unusual structure, which is connected by a common internal passageway to 532 ½ and 532-536 Fisgard Street, originally housed a livery stable and a carriage repair shop, necessitating the two large carriage entrances. The building has housed a number of functions over the years, including one of Victoria's more infamous brothels, on the second floor at the turn of the century.



WILSON BROTHERS WAREHOUSE
532-538 HERALD STREET
Hooper & Watkins, Architects,
1909

This utilitarian structure originally housed the cold storage and ice-making business of the Wilson Brothers. Biggerstaff Wilson's first cold storage business had opened in 1901, adjacent to the Esquimalt and Nanaimo Railway Station on Store Street. Daily ice blocks could either be picked up at this location, or delivered by one of the horse-drawn ice wagons.



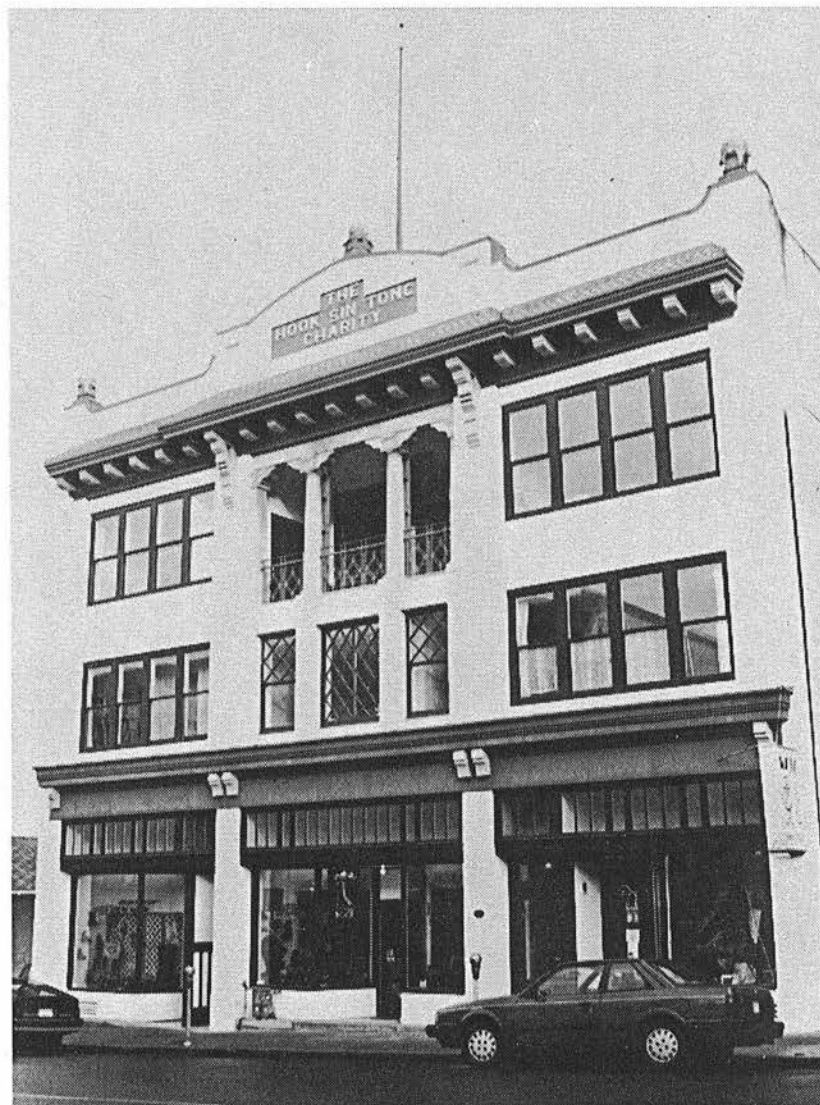
COMMERCIAL BUILDING (NOW THE HERALD BUILDING)
542-556 HERALD STREET
1913

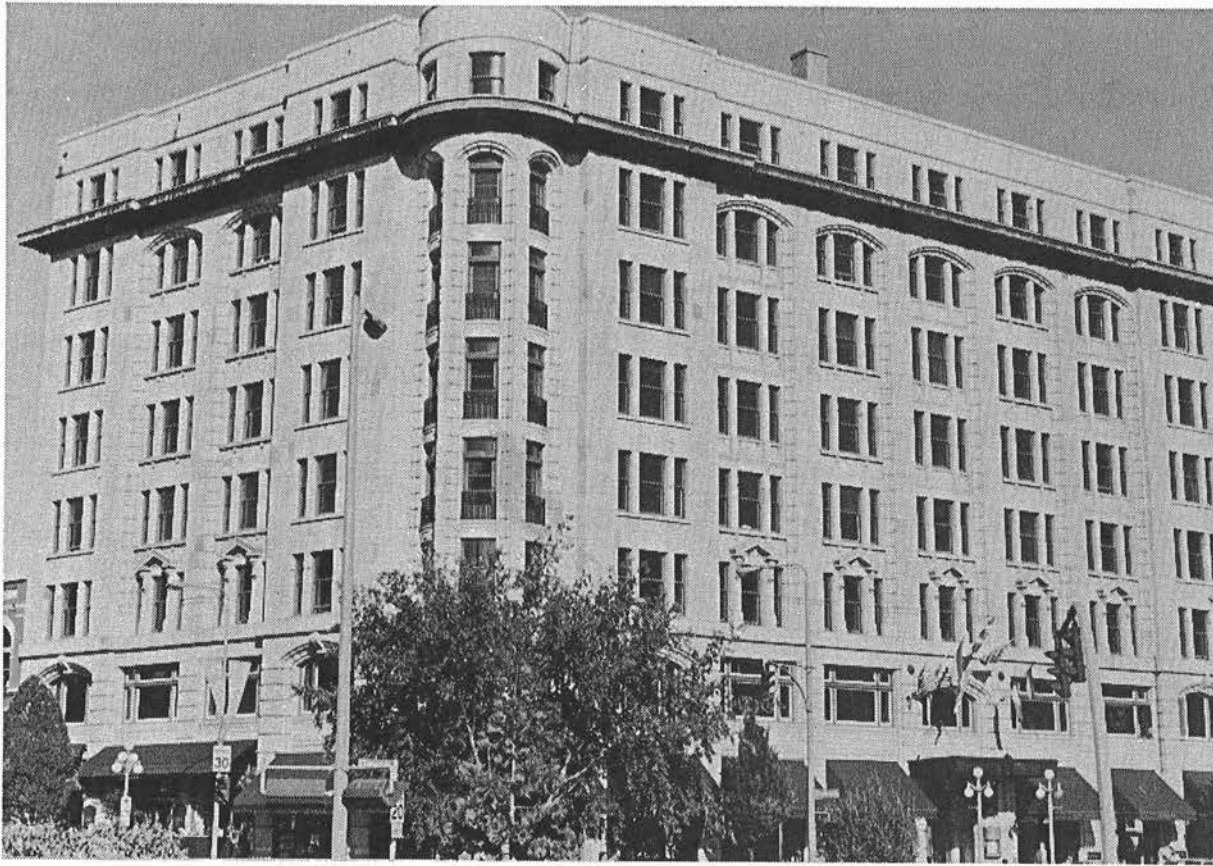
Built to house stores at the ground floor, with forty tenement rooms above, this three storey structure was originally owned by Lim Bang and Wong Jan Way; there was also a rice mill in the basement at the rear. In 1983 it was successfully rehabilitated to commercial and residential use, the first project of its type in Victoria.

HOOK SIN TONG CHARITY BUILDING
658-666 HERALD STREET
C. Elwood Watkins, Architect,
1911

The Hook Sin Tong is a county association formed by emigrants from Chung San County in Southern China. Dr. Sun Yat Sen stayed here during his 1911 North American fundraising tour. When constructed, this building was on the northern edge of the Chinese settlement, but with the decline in the size of Chinatown, it has become physically isolated from other similar structures.

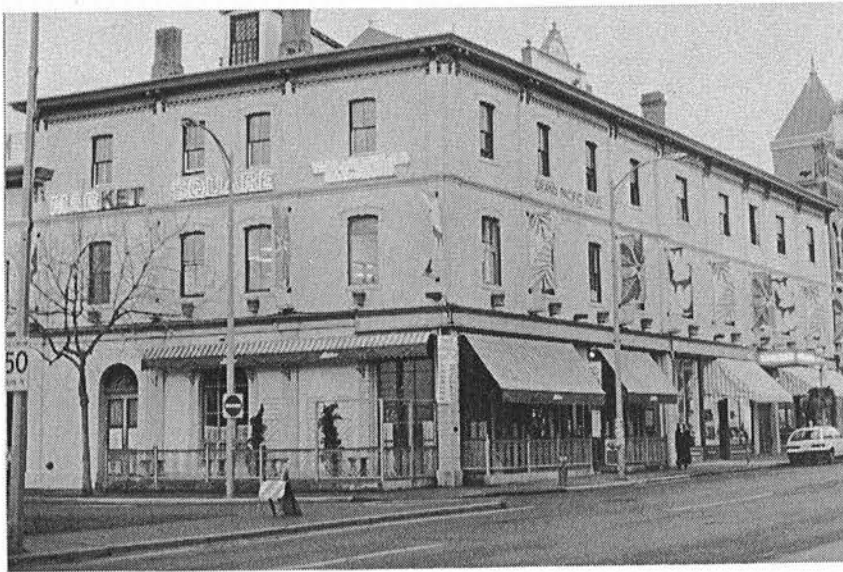
The recessed balcony, a common feature of Chinese association buildings, provided open space for worshipping the heavens during religious occasions and festivals. The third floor assembly room is capped by a large and intricate stained glass dome, reputedly the largest such dome in Canada.





THE BELMONT BLOCK
600-620 HUMBOLDT ST. / 801-807 GOVERNMENT STREET
Hoult Horton, Architect,
1912

This prominent structure was originally designed as a hotel, but a decision was made before construction was complete to change the use to offices. This was one of the first reinforced concrete buildings to be built in Victoria. Cream coloured matte-glazed terra cotta block cladding was used on three facades; the spare and elegant detailing is typical of the restrained style popular for the commercial buildings of the Edwardian era. The architect, Hoult Horton, was the president of the Victoria chapter of the B.C. Society of Architects.



GRAND PACIFIC HOTEL
530-540 JOHNSON STREET / 1405-1413 STORE STREET
1879; Additions 1883 and 1887

Giacomo Bossi, the uncle of Calvin and Vincent Bossi, and brother to Carlo, arrived in Victoria in approximately 1865; he built the earliest part of this prominent hotel in 1879. Later renamed as the Russ House Hotel, it was most recently known as the Drake, and has been rehabilitated as part of the Market Square complex. Giacomo Bossi's house, built in 1885, still stands at 1007 Johnson Street.



WILLES BAKERY
537 JOHNSON STREET
Elmer H. Fisher, Architect,
1887

Louis Wille was a miller and baker in his native Saxony until his departure during the Franco-Prussian War. From 1877 until 1887 he operated the London Bakery in New Westminster; in 1887 he moved to Victoria, and commissioned this Italianate structure, with its elaborate cornice and window hoods. The sign of the baker is still visible, in the central front pediment.



L. WILLES & SONS BAKERY AND GROCERY, 537 JOHNSON STREET
No Date
(CVARD INTERIORS - STORES & SHOPS #8)



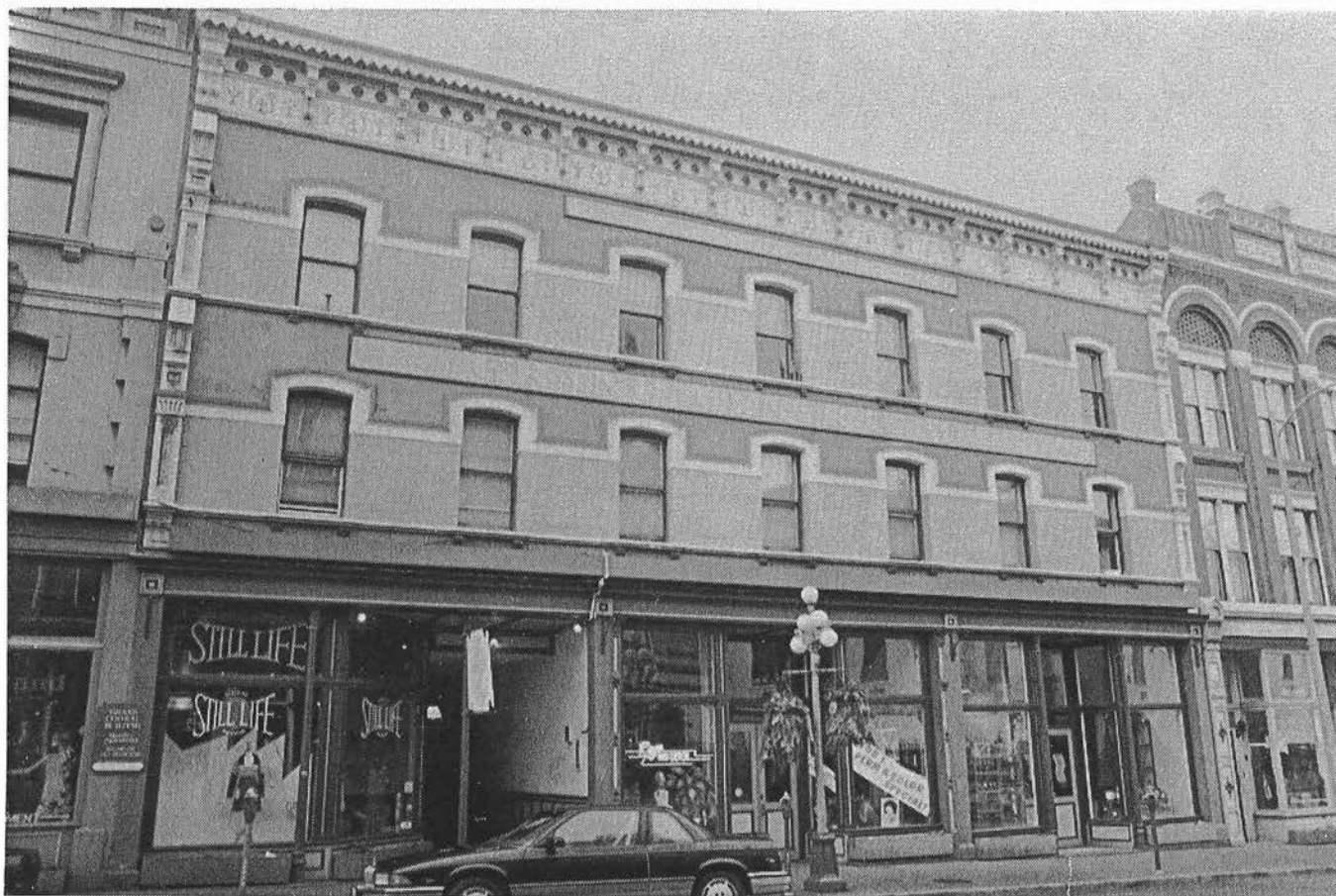
COLONIAL METROPOLE HOTEL
541-545 JOHNSON STREET
John Teague, Architect,
1892

H.W. Milby was the first owner of this hotel, and Alex McCandless the original lessee. The verticality of the tall front facade is emphasized by the projecting piers connected by third floor semi-circular arches. Originally one of the wings of the Colonial Hotel, it was rebuilt in this configuration in 1892. Later known as the Brunswick Hotel, the building was adapted for use as apartments in 1984.



MILNE BUILDING
546-548 JOHNSON STREET
Thomas Hooper, Architect (Attributed),
1891

Alexander Roland Milne was one of the more colourful personalities of early Victoria. After his arrival in Victoria in 1874 from the Cariboo goldfields, he held a variety of official positions, including Collector of Customs for the Port; he was also an active Freemason and Knight Templar. This prominent structure was one of his ventures into private development, and originally housed the Empire Hotel and Restaurant.



COLONIAL HOTEL
547-555 JOHNSON STREET
1890

Thomas Tugwell was the proprietor of this three storey brick hotel, which was built at a cost of \$16,000. The horizontal proportions are emphasized by the use of stringcourses which run between the window hoods, and a continuous pressed metal cornice. The building is an unusual stylistic blend of mostly Italianate elements; the horizontality is an unusual feature, as is the Eastlake-inspired relief pattern between the cornice brackets.

Originally there were two flanking wings to the structure. The eastern wing survives as 557-561 Johnson Street, while the west wing at 541-545 Johnson Street was rebuilt as the Colonial Metropole in 1892. The building survived a demolition threat in the early 1980s, and has now been rehabilitated for residential use upstairs.

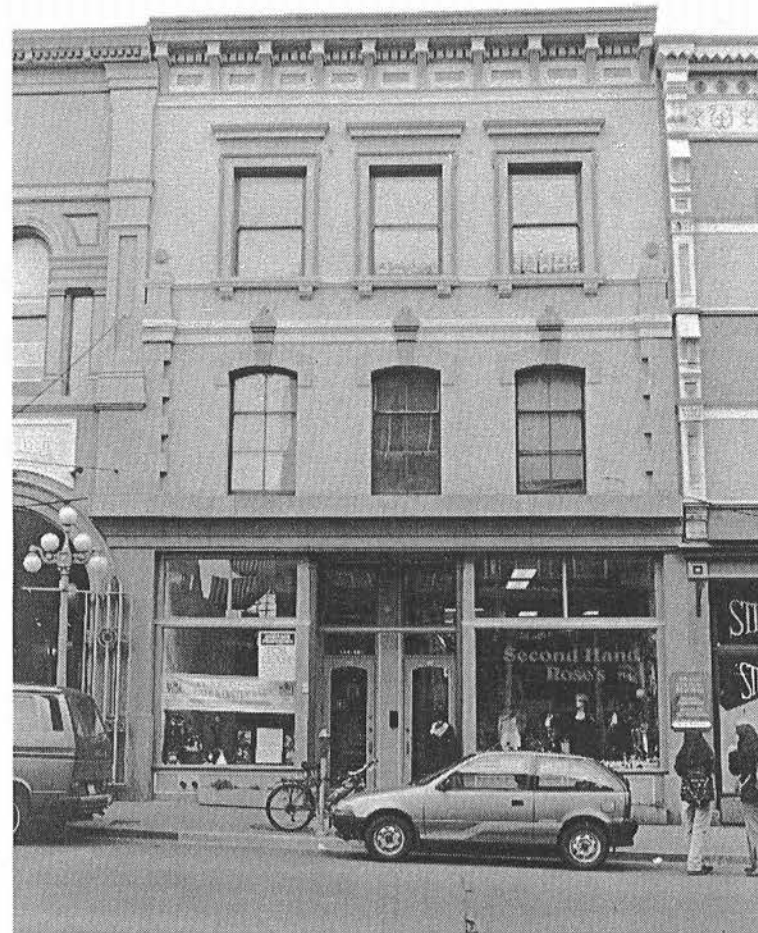


THE ORIGINAL CONFIGURATION OF THE COLONIAL HOTEL, 547-555 JOHNSON STREET;
 THE EAST WING SURVIVES AS 557-559 JOHNSON STREET (CVARD 98008-06-1676)
 FROM *VICTORIA ILLUSTRATED*, 1891, pg. 80



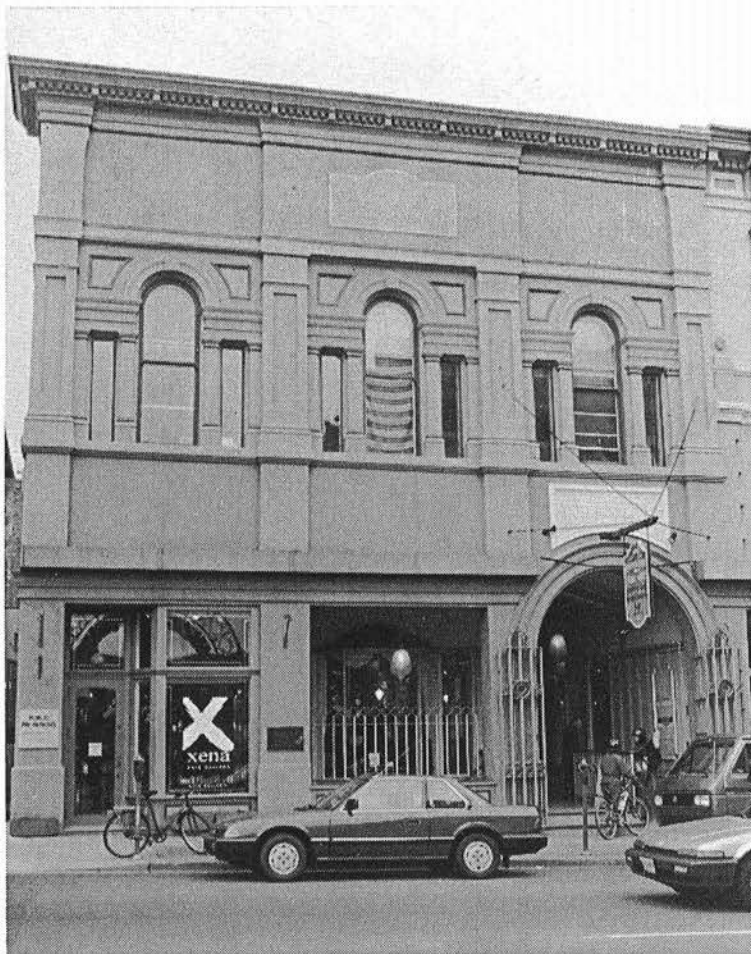
STRAND HOTEL
550-554 JOHNSON STREET
1893

The B.C. Land & Investment Company were the original owners of this imposing structure, which is highlighted by a central projecting two storey bay. Other design features include a pressed metal cornice and ashlar window surrounds. The Strand was named after the cafe which formerly stood on the site; it was later known as the Eastern Hotel.



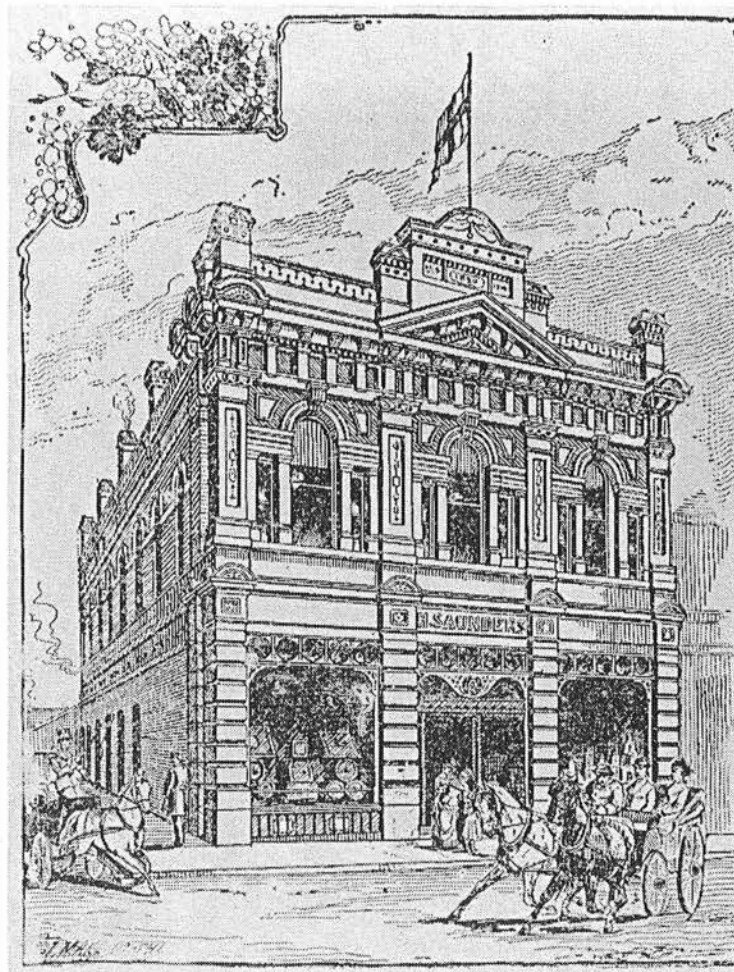
SAUNDERS GROCERY STORE
557-559 JOHNSON STREET
1875; Third Storey added c.1886

Originally built as a two storey structure with a wooden sidewalk arcade for A. Gilmore, this was used as the first location of Saunders Grocery. The premises were later used by Gilmore & McCandless, Merchant Tailors & Clothiers, the oldest such establishment in Victoria. An identical structure to this once flanked the other side of the Colonial Hotel.



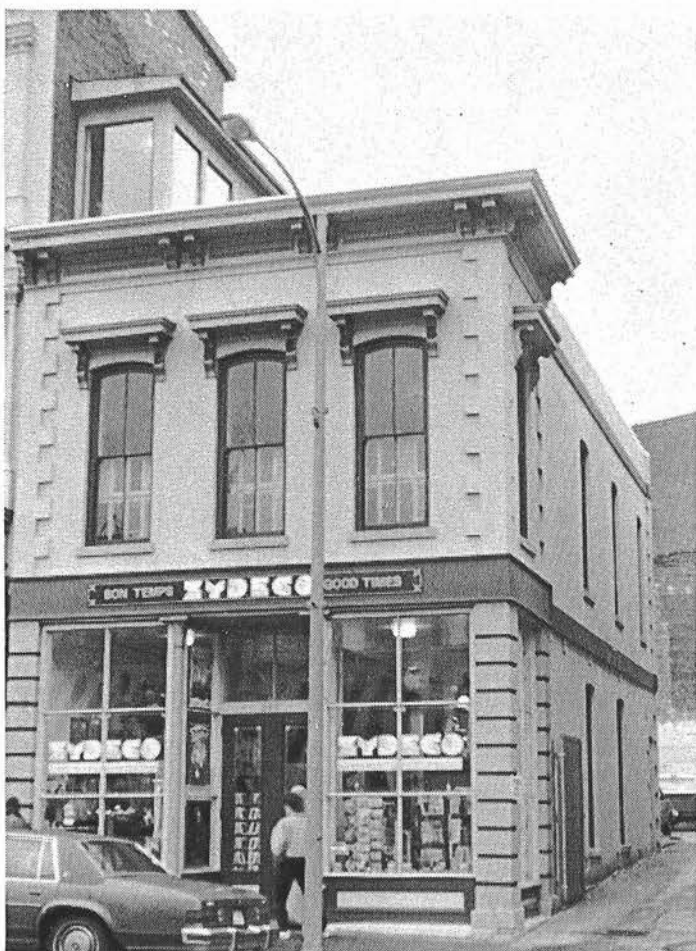
H. SAUNDERS, GROCERIES, ETC.
561 - 563 JOHNSON STREET
Leonard Buttress Trimmen, Architect,
1890

This handsome structure was constructed by Elford & Smith with interior fittings by Jacob Sehl. It housed the business of Henry Saunders, who operated the largest and best equipped outfitting establishment in the city for 'grubstaking' Klondike miners. Saunders had come to Victoria in approximately 1862, and was a member of the consortium that bought the S.S. Beaver from the Hudson's Bay Company.



FROM *VICTORIA ILLUSTRATED*, 1891, pg.87
(CVARD 98008-03-1659)

The front facade was much altered over the years, and had suffered the complete rebuilding of its cornice and storefronts, leaving only the second floor windows intact. A recent renovation has brought back some of its original character. The building forms the western edge of Oriental Alley, which originally was an important link through to Yates Street.



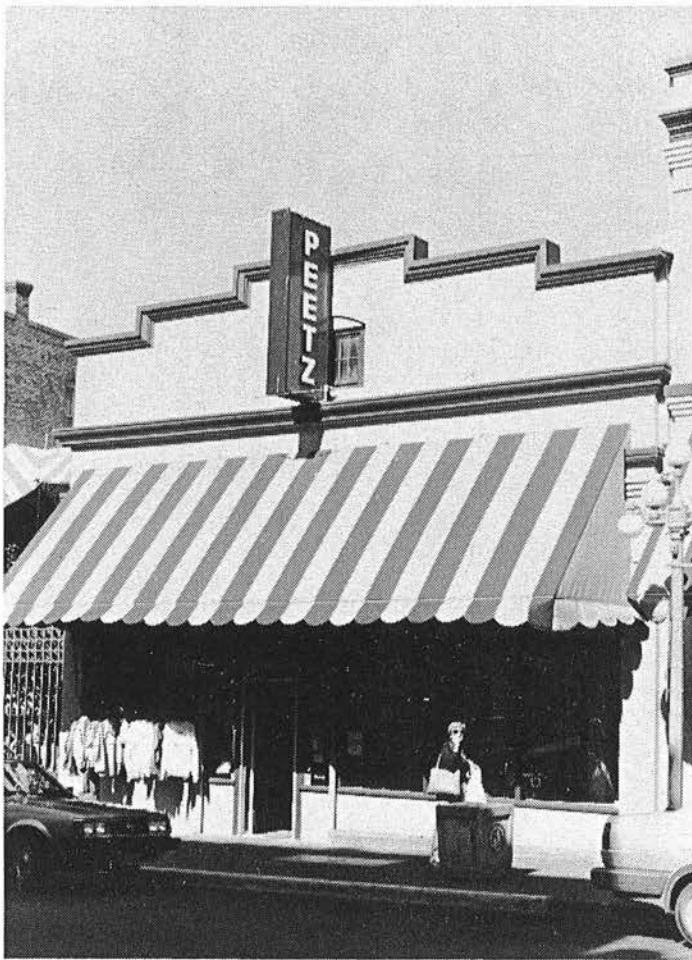
565 JOHNSON STREET
1879

Originally built for Elijah Howe Anderson, this small but finely articulated structure forms the eastern edge of Oriental Alley. It has survived in substantially intact condition, and continues the line of Klondike-era structures that line this block of Johnson Street.



567-569 JOHNSON STREET
1890

Also built for Elijah Howe Anderson, this three storey structure is a fine example of the Italianate style, with articulated window hoods, tall vertical windows and a bracketed cornice. Anderson's "London House Gents Furnishing Store" was located here for a number of years. From approximately 1904 until 1918 Pinchon & Lenfesty Gunsmith Shop was the ground floor tenant.



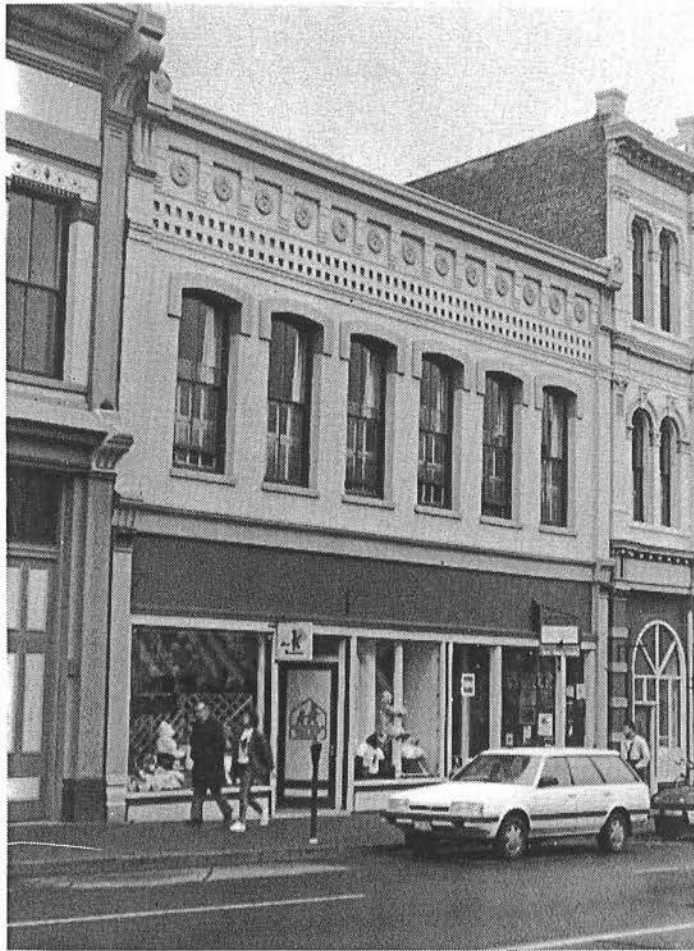
GRAND THEATRE
568 JOHNSON STREET
 1904

This was the location of the Grand Theatre, built for John Hepburn at a cost of \$4,000; within a few years of its construction, it was taken over by Alexander Pantages as part of his vaudeville theatre chain. At an early date the Jeune Brothers sail loft and tent factory expanded into this building from next door.



JEUNE BROTHERS SAIL LOFT
570 JOHNSON STREET
 Hooper & Watkins, Architects,
 1905

Fred J. and P. Jeune built this building to house their tent factory and sail loft after they outgrew their premises on Government Street. They remain the sole occupants of the building.



571-577 JOHNSON STREET
John Teague, Architect (Attributed)
1899

From as early as 1862 this property was owned by F.E. Newberger, gunsmith, although in some years William Newberger is listed as the owner. This fine brick structure was erected at the turn of the century in the Italianate style, and presumably replaced an earlier wooden structure.



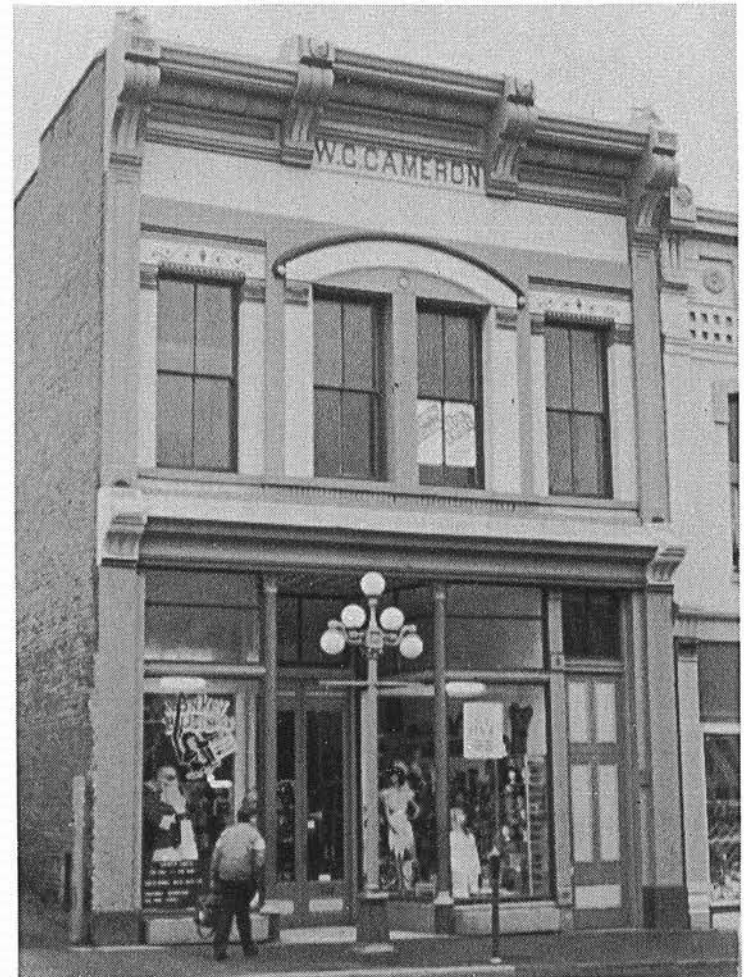
574-580 JOHNSON STREET
Thomas Hooper, Architect,
1899

This two storey brick block was erected for D.E. Campbell and A.G. McCandless in 1899 at a cost of \$7,200. It features a vigorous use of brick detailing that enlivens the utilitarian facade, and the corbelled cornice treatment that Hooper favoured at this time. The second floor has had various uses, for a time in the 1930s it was a house of ill repute.

W.G. CAMERON BUILDING
579-581 JOHNSON STREET
Fisher & Wilson, Architects,
1888

W.G. Cameron was one of the earliest settlers in Victoria, having arrived here in 1860. After 16 years in the employ of Messrs. Turner, Beeton & Co., he entered into business for himself in 1883. He operated his "Mechanic's Cash Clothing Store" at this location from 1888 until 1911. Cameron was also a city alderman for many years, and in 1921 was appointed Land Commissioner.

"In July 1888 Mr. Cameron moved into his present large and commodious premises situated at No. 55 Johnson Street. These premises are owned and were especially built by him in order to facilitate the transaction of his large and steadily increasing business, and are acknowledged to be the best lighted, most attractive and thoroughly equipped of their kind in the city." (*Williams B.C. Directory, 1892*)





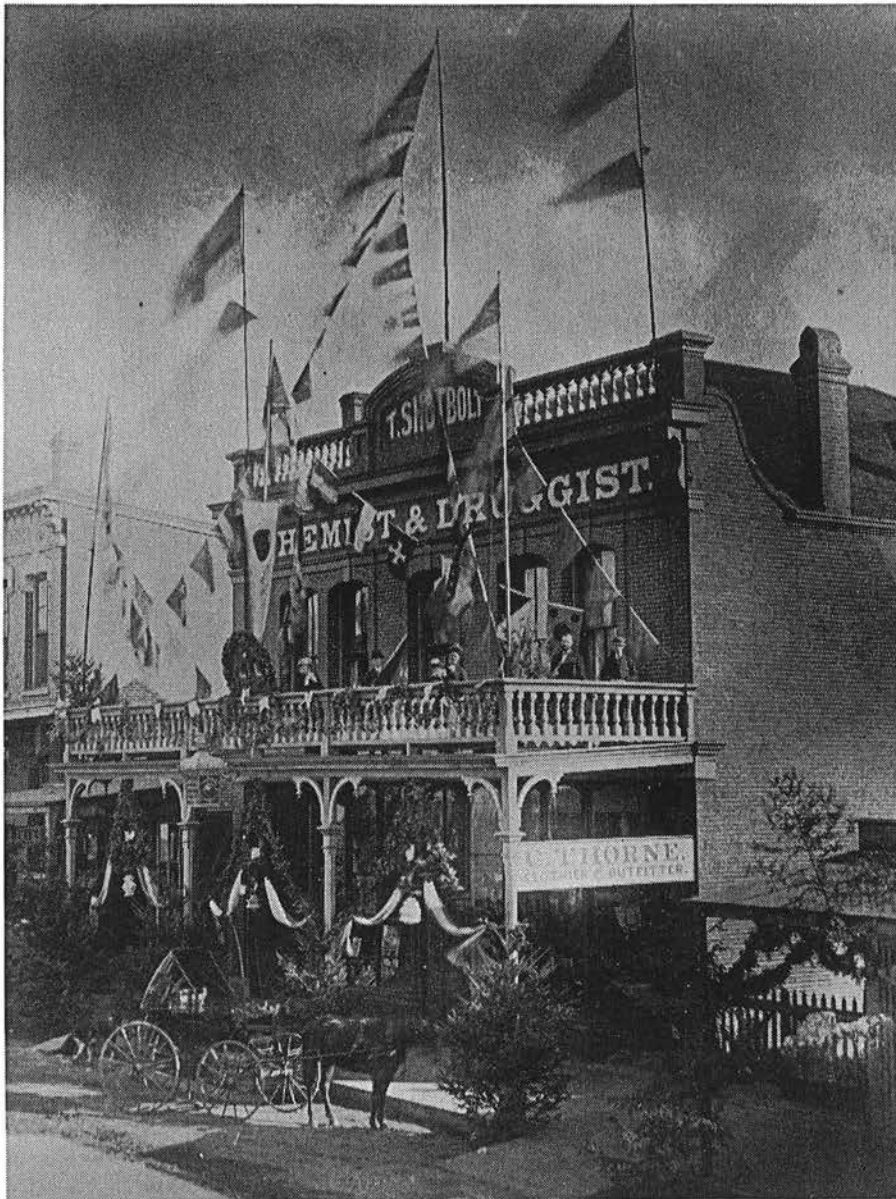
VANCOUVER & PRINCE RUPERT MEAT COMPANY
582-586 JOHNSON STREET
1908

This two storey brick warehouse structure was built for the Vancouver & Prince Rupert Meat Co. Ltd., P. Donnelly, President, at a cost of \$8,000. The second floor is distinguished by double-assembly windows set in repeating shallow-arched openings; the ground floor has unfortunately been substantially altered.



T. SHOTBOLT CHEMIST & DRUGGIST STORE
585-587 JOHNSON STREET
1876; Additions and Alterations 1887 and 1889

Upon his arrival in Victoria in 1862, Thomas Shotbolt became Victoria's first dispensing chemist. This building was constructed in 1876 as his second place of business. It was altered in 1887 and 1889 from a somewhat utilitarian appearance to a more contemporary Italianate appearance, losing its sidewalk arcade during the transformation. It housed the Shotbolt drug store until 1957; the second floor was demolished in 1958. The brick sidewalls and ground floor cast iron columns still remain.



T. SHOTBOLT CHEMIST & DRUG STORE, 585-587 JOHNSON STREET;
 APPEARANCE OF 1876 BUILDING, LEFT (BCARS HP9501)
 APPEARANCE AFTER 1887 / 1889 ALTERATIONS, RIGHT (BCARS HP54771)



PRIOR BUILDING
 606-614 JOHNSON STREET / 1401 GOVERNMENT STREET
 Leonard Buttress Trimen, Architect,
 1888

This prominent commercial block was built for E.G. Prior & Co. Hardware Store; Colonel Edward Gawlor Prior was a noted local businessman and politician, and served as premier from 1902-1903, and later as Lieutenant Governor. The later addition on Johnson Street, built in approximately 1902, is identical in style to the original.



PRIOR BUILDING
 FROM *WILLIAMS B.C. DIRECTORY* 1889
 (BCARS HP31124)



THE CANADA HOTEL
615-625 JOHNSON STREET / 1330 BROAD STREET
1874; Addition 1879

The Canada Hotel was built for Simeon Duck, who later built the adjacent Duck Block on Broad Street. This building has undergone numerous changes over the years; the brick has been stuccoed, and the two storey front bay windows have been removed.



JIM BRYANT SERVICE SHOP, c.1922
(CVARD 97001-03-2917)

A third floor has been added to the interior, as shown by the height of the tall original windows. The ground floor has housed many retail businesses, including the well-known Jim Bryant Service Shop.



618-624 JOHNSON STREET / 1400-1402 BROAD STREET
Hooper & Watkins, Architects,
1909

This brick structure was built for three Chinese owners, Lee Cheong, Lee Woy and Lee Yan Yow. It occupies a prominent corner location, which is addressed with an angled entry. It is a very good example of a typical Edwardian commercial building, and remains in substantially original condition, including many intact storefront elements.



VICTORIA BUILDING COMPANY
641 JOHNSON STREET
George C. Mesher & Company, Architects,
1910

This two storey structure was built for the Victoria Building Company as an addition to the 1892 London Block. This simple facade continues, in a modified form, the shadow banding and corbelling of the older building. Cast iron columns are used at the ground floor; later modifications have altered the original storefront.



THE SAINT JAMES HOTEL (NOW THE CARLTON PLAZA)
642 JOHNSON STREET
Breseman & Durfee, Architects,
1912

The original hotel (called the Carlton Hotel on its building plans) is a nine bay structure, faced in tan brick with terra cotta trim. Charles Hayward was the original owner; he had moved to British Columbia in 1862, and later served as a school trustee, mayor and alderman. The addition to the west, which matches the original in form and detailing, was built in 1981.



645-651 JOHNSON STREET
A. Maxwell Muir, Architect,
1909-1910

This brick commercial block was built by Watson & McGregor for stores and offices. The second floor is very different from that originally designed by Muir; it is unknown if it was changed before or after construction. The ground floor storefront was radically altered in a later modernization.



SCOTT BUILDING
705-711 JOHNSON STREET
L.W. Hargreaves, Architect,
1912

This store building was built for Robert Scott. It is a simply detailed Edwardian era structure, with three bays of double-assembly windows, and an articulated brick facade. It forms a consistent unit with the building directly to the east, with which it shares a common cornice line.

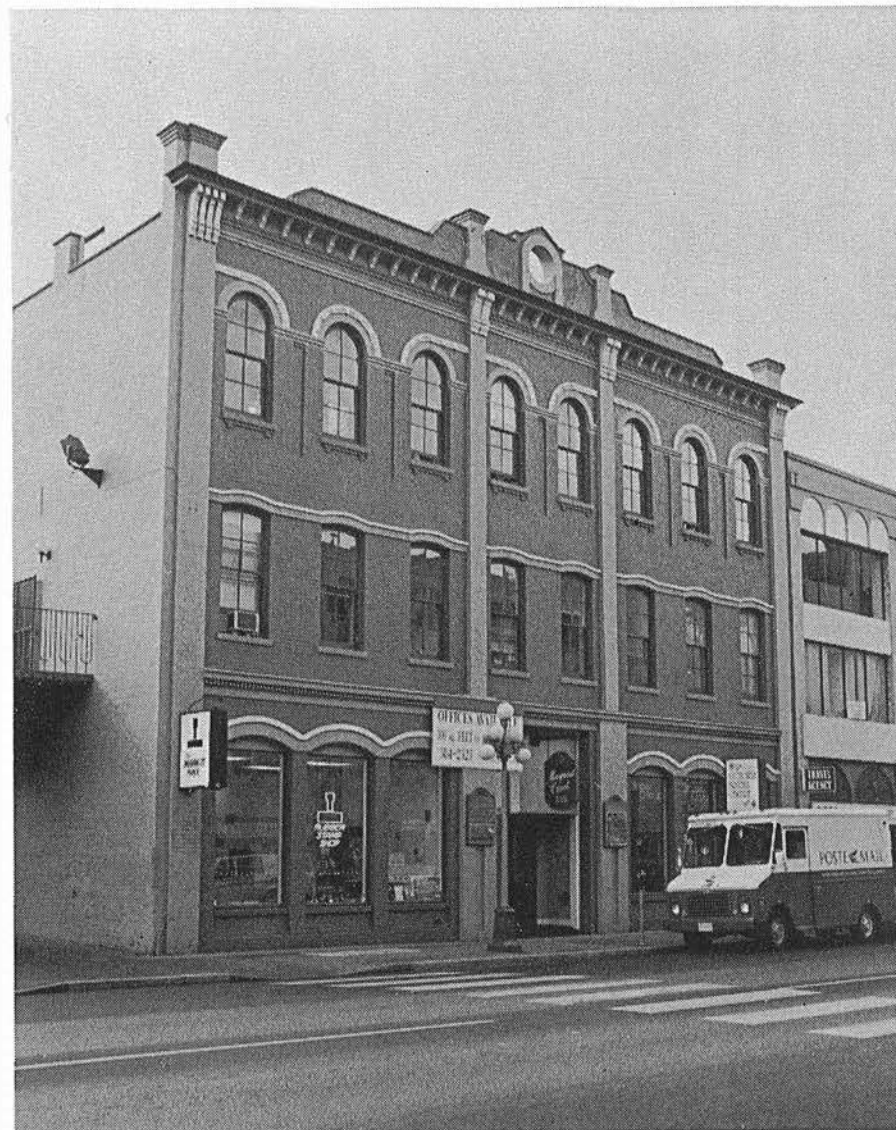


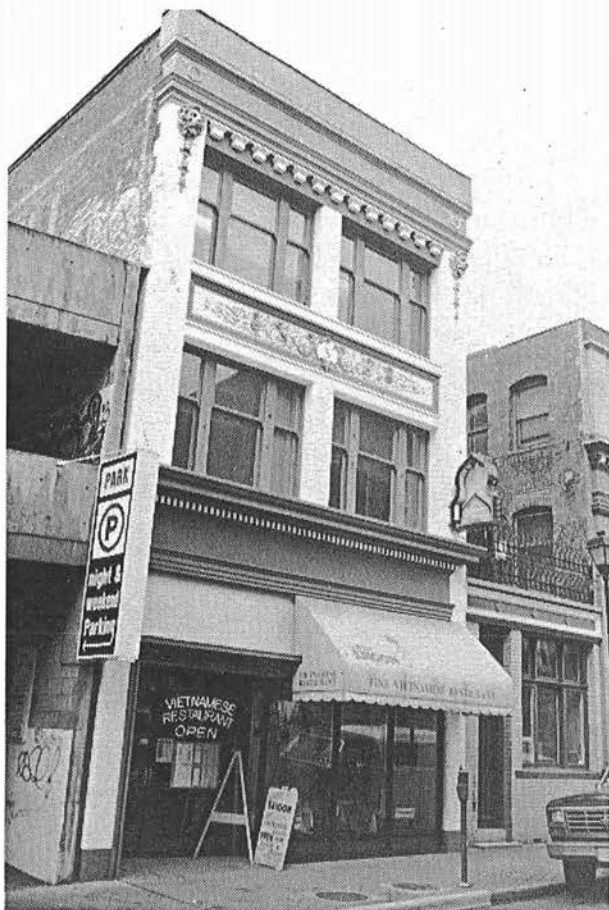
MABLE CARRIAGE WORKS
713-715 JOHNSON STREET
Hooper & Watkins, Architects,
1908

This building was built as a carriage factory for W.J. Mable; the painted signage for his business may still be seen on the eastern brick side wall. The simple but finely-detailed facade uses shallow arched windows and a horizontal cornice; the ground level has been altered from the original.

WILLIAM GRIMM'S CARRIAGE FACTORY
731-733 JOHNSON STREET
1889

William Grimm first moved to Victoria in 1870, and established his carriage works the same year. His continuing success necessitated the construction of this fine new structure at a cost of \$16,000. The ground floor was used for the office, machine and work rooms, the second floor was the show room, and the third floor was storage. The ground floor was rebuilt, and the brickwork on the arches and parapets slightly altered, in a later renovation.

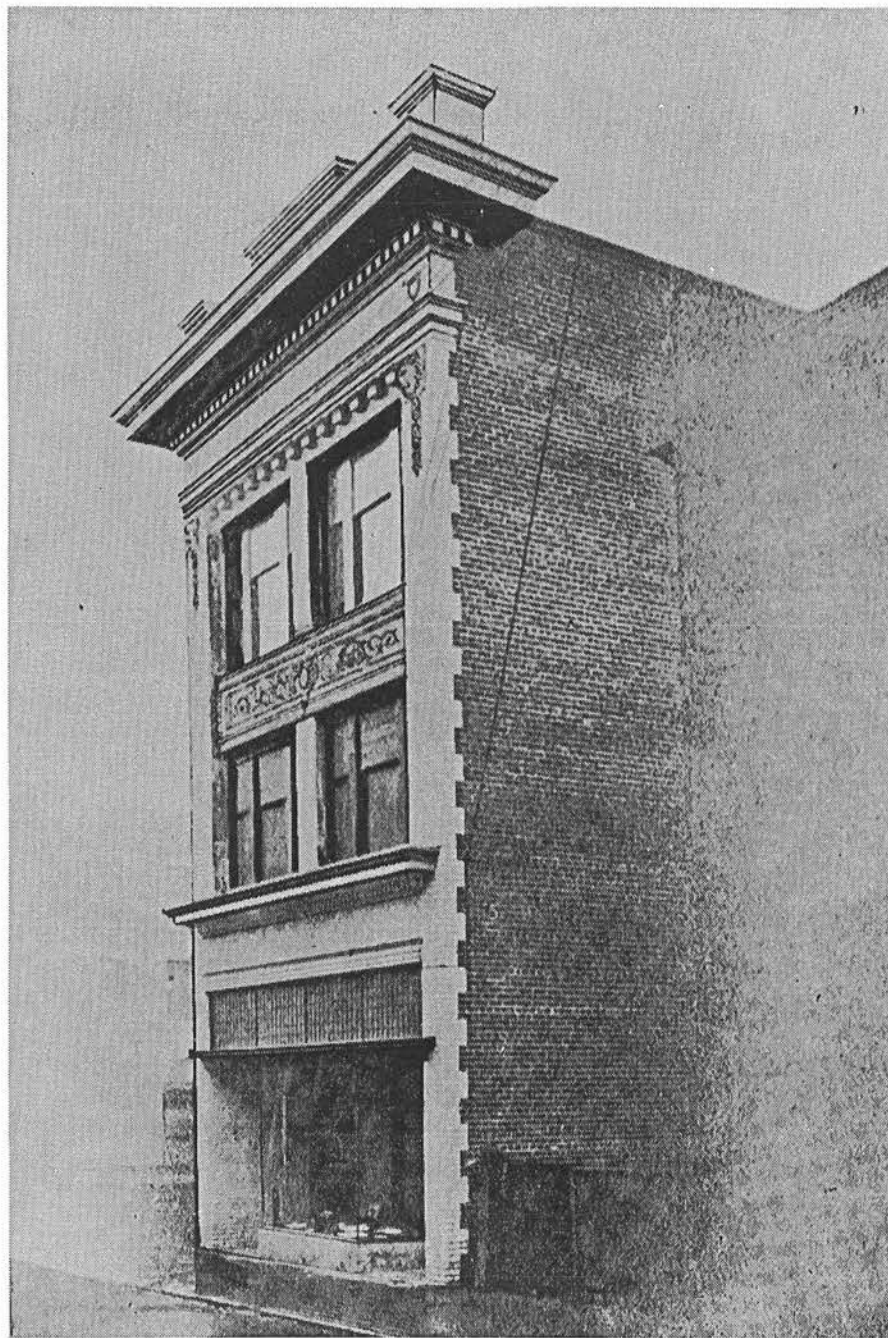




MESSRS. SWEENEY - McCONNELL BUILDING
1010-1012 LANGLEY STREET
H.S. Griffith, Architect,
1910

Elaborate molded detailing is set against a plain brick background in this small but well articulated facade, and is an excellent example of a commercial structure of the Edwardian era. The building has suffered the loss of its attractive cornice as well as alterations to its storefront, but is otherwise intact.

RIGHT: ADVERTISEMENT IN *HENDERSON'S VICTORIA CITY DIRECTORY*, 1912 (CVARD 99201-22-3992)

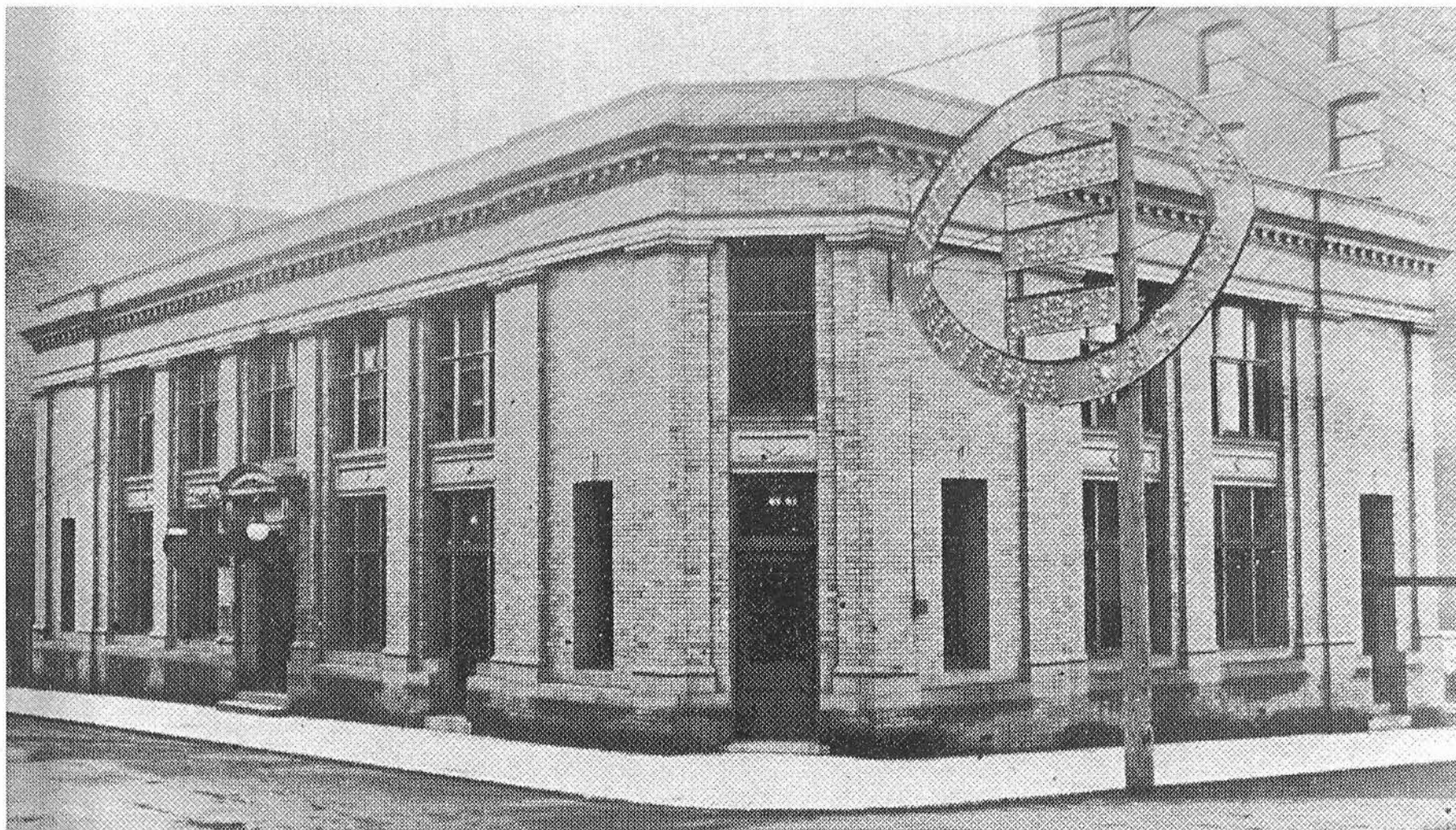




B.C. ELECTRIC RAILWAY COMPANY OFFICES
 1016 LANGLEY STREET / 517 FORT STREET
 Francis M. Rattenbury, Architect,
 1906-1907; Additions c.1911-1912

This handsome structure, prominently located at the corner of Langley and Fort Streets, illustrates the Edwardian era trend to a more classical style of architecture, in reaction to what were considered the decorative excesses of Victorian times. Rattenbury's original design, conceived in 1904, employed a stone facing, but construction was delayed until two years later, and brick with stone trim was substituted.

The vertical surfaces have been simply articulated into giant order pilasters, capped by a simple horizontal cornice. An addition, with a new doorway to Fort Street was later built to the west, and a third floor added to the whole structure; some of these alterations were also designed by Rattenbury.



B.C. ELECTRIC RAILWAY COMPANY OFFICES, ORIGINAL APPEARANCE, 1016 LANGLEY STREET / 517 FORT STREET
c.1907-1911
(BCARS HP54104)



1114 LANGLEY STREET
1900

This three storey brick commercial structure was built at the turn of the century for Mrs. A.R. Robinson. Designed in a utilitarian fashion, there has been little decorative embellishment of the surfaces. Befitting its nature, the structural openings are arranged according to functional rather than stylistic considerations.



1118 LANGLEY STREET
1891

This two storey structure was built as a warehouse by the estate of D. Lenevue. It forms part of a harmonious grouping of contiguous buildings on the west side of the 1100 Block of Langley Street. This structure is now legally consolidated with 43-47 Bastion Square.



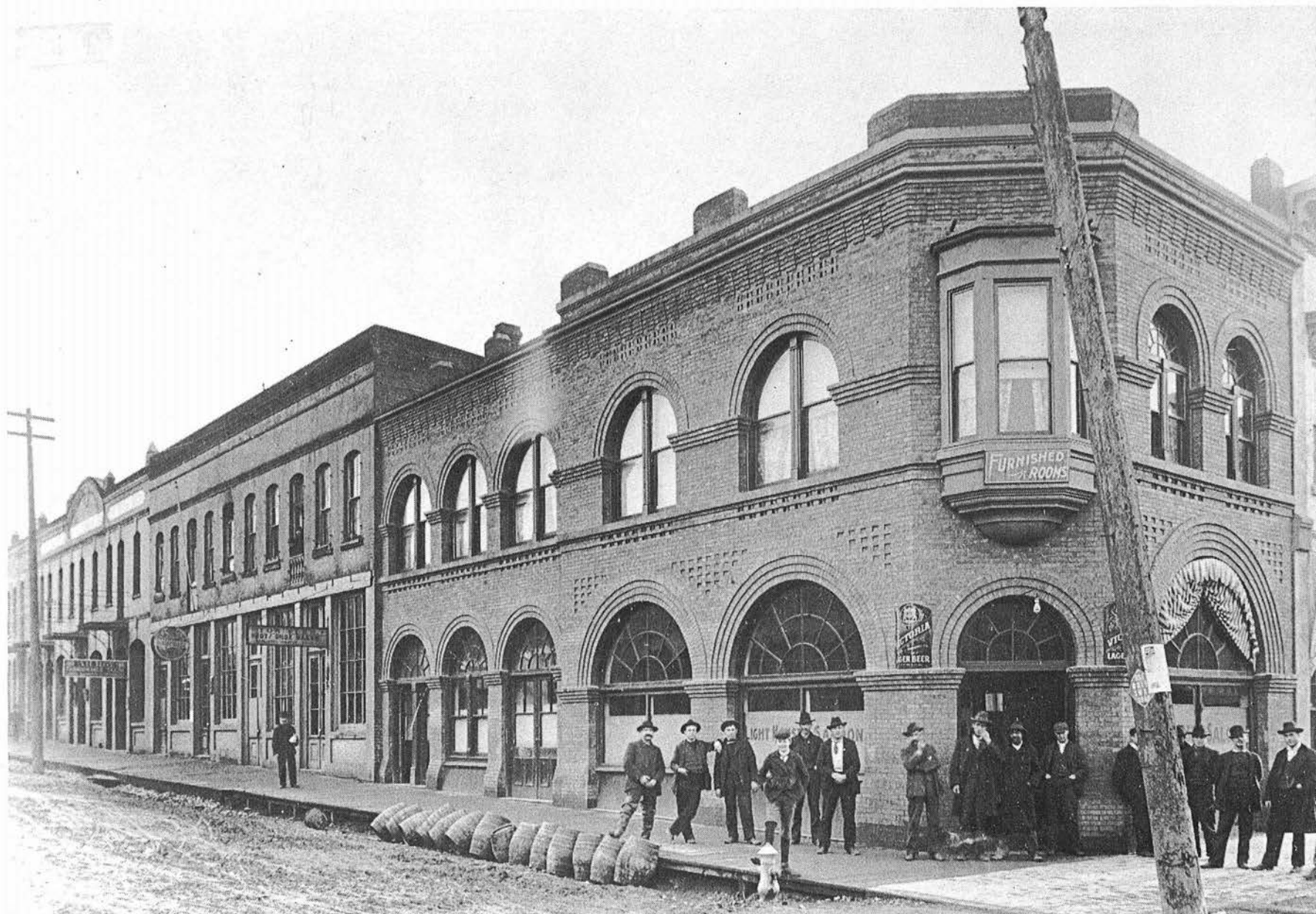
CHANCERY CHAMBERS
1218 LANGLEY STREET
Francis M. Rattenbury, Architect,
1905

J.H. McGregor built this structure as law chambers, in keeping with its proximity to the Court House. In later years it was the British Public Schools Club. The windows have been altered, but the brickwork and cornice remain intact. It is an important structure in defining the edge of Bastion Square; Chancery Lane is located alongside this building to the south.

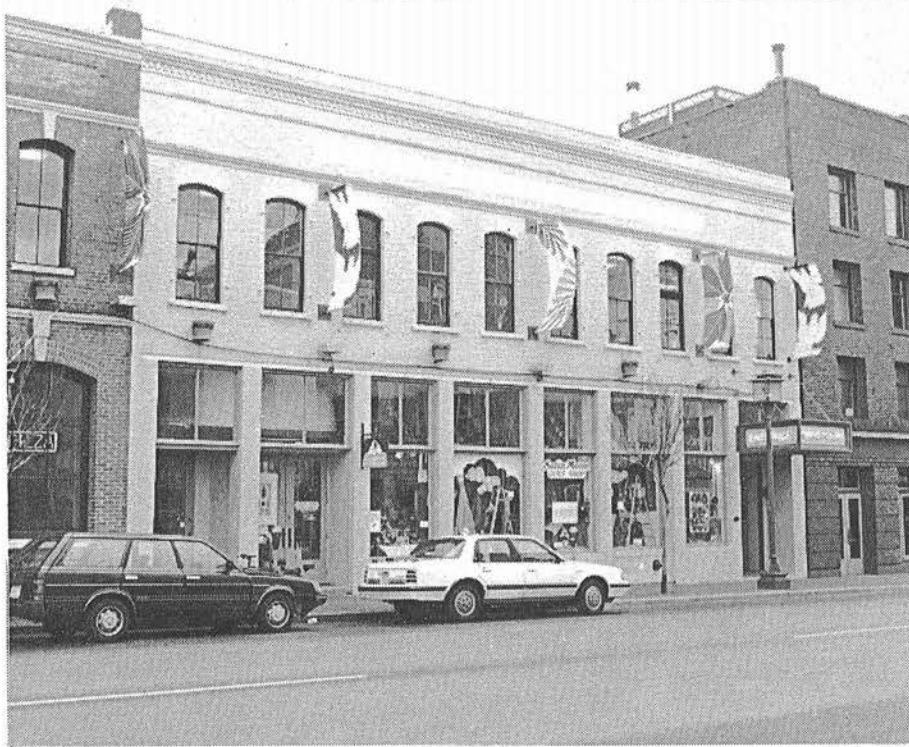


STATION HOTEL
501 PANDORA AVENUE / 1441 STORE STREET
Jesse M. Warren, Architect,
1913

Prominently sited at the corner of Pandora Avenue and Store Street, this thirty room brick hotel was built for the Victoria Phoenix Brewing Company at a cost of \$25,000, replacing an earlier two storey structure which housed the Light House Saloon. The Station Hotel later became the Comus Hotel, then the Wah Que Rooms; the top floors have now been converted into apartments.

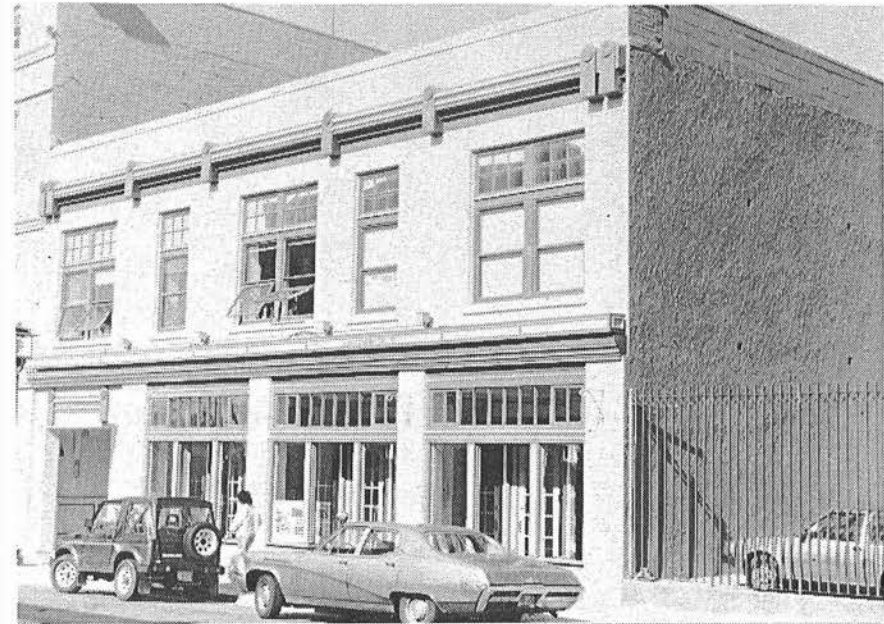


TO THE LEFT, 515-527 AND 505-511 PANDORA AVENUE
TO THE RIGHT, THE LIGHT HOUSE SALOON, WHICH WAS REPLACED BY THE STATION HOTEL. c.1897.
(BCARS HP57162)



505-511 PANDORA AVENUE
1884

This two storey brick commercial structure displays elements of the Italianate style, including the vertically-proportioned arched windows and a vestigial cornice. Carlo Bossi was the original owner. It continues the line of early utilitarian structures along what was originally called Cormorant Street, and has been incorporated into the Market Square complex.



512-516 PANDORA AVENUE
Percy Fox, Architect of alteration,
1887; Facade Alteration 1913

Originally built for the King Tye Company, the facade of this early warehouse was reconstructed in 1913. The owners, Scott & Peden, commissioned architect Percy Fox to design a retail office space to be added on to the original warehouse. The existing building has housed numerous businesses, including a feed store, as well as the Canada Dry Bottling Co.



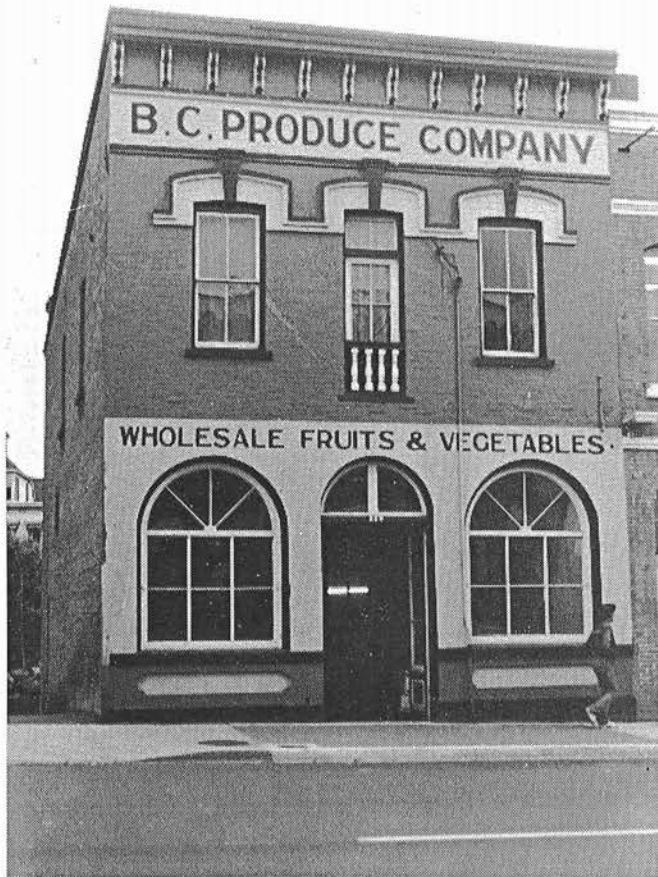
515-527 PANDORA AVENUE
1888

Joseph Westrope Carey was the first owner of this commercial structure. Carey had been born in Ireland in 1830, moved to Boston in 1845, and travelled to California for the 1858 gold rush. By the following year he had settled in Victoria; he was active in local politics, as a councillor from 1869 to 1871 and later as Mayor. Carey Road in Saanich was named after him.



528-532 PANDORA AVENUE
H.O. Tiedemann, Possible Architect,
1882

"Cormorant Street, below Government, has been much improved by the erection of two large brick and stone two storey stores, one belonging to Hon. R. Finlayson" (*Victoria Daily Colonist*, January 6, 1883); this was Finlayson's building. To the west of the structure runs Theatre Alley, one of the connecting passageways that honeycomb this block.



529 PANDORA AVENUE
1884

This beautifully detailed Italianate structure was built by Tye Chong on land leased from Carlo Bossi for a period of twenty-eight years. The second storey door suggests that a wooden arcade once covered the ground floor storefront. It has had a long association with the Chinese wholesale grocery trade.



534-534 1/2 PANDORA AVENUE
1884

In 1883 Lum Sam and Look Den leased this land from Roderick Finlayson for a period of twenty-five years, then had this building constructed after they raised a \$3,000 mortgage the following year. Similar to 529 Pandora Avenue, the second storey doorway suggests the presence of an early sidewalk arcade, here replaced by a later cast iron balcony. To the side of the building runs another passage that connects to the interior of this block.



536-544 PANDORA AVENUE
1884

This building was built by Loo Chew Fan, who was the owner of Kwong Lee & Company, the largest Chinese import and export company in Canada during the goldrush. In 1904 ownership was assumed by Lee Cheong and Mark Kim Cho for the Ning Young Yee Hing Tong, which was renamed the Hoy Sun Ning Young Benevolent Association in 1914; It had been formed by the emmigrants from Hoy Sun County in South China.

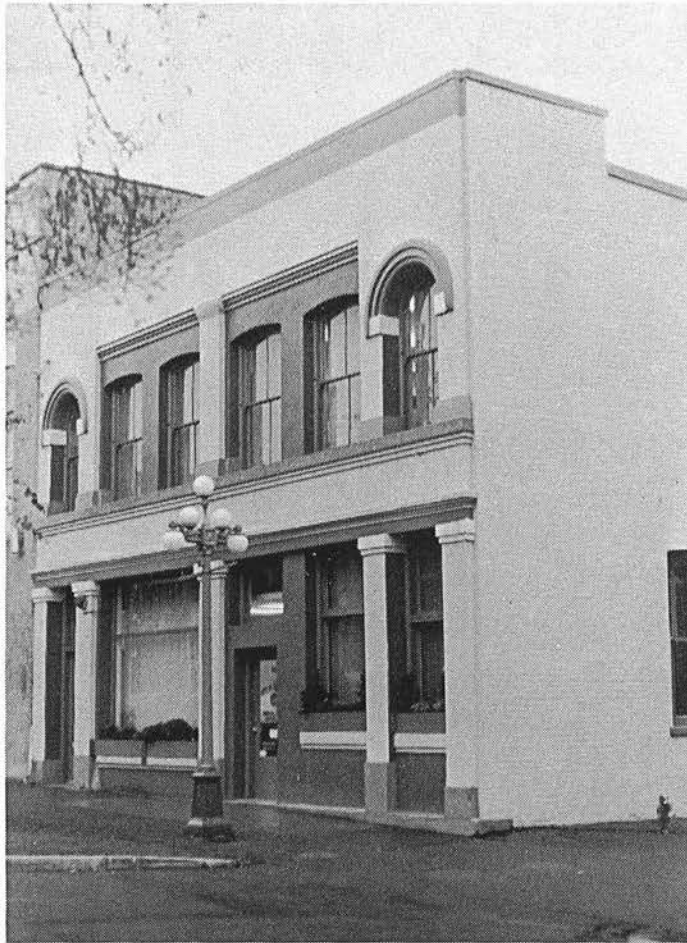
Originally a two storey structure, the configuration was altered during a 1950s renovation; the original appearance, and the sidewalk arcade, are shown on the following page.



LEFT: 536-544 PANDORA AVENUE; CENTRE: 546-548 PANDORA AVENUE; THE OTHER BUILDINGS HAVE BEEN DEMOLISHED.

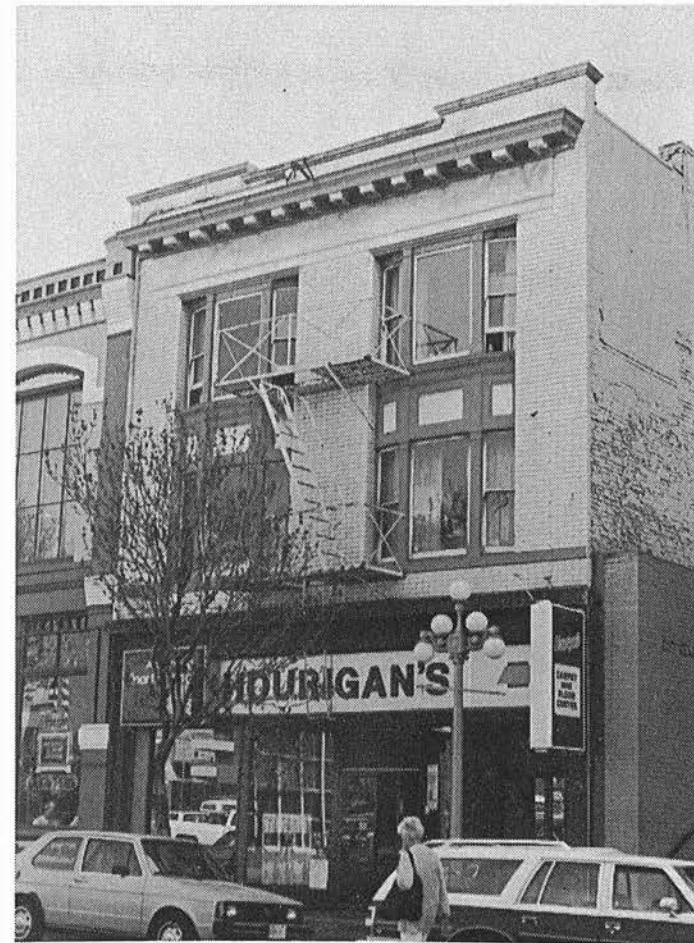
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(BCARS HP30170)



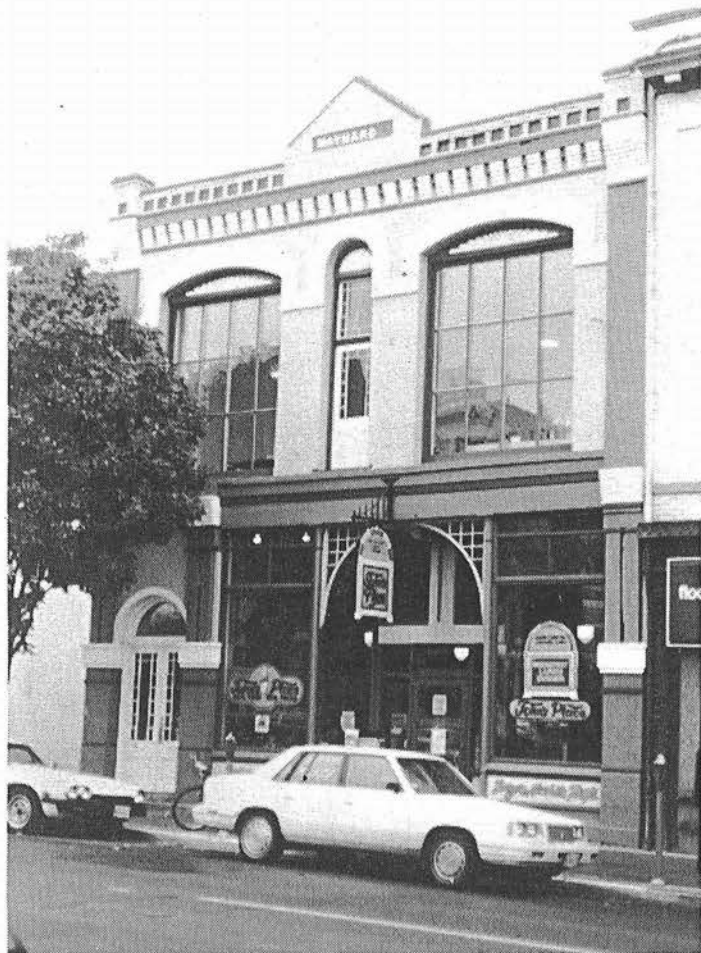
613-615 PANDORA AVENUE
1905

In 1906 this simple structure was built to house the J. Raymond & Sons Rosebank Lime Company warehouse and building materials store; it replaced their earlier building on this site. In 1954 it was renovated as the Labour Headquarters for 14 labour unions, and 1964 it became the Victoria School of Music. It was home to Victoria City Archives from 1969 until 1990 and is now owned by the Province of B.C.



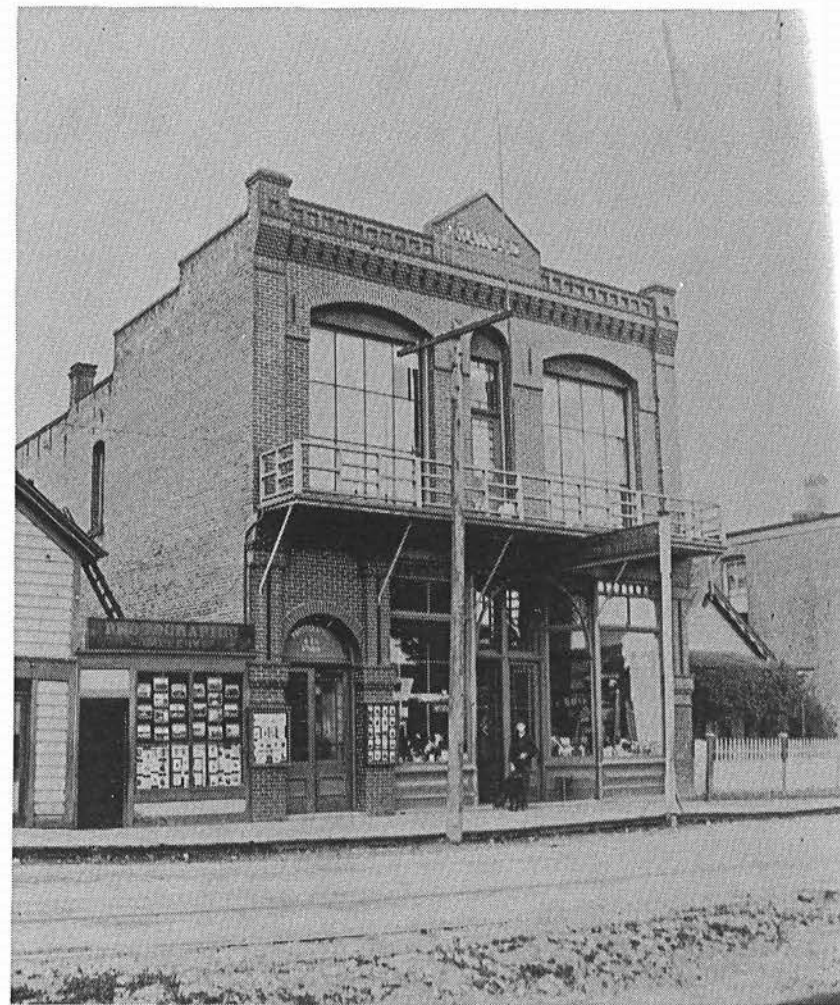
715-719 PANDORA AVENUE
Hargreaves & Hargreaves, Architects,
1910

This Edwardian commercial structure was built for C.M. Cookson; by 1913 it was used as the Carlton Hotel. The second and third floors feature inset bay windows, recessed into the facade. Alterations have occurred to the ground floor storefront.



MAYNARD BUILDING
723-725 PANDORA AVENUE
1891

This striking Italianate structure was built for pioneer photographers Richard and Hannah Maynard; the generous north-facing second floor windows provided the light for Hannah's portrait studio, while the ground floor accommodated their other commercial venture, Richard's boot and shoe store.

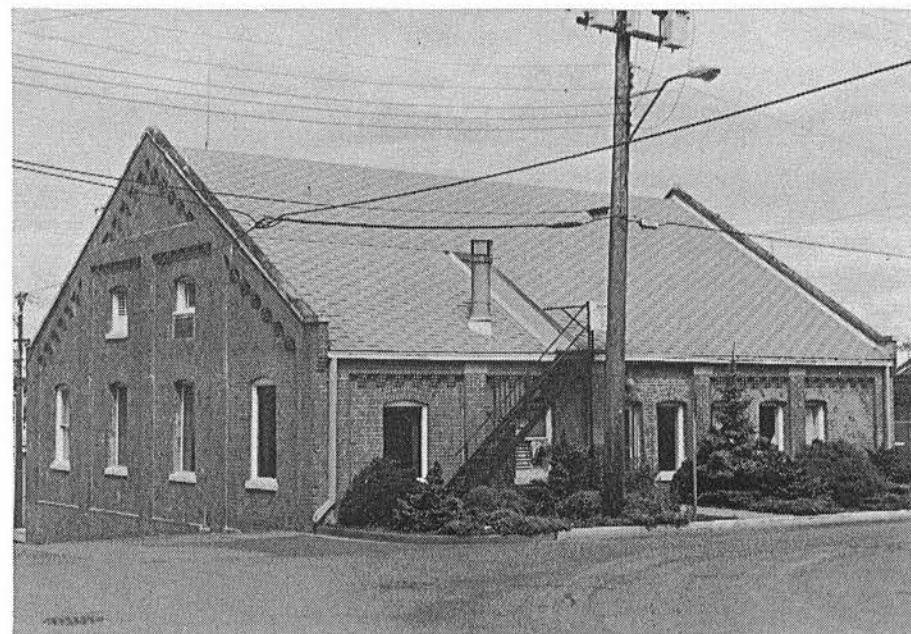


STEREOSCOPIC VIEW OF THE MAYNARD BUILDING
c.1890s
(BCARS HP12017)



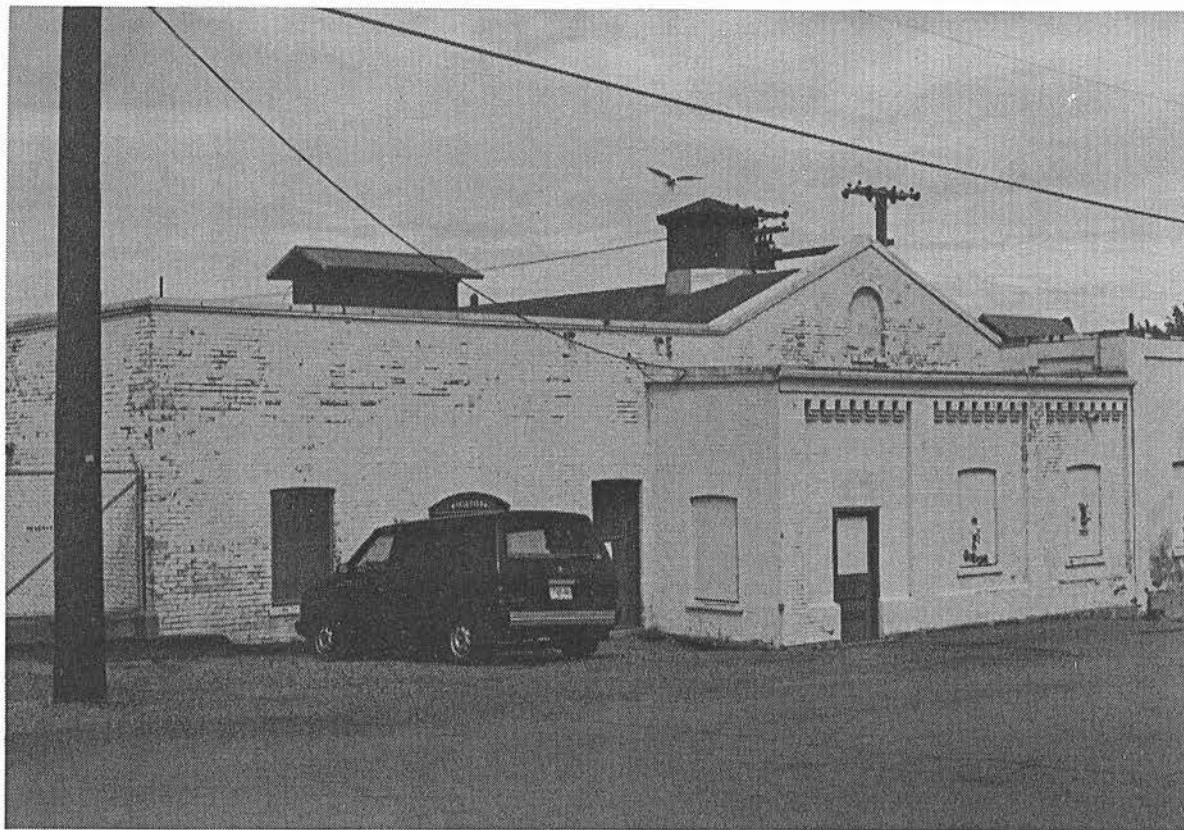
THE OSBORN HOUSE (LATER THE PANDORA HOTEL)
 791 PANDORA AVENUE
 1891; Additions 1896

Originally owned by Carlo Bossi, this four storey brick-faced structure was designed as a hotel, with shops and private apartments. In 1895 ownership passed to his widow Petronilla, then to L.J. Quagliotti after her re-marriage. There were extensive renovations carried out in 1944 to the designs of Hubert Savage, which converted it from a hotel to wartime housing. Although the later stucco obscures much of the detailing, the building presents a commanding presence at this intersection, and complements the Congregation Emanu-El Synagogue across the street.



502 PEMBROKE STREET
 c.1888

This functional industrial structure was built by the Victoria Gas Company as part of its Rock Bay complex. Located at the corner of Pembroke and Store Streets, it consists of two storeys with attic space. Visual interest is enhanced by the use of corbelling and pilaster detailing on the brick facade.



VICTORIA GAS COMPANY WORKS
512 PEMBROKE STREET
1862

The original part of this two storey brick structure, with a corbelled cornice and a front gable roof, is most likely the original gas plant for the Victoria Gas Company. A number of alterations have occurred

to the one storey facade facing Pembroke Street, including flat roofed additions to the east and west. The main portion of the building to the rear is substantially intact.



ALBION IRON WORKS
 622 PEMBROKE STREET / 627 PRINCESS AVENUE
 c.1888

Albion Iron Works was founded in 1862 by Joseph Spratt; by 1890 it was the largest and best equipped engineering company north of San Francisco, employing 230 persons. The present foundry buildings are a unique grouping of functioning early industrial structures. This two storey wooden structure, built c.1888, is the most prominent, and is one of the last surviving buildings of its type.



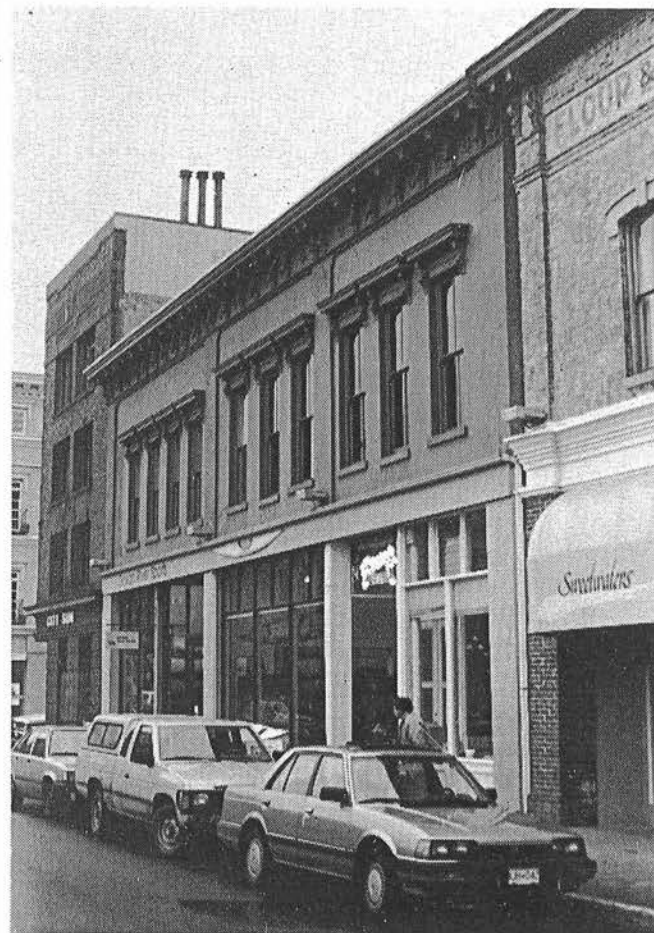
SAUNDERS LAUNDRY
 630 PEMBROKE STREET
 c.1911

This utilitarian two storey brick structure was built as a laundry for J.R. Saunders. It remains in substantially intact condition, and is an important part of the character of this working industrial enclave.



SCOTT & PEDEN BUILDING
1415-1425 STORE STREET
c.1896

Scott & Peden were early tenants of this two storey commercial block; their painted sign is still visible on the brick facade. At a later point the second floor was connected to the adjacent Grand Pacific Hotel. This building, and those surrounding, have been incorporated into the Market Square retail complex.



1427-1437 STORE STREET
c.1896; Additions 1900

John Hepburn was the owner of this property; this structure appears to have been built in two stages, as is shown by the difference in window sizes. The building features prominent window hoods in the Italianate style, and is capped by an attractive bracketed cornice. Together with the adjacent buildings, it forms an important historic streetscape along Store Street.



SCOTT & PEDEN WAREHOUSE
 1601-1613 STORE STREET / 502-510 PANDORA AVENUE
 Milo S. Farwell, Architect,
 1913; Alterations 1987

Originally built as a three storey warehouse for J.A. Scott and W. Peden, this building has recently been adapted from a warehouse to a residential usage. A spur of the Esquimalt and Nanaimo Railway once ran directly into the building for the loading and unloading of feed and grain.

New windows, storefronts, entry and architectural details have been added to what was originally a plain and utilitarian structure; this extensive remodelling was designed by William Patterson and undertaken in 1987.



THE HOTEL JANION
1612-1614 STORE STREET
1891

Despite an ideal location adjacent to the Esquimalt & Nanaimo Railway Terminal, the Janion lasted only two years as a high-class hotel. Walker & Reinhardt ran the hotel for owner and builder John Turner; "Store Street - J. Turner - brick block, three stories (now building, \$25,000...As samples of the improved taste in business property may be mentioned the Turner Block..." (*Victoria Daily Colonist*, January 1, 1891, p.4). By 1895 it was acquired by the E&N for use as their business office; it is currently vacant.



SCOTT & PEDEN WAREHOUSE
1615 STORE STREET
Milo S. Farwell, Architect,
1913

Built as an addition to the adjacent Scott & Peden warehouse, this simple commercial building was originally two storeys in height. This was one of a number of warehouses in this area that housed feed, hay and grain businesses. It has subsequently had an extra floor and new cornice added, and the storefront and windows have been replaced.



THE HOTEL JANION, 1612-1614 STORE STREET (*WILLIAMS B.C. DIRECTORY*, 1892, pg 530)
(BCARS HP31077)



1617-1623 STORE STREET / 501-511 FISGARD STREET

Thomas Hooper, Architect,
1898; Later Addition

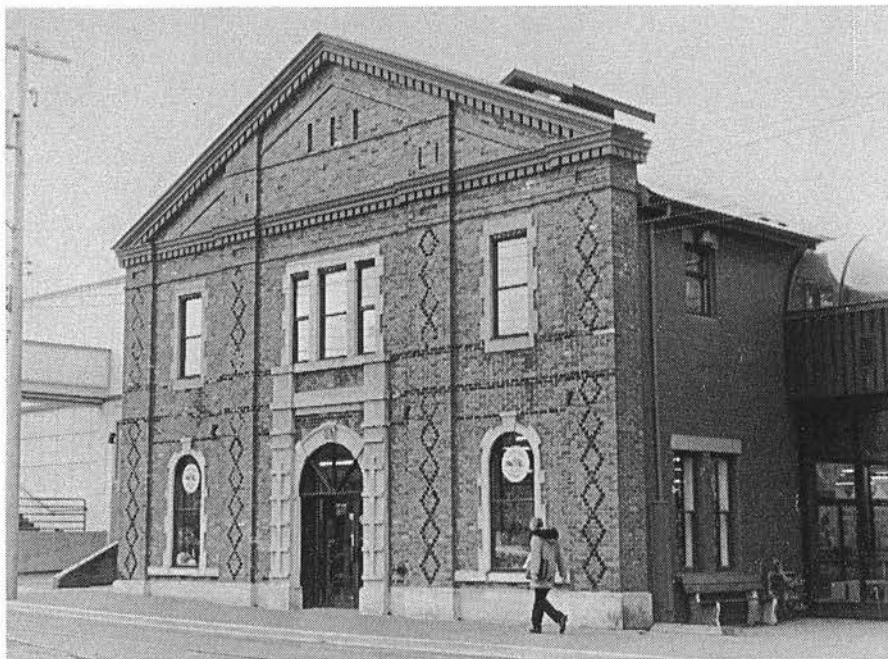
Built in two stages, the southern (corner) portion of this warehouse structure was built by a Chinese syndicate led by Lim Dat and Wong Soon Lim at a cost of \$11,000. The ground floor was used for stores, and the upper floor, with its wide arched windows, was used as tenements until 1939. The original wooden arcade was removed in the 1930s.



1720 STORE STREET / 475 HERALD STREET

1908 and 1911; Additions 1941

This former industrial grouping is an amalgamation of several buildings. The first structure, which fronts onto Store and Herald Streets, was built in 1908 for R.J. Nott as a workshop; D.C. Frame was the architect. Ludwig Hafer moved his machine company here circa 1912. The southern part of this structure was built in 1941 to the designs of Knott & Jones. The gabled structure was built as a blacksmith's shop for Fred V. Robertson in 1911. In 1992 this complex was converted to retail use.



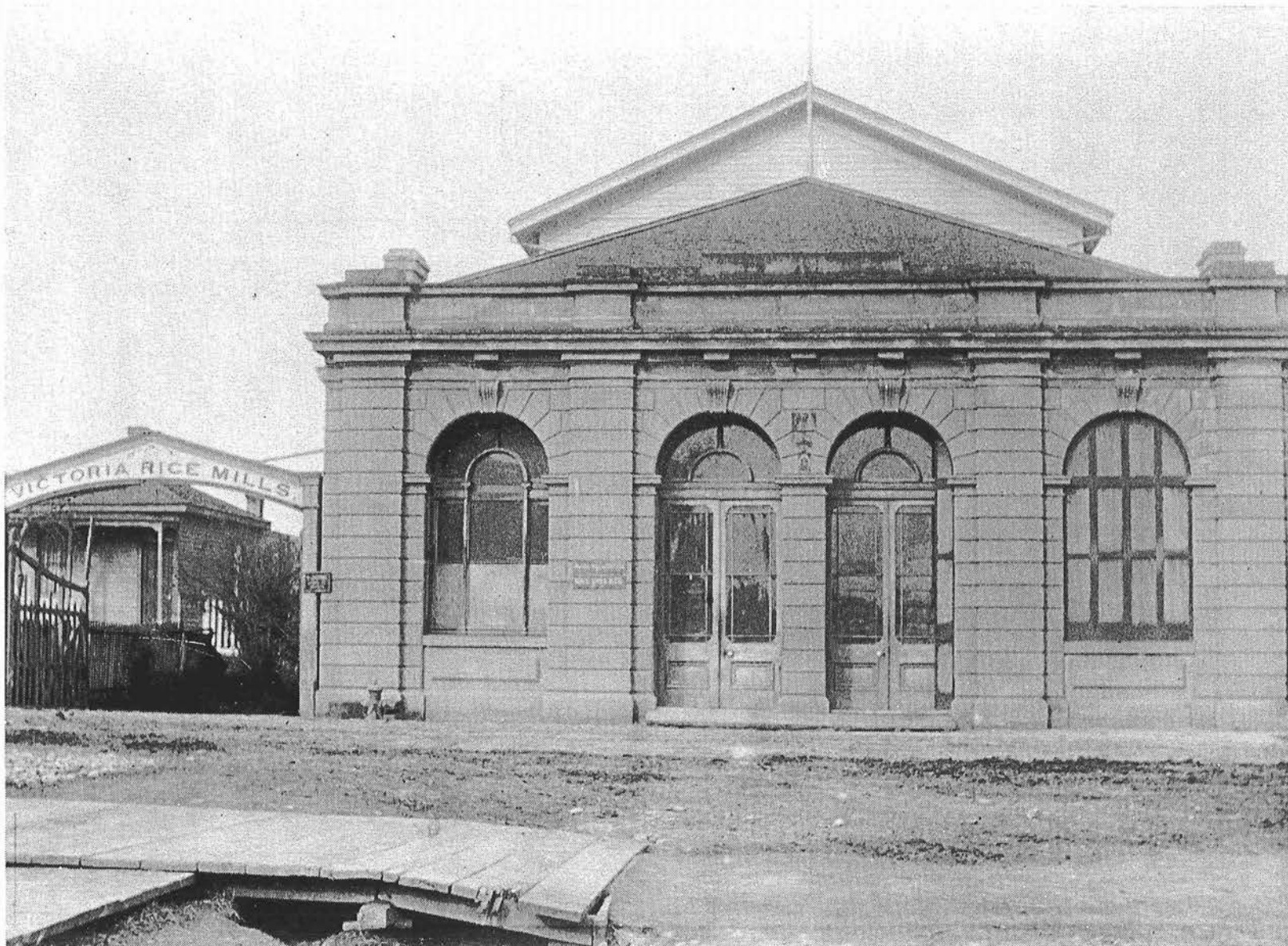
VICTORIA RICE AND FLOURING MILLS
1824 STORE STREET
1890

This two storey mill structure was built at a cost of \$17,000 as the new building for the Victoria Rice and Flouring Mill, a branch of the Mount Royal Milling and Manufacturing Company, Montreal. In 1981-1982, these mill buildings were rehabilitated in keeping with their historic character, which involved the complete rebuilding of this brick facade.

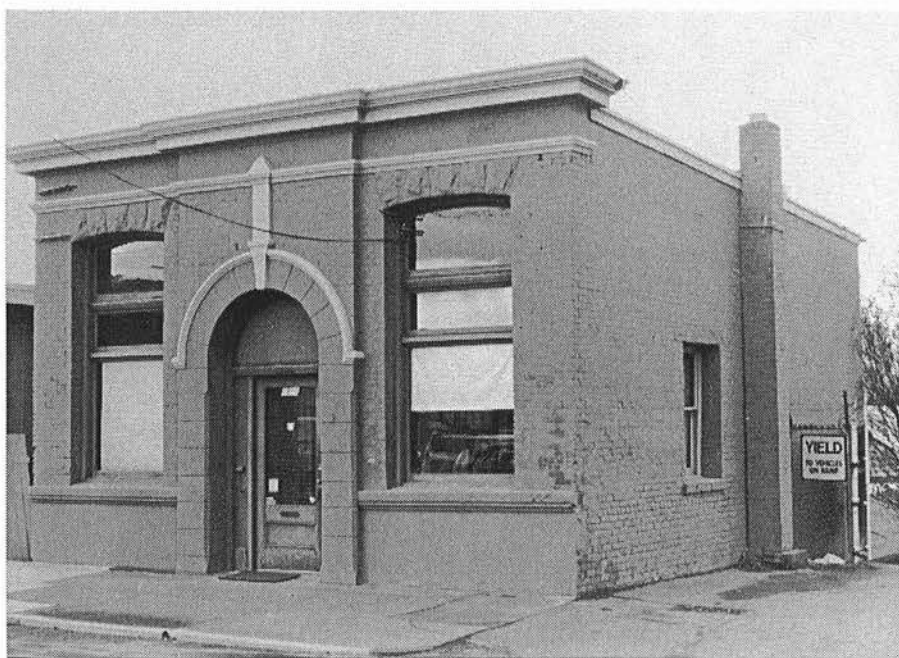


**DICKSON, CAMPBELL & COMPANY/
VICTORIA ROLLER FLOUR AND RICE MILL**
1900 STORE STREET
1862; Upper Two Floors Added 1889-1891

The original two storeys (at street level and below) were built in 1862 by Dickson, Campbell & Co., Commission Merchants. The top two floors were added in 1889-1891 by the Mount Royal Milling and Manufacturing Co. of Montreal, who had leased the building in 1885. It was operated as the Victoria Roller Flour and Rice Mill; rice was brought here from China on the famous clipper ship 'Thermopylae' Both 1824 and 1900 Store were used as mills until 1923.

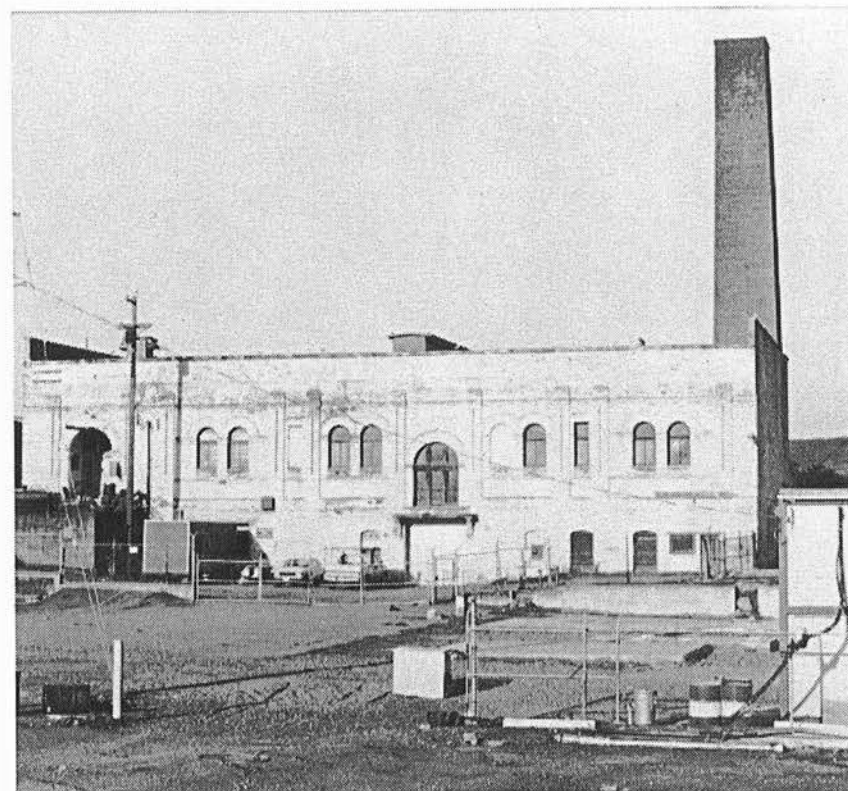


VICTORIA RICE MILLS: HALL, ROSS & CO. REPRESENTING THE MOUNT ROYAL RICE MILLING & MANUFACTURING CO.
c.1887 VIEW OF 1900 STORE STREET
(NATIONAL ARCHIVES OF CANADA PA 118199)



1910 STORE STREET
1896

This charming two storey brick office building with stone trim was built for Charles Joseph Vancouver Spratt; he was the son of Joseph Spratt, the founder of the Albion Iron Works. Due to the slope of Store Street, only the top storey is visible at street level. The cost of construction was \$600.



NAT. ELECTRIC TRAMWAY & LIGHT CO. POWERHOUSE
2110 STORE STREET
John Teague, Architect,
1892

After incorporation of the Company in 1889, a steam generating plant was built on Store Street; this first plant burned down on August 7, 1892. Teague, who had a great deal of experience designing structures for the navy base in Esquimalt, was immediately hired to design this new powerhouse, built at a cost of \$15,000, which was open by the end of that year.



VICTORIA CITY ELECTRIC LIGHT STATION
450 SWIFT STREET
 J.C.M. Keith, Architect,
 1894

Marked by irregular fenestration, this structure's appearance was determined by its function as the generating station for the city's light system. From 1940 until 1982 the primary uses were as a welding shop and a grain and seed storage warehouse. It is currently awaiting renovation for a commercial function.



CENTRAL BUILDING
614-622 VIEW STREET / 1200 BROAD STREET /
617-625 TROUNCE ALLEY
 Jesse M. Warren, Architect,
 1911-1912

Built for McPherson, Fullerton, McLean and Shandley, a real estate firm, this office building is a regular brick-faced block, relieved with Classical Revival detailing. Cream-yellow glazed terra cotta is used for the ground floor columns, stringcourses, capitals and for the cornice. The impressive lobby runs through from View Street to Trounce Alley.



THE CENTRAL BUILDING, 614-622 VIEW STREET / 1200 BROAD STREET / 617-625 TROUNCE ALLEY
ILLUSTRATION FROM *'THE WEEK'*, JUNE 1, 1912 (BCARS HP70151)



THE BISHOP'S PALACE
740 VIEW STREET
Hooper & Watkins, Architects,
1907

Archbishop Bertrand Orth chose the site for the new church residence immediately adjacent to Saint Andrew's Roman Catholic Cathedral. Hooper & Watkins employed a classical idiom for this simple but handsome structure; ionic pilasters frame the front facade, which is highlighted by a central pediment and Palladian window. Two triple groups of free-standing Ionic columns support the porch; Hooper's trademark recessed bay windows, here two storeys high, flank the central entry.



MORLEY SODA WATER FACTORY
1315-1317 WADDINGTON ALLEY
1884

For many years, Christopher Morley manufactured soda water, lemonade, medical lake water, essences of peppermint and ginger and "all kinds of syrups". The carriageway through the building leads into a rear courtyard, and allowed for the loading of bottles onto delivery wagons.



POST OFFICE AND CUSTOMS HOUSE EXTENSIONS
811 WHARF STREET / 816 GOVERNMENT STREET
 Thomas Fuller, Chief Architect, Department of
 Public Works, Architects,
 1914

This elaborate Edwardian structure, of massive masonry construction with deep window reveals, was built as an addition to the earlier 1894 Post Office designed by Edward Mallandaine. The 1894 building, at the north-west corner of Government and Humboldt Streets, was replaced in 1955-1957 with the current slab-faced modern structure, leaving this structure somewhat isolated, as it lacks a prominent street entry.



SPERRY BEACON TOWER
812 WHARF STREET
 Townley & Matheson, Architects,
 1931

A landmark structure on the Inner Harbour, this 80 foot Art Deco tower epitomizes the enthusiasm with which Victoria greeted the advent of air transportation. There were plans to turn the harbour into a seaplane terminal, which never materialized due to the Depression; this tower was intended to act as a guiding beacon for air traffic.



ARMY NAVY & AIRFORCE VETERANS CLUB
1001 WHARF STREET
Eric C. Clarkson, Architect,
1936

This institutional structure features an unusual example of zig-zag Art Deco motifs; the ornament was cast in place with the concrete walls, and highlights the cornice line and the buttress piers. The original window openings were enlarged, and the original wooden windows replaced, in a 1985 renovation.



CUSTOM HOUSE
1002 WHARF STREET
Federal Department of Public Works,
T.S. Scott, Chief Architect,
1874-1875

One of the results of British Columbia's entry into Confederation was the construction of this brick and stone Custom House, signalling the end of Victoria's position as a free port. This is the oldest federal building in Victoria, and an excellent example of the Second Empire style, which is rare in the province.



PITHER & LEISER BUILDING
1019 WHARF STREET
Hooper & Watkins, Architects,
1906

Powerful in the simplicity of its detailing, this prominent structure was built as a warehouse for the Pither & Leiser wholesale wines and liquor importing firm. The fine corbelled brick cornice and the monolithic granite corner column are notable features.



CARR WAREHOUSE
1107 WHARF STREET
1862

This modest commercial structure once housed the storerooms of Richard Carr's wholesale firm and commission agency; Carr had arrived in Victoria in 1863, and established his business shortly afterwards. The work of his daughter Emily is now displayed here in the Carr Gallery. Now part of the Rithet Building complex, this one storey structure features four arched bays, separated by brick pilasters. It was built by Gerard Promis, whose grocery store was on Johnson Street.

PITHER & LEISER BUILDING
(FROM "THOMAS HOOPER, ARCHITECT;
VICTORIA & VANCOUVER B.C., 1910"
PROMOTIONAL BROCHURE)
(CVARD 98911-09-4038)

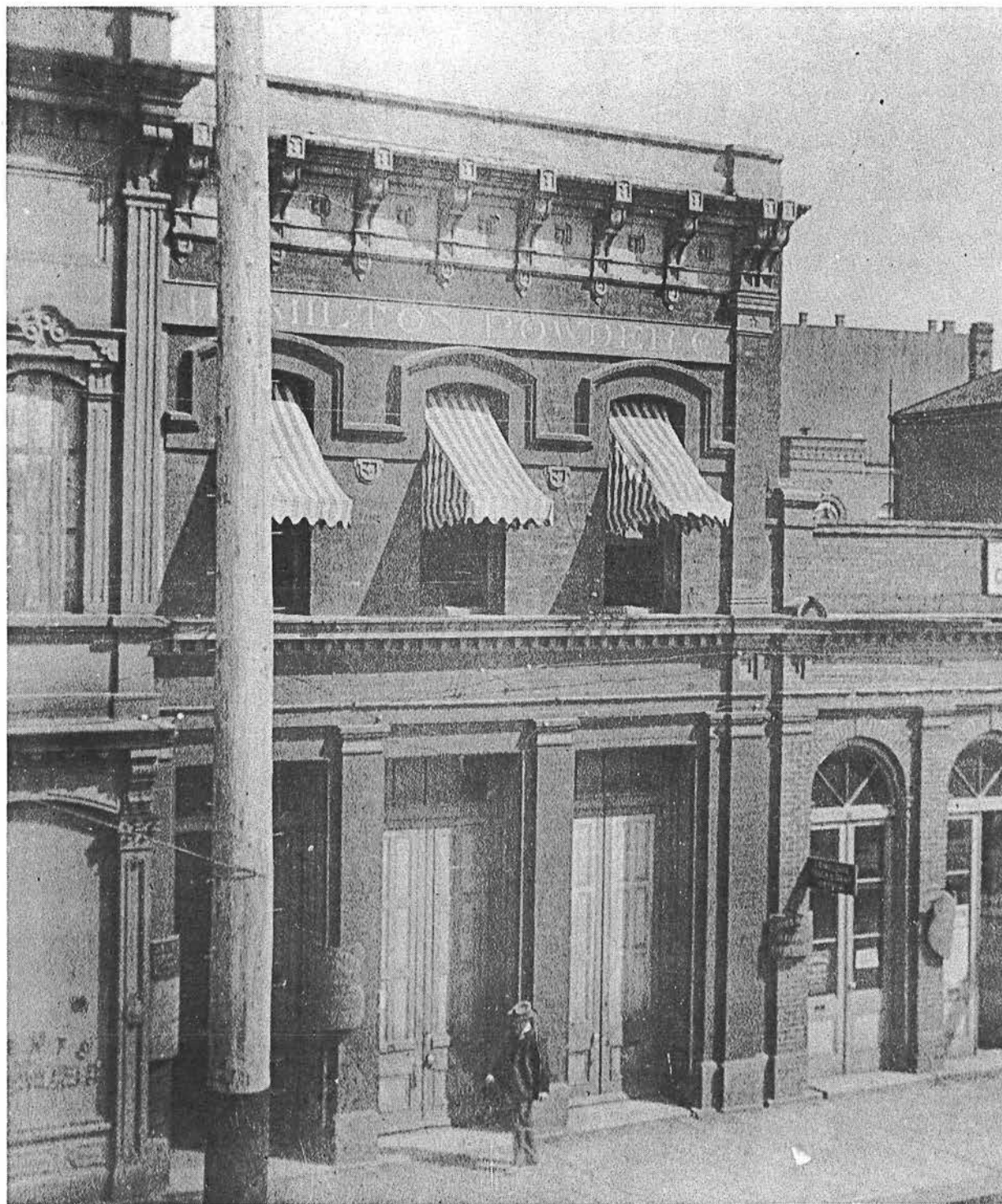


1109 WHARF STREET
1861, Additions 1873

Philip M. Backus, an auctioneer, built this as a one storey structure with square storefront openings; the second floor was added in 1873. It was later used as the warehouse and offices of the Hamilton Powder Company. Now part of the Rithet Building Complex, the building has lost its original ornate Victorian cornice detailing.



THE HAMILTON POWDER COMPANY,
1109 WHARF STREET
No Date (BCARS HP56834)



RITHET BUILDING

1117-1125 WHARF STREET

1861-1865, Additions 1885 and 1889

During renovations of the building, the original well from Fort Victoria was uncovered, and is still visible at the rear of the public lobby. This current structure was originally three buildings, built between 1861 to 1865; over the years the top floors were added, and alterations made to make them stylistically consistent.

The cast iron columns of the two northernmost bays bear the date 1861, and were cast by P. Donahue of San Francisco. The columns of the southern bays are dated 1885, and were produced by the local Albion Iron Works. The central bay was originally two storeys; the rest of the second floor, and all of the third floor were later additions. Rithet & Company, general traders and insurance agents, occupied these buildings starting in the 1888; by 1911 they owned all three buildings. The Province purchased the buildings in 1974, and three years later the extensive renovations were complete; the buildings are still used as government office space.





THE STAFF OF R.P. RITHET & COMPANY OUTSIDE THE OFFICES AT 1117-1125 WHARF STREET, 1912
(CVARD RITHET, R.P. #7)



1129 WHARF STREET/15 BASTION SQUARE
1862, Additions 1884-1885

The ground floor cast iron piers of this building were also cast by P. Donahue of San Francisco in 1861. Similar to the adjacent Rithet Building, this was originally a one-storey structure, with the second floor added later by Joseph Johnson Southgate, who owned the building from 1862 until 1905.

It was later used by Marvin & Tilton, Farming Machinery, Hardware, Iron & Steel, and marks one of the entry points to Bastion Square.

FINLAYSON BUILDING
1202-1214 WHARF STREET
H.O. Tiedemann, Architect,
1882

This structure was an early speculative development by Roderick Finlayson, who had been Chief Factor with the Hudson's Bay Company, and became Mayor of Victoria in 1878.

The Daily Colonist reported "Being the most important as well as the most costly of the year's edifices, are first noticed. Chief among those is the superb block erected on Wharf Street by Hon. Roderick Finlayson, extending from the H.B.Co's warehouse to the building occupied by J.P. Davies & Co. On the south side the block of four stores is 94 feet in depth and 40 feet in height at the wharf side. The lower flat, with concrete floors, is for bonded warehouse purposes; the second for general warehouses and the third, which is on a level with Wharf Street, will be fitted up with counting rooms, fire and burglar proof vaults and everything else required for carrying on an extensive wholesale mercantile business."

J.H. Todd's wholesale grocers and drygoods were located here until 1912, E.B. Marvin until 1923, and Victoria Box and Paper until 1944. The building has now been extensively renovated as office and retail space.



REID BLOCK

1205-1213 WHARF STREET/8-10 BASTION SQUARE

1862-1863

Captain James Murray Reid had sailed on Hudson's Bay Company boats until his decision to stay in the new settlement of Victoria. In 1859 Reid was appointed as one of the Port Wardens by Governor James Douglas. He formed a Commission and General Merchants business with his son-in-law William J. MacDonald; MacDonald was twice mayor of Victoria, a provincial MLA, and later Senator in Ottawa, where he introduced a bill making May 24th a legal holiday.

The wooden building that housed Reid & MacDonald's General Store occupied this location until it was demolished to allow Reid to begin the construction of this two storey masonry block. A hipped roof was later added, which has now been replaced by a third storey mansard roof. Subsequent to Reid's death in 1868, MacDonald acted as executor to Reid's estate, which owned the building for a number of decades.

The building was later used as the Turner, Beeton & Co. warehouse, after the firm had moved from the Yates Block at 1244-1252 Yates Street.

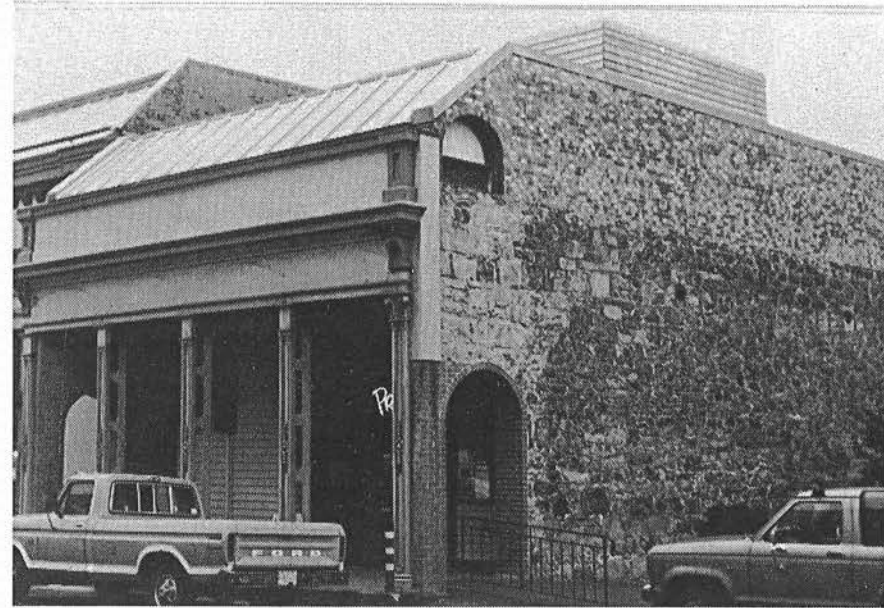




1215-1221 WHARF STREET/COMMERCIAL ALLEY
FRONTAGE

John Teague, Architect (Assumed)
1891

Built for James Yates, this early brick structure is a part of the Wharf Street grouping. Originally designed to house small commercial stores, the building's front facade has been stuccoed and its cornice removed. The sheet-metal clad oriel window and second floor windows still remain intact. At the rear of the building there is a small brick warehouse structure that fronts onto Commercial Alley.



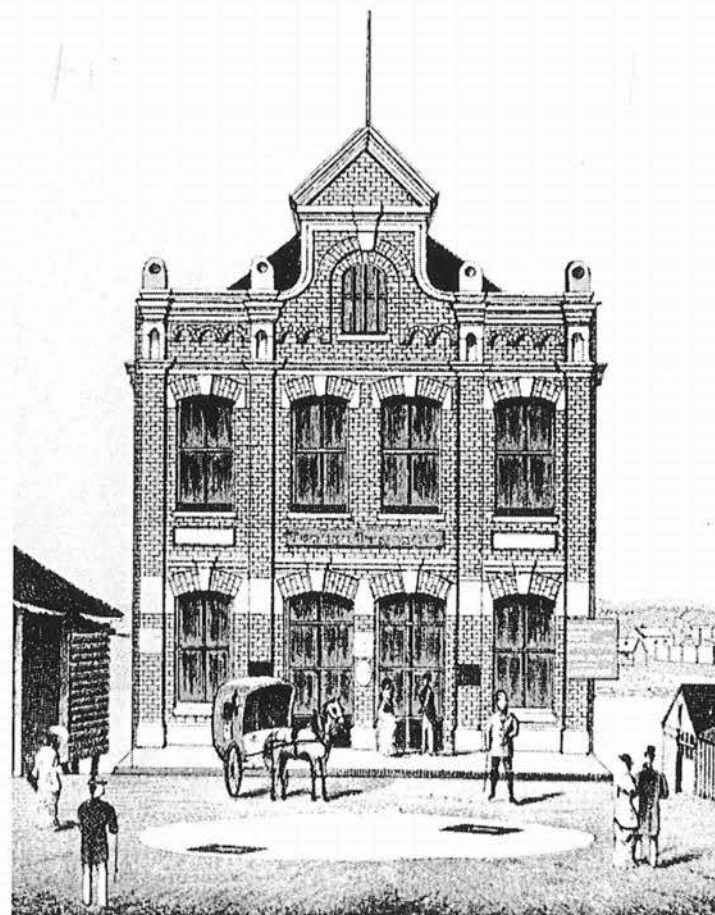
1218 WHARF STREET
c.1860 or Earlier

One of the oldest surviving structures on Wharf Street, and the City's first use of cast iron columns, this modest utilitarian building reportedly housed Victoria's first saloon and liquor warehouse. It was originally owned by James Yates, and is already shown as being in existence in the City's first assessment book, dating from 1860. The random-rubble construction indicates that it may have been the work of the Hudson's Bay Company French mechanics, as the stones are laid in the "Halifax" manner. In 1882 it was occupied by J.P. Davies & Co.



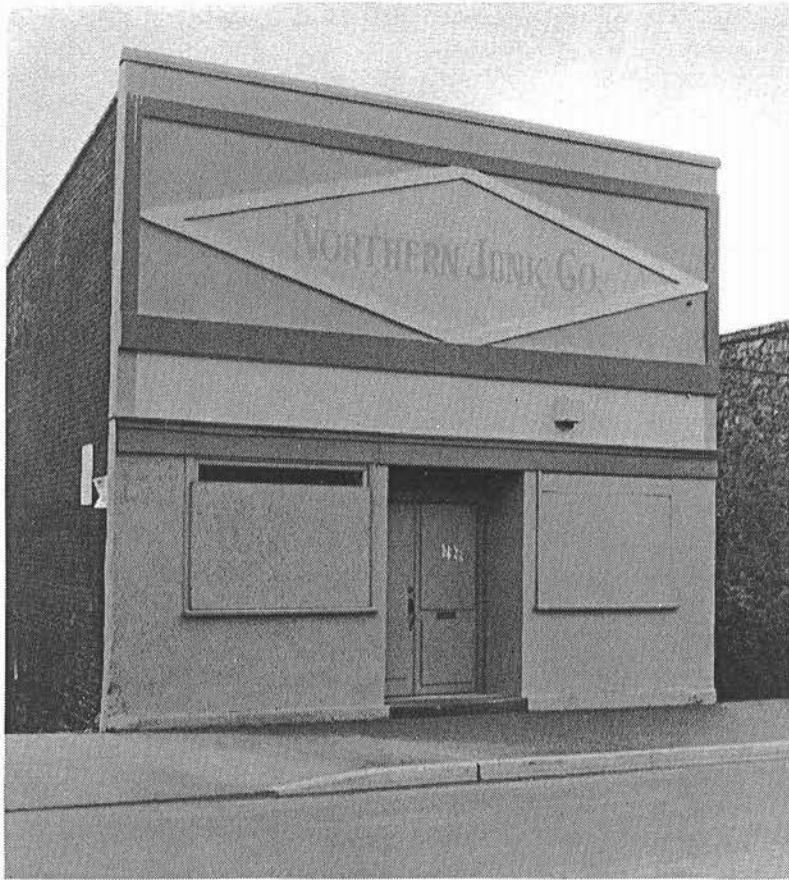
YATES BLOCK
1244-1252 WHARF STREET
John Teague, Original Architect,
1882; Additions 1892 and 1896

This present building is the result of several additions to the original structure, owned by James Yates. The first section was designed in 1882 by John Teague; it consisted of the northernmost four bays, and was two storeys high. A third storey was added in 1892, and the southernmost bays were added in 1896 to the designs of architect A.C. Ewart.



ABOVE: ORIGINAL APPEARANCE c.1883
(CVARD 97401-03-4947)

Turner, Beeton & Co. Ltd., the manufacturers of "Big Horn" shirts and overalls, occupied this building for nearly forty years; this plant had 100 employees and turned out 2,000 garments a month. J.H. Turner was B.C.'s Premier from 1895 to 1898.



1314 WHARF STREET
c.1860 or Earlier

Despite the renovation of its facade, this utilitarian warehouse structure remains virtually intact. Brick is used above a random-rubble lower course, and granite lintels span the window openings at the rear. It continues the line of early commercial buildings between Wharf Street and the waterfront.



1316-1318 WHARF STREET
c.1860 or Earlier

Built of random rubble stonework, this warehouse structure displays the carefully crafted quoins typical of the "Halifax" manner, indicating its early origins. The front and rear facades are symmetrically massed, designed to house two separate businesses. It is one of the earliest commercial buildings in Victoria, and possibly west of Winnipeg. It was reputedly the home of Victoria's first Post Office.



1314 & 1316-1318 WHARF STREET



510-512 YATES STREET
1891

Alex Phillips built this two storey building for stores in 1891 at a cost of \$5,300; it is located on the site of his early soda water factory. The building has suffered a number of alterations, including window replacements and the insertion of an extra mezzanine floor. It continues and compliments an intact row of early structures on the north side of Yates Street.



S.J. PITTS IMPORTER
516 YATES STREET
1882

"...Mr Sidney Pitts has erected on the north side of Yates Street a large two storey brick warehouse, to meet the requirements of his rapidly increasing business. It fronts on Yates Street with a wing extending through to Waddington Alley. Depth 80 feet and width on the alley 50 feet, height 32 feet. This building is now ready for occupation" (*Daily Colonist*, Jan. 6, 1883). Both 516 and 518 Yates have received awards for their restoration.

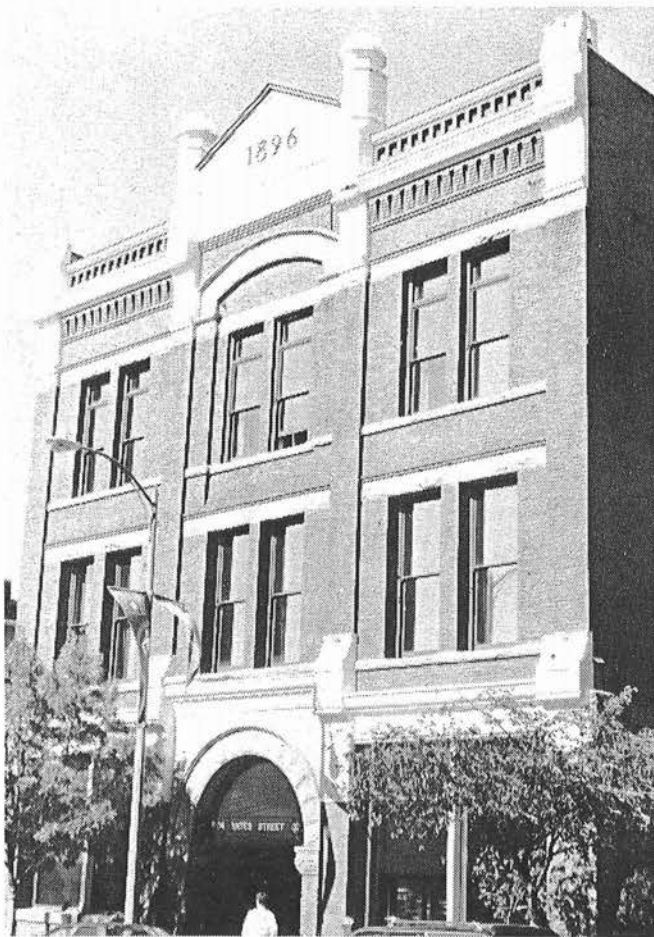


518 YATES STREET / 1302 WADDINGTON ALLEY
A. Maxwell Muir, Architect,
1899

This two storey brick store was built for Dr. F. Hall at a cost of \$2,400. Visual interest is derived from a sophisticated use of brick detailing, that is simple in execution but carefully proportioned. The centre bay, capped by a triangular pediment, is narrower than the flanking bays. Both 516 and 518 Yates Street were restored and adapted for use by the Victoria International Hostel in 1991.



S.J. PITTS IMPORTER, 516 YATES STREET, c. 1890
(CVARD 97801-03-160)



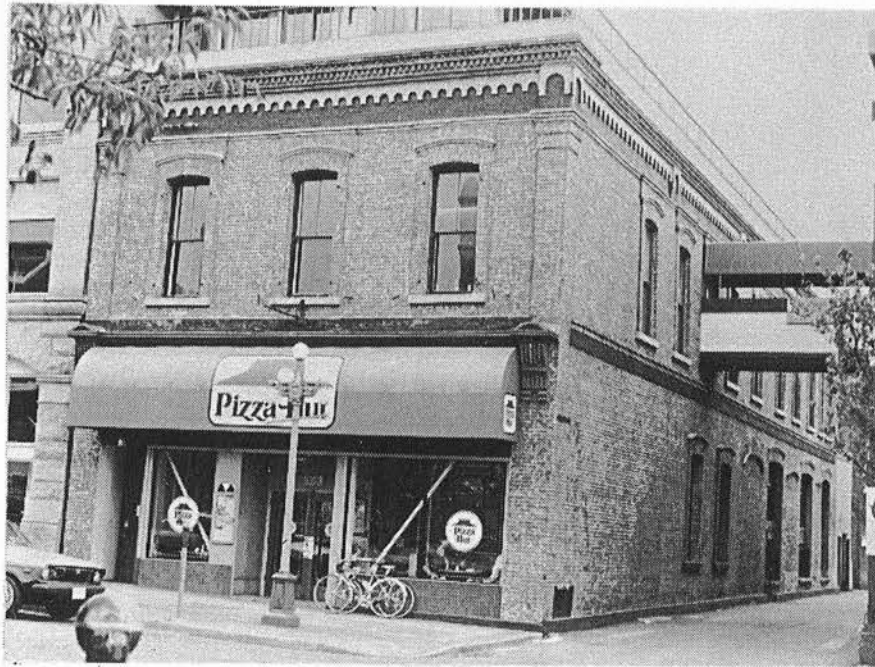
SIMON LEISER BUILDING
 522-524 YATES STREET
 A.C. Ewart, Architect, 1896

The facade of this warehouse is richly embellished with an eclectic mix of Late Victorian design elements, including terra cotta rosettes, and a corbelled and bracketed cornice. Inside, it was the last word in functional efficiency, with a central elevator and two lines of track on each floor to accommodate the moving of goods. In the anti-German riots of that followed the sinking of the Lusitania in 1915, this building was damaged, and the contents looted.



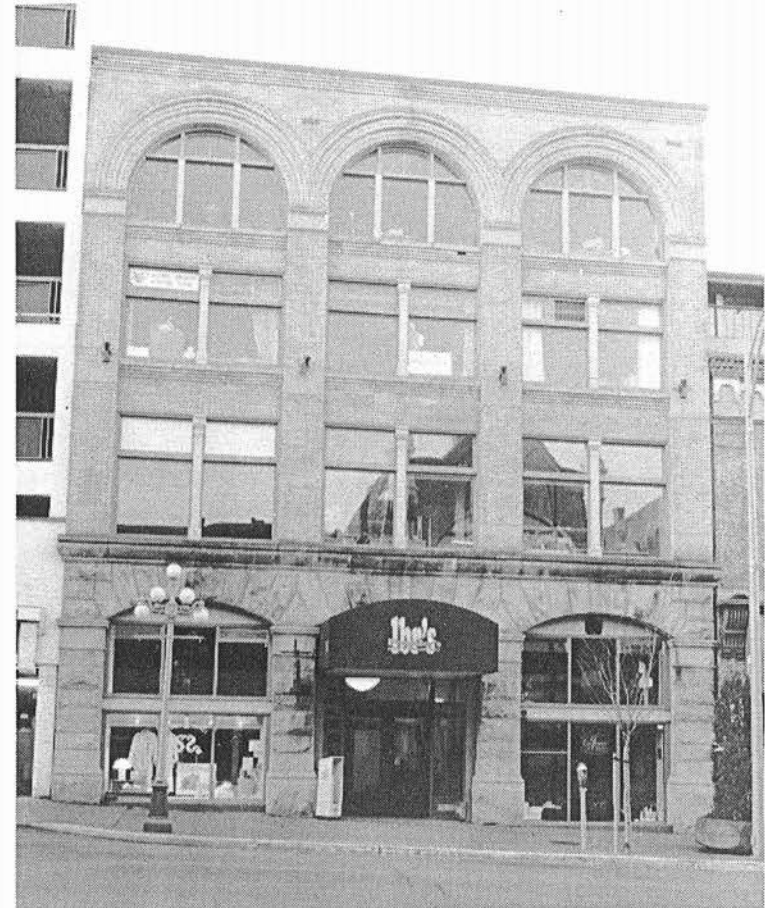
THOMAS EARLE WAREHOUSE
 530-534 YATES STREET
 Thomas Hooper, Architect, 1900

This warehouse displays a high arched and open front facade that permits a maximum of light into the interior of this deep structure. The style echoes the new technology then becoming available, and is a departure from the ornate decorations of the Late Victorian era. Thomas Earle was a local wholesale grocer and provision merchant.



BOUCHERAT & COMPANY BUILDING
533 YATES STREET
1887

Boucherat & Company, Liquor Merchants, built this two storey brick block at a cost of \$7,500. Luke Pither later took over the business, which eventually became Pither & Leiser. By 1916 this building housed the Turkish Sulphur Baths, and was later used by the Smith, Davidson & Wright Paper Company.

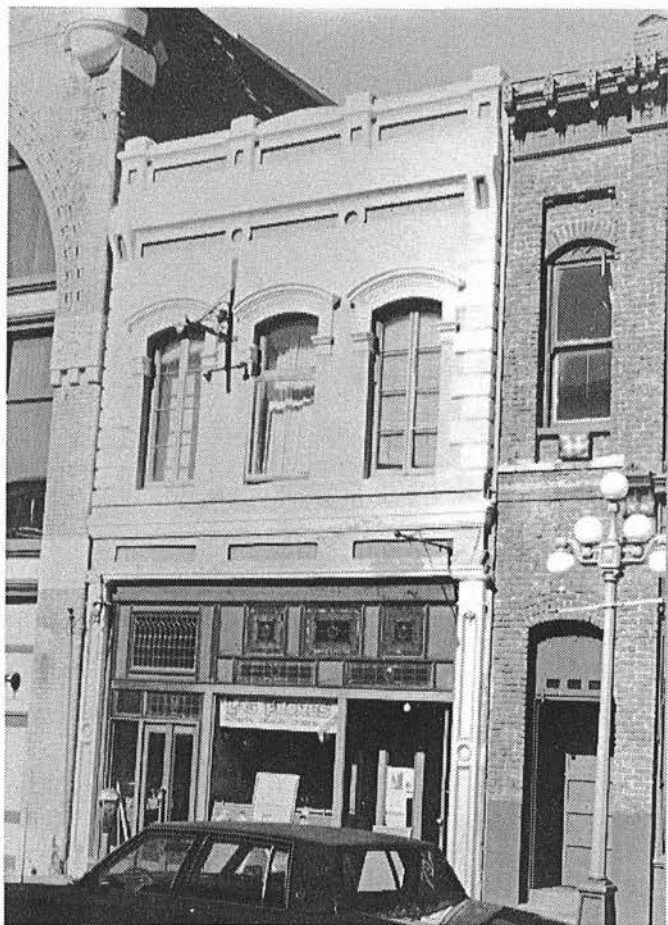


PITHER & LEISER BUILDING
535 YATES STREET
Thomas Hooper, Architect (Attributed), 1900

"Much Building During 1900...the four storey business structure on Yates Street, erected by John Hepburn for Messrs. Pither & Leiser at a cost of \$14,000" (*Daily Colonist*, September, 1900). This handsome structure was built on the site of Thomas Burnes' famous 'American Hotel', which had been established in 1867. Despite the loss of its bracketed cornice and elaborate pediment, and the unsympathetic metal canopy that obscures the ground floor entry, it remains a commanding presence on Lower Yates Street.

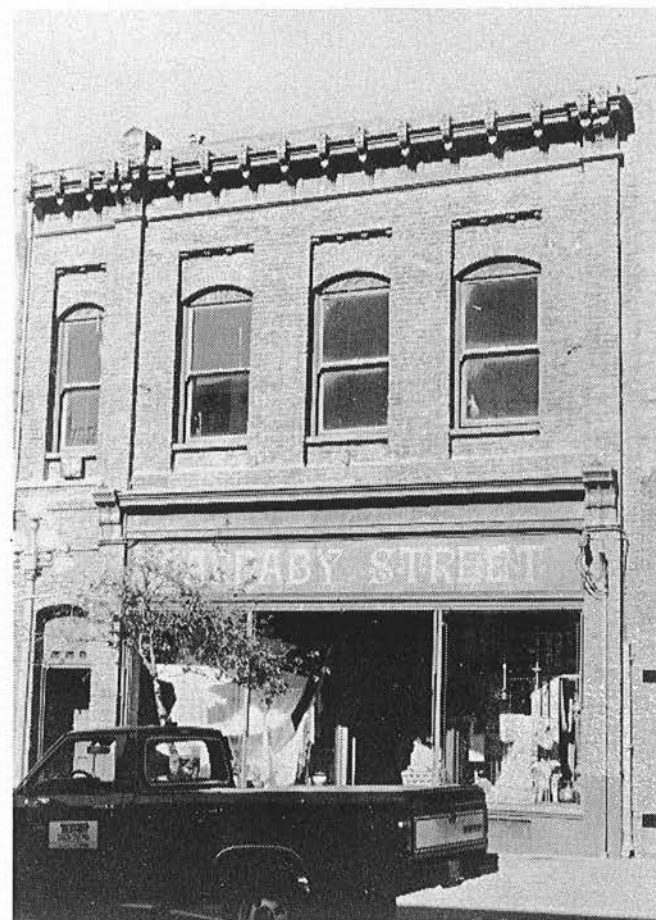
PITHER & LEISER,
535 YATES STREET, LEFT
BOUCHERAT & COMPANY,
533 YATES STREET, RIGHT
Undated (BCARS HP57191)





WEBSTER & CO. BUILDING
536 YATES STREET
 c.1860

The earliest known depiction of this building is an advertisement in an 1860 directory for Webster & Co, Wholesale and Retail Dealers in Boots, Shoes, Leather & Findings; its construction predates city records, and may even be earlier than 1860. It was the first masonry building to be built on Yates Street, and is prominent in early photos. James Webster was fatally wounded in 1862, in a bizarre case of mistaken identity that was a *cause célèbre* in the new city.



538 YATES STREET
 1888

A. Gilmore built this two storey commercial block; by 1891 the main tenants were "T.B. Pearson & Coy. Wholesale Woolens". The original decoration included a pattern of black-painted bricks that emphasized the horizontal coursing, and a sheet metal cornice. It is now legally consolidated with 536 Yates Street.

T.B. PEARSON & COY,
WHOLESALE WOOLENS,
538 YATES STREET,
c.1892
(BCARS HP57151)



THE ORIENTAL HOTEL

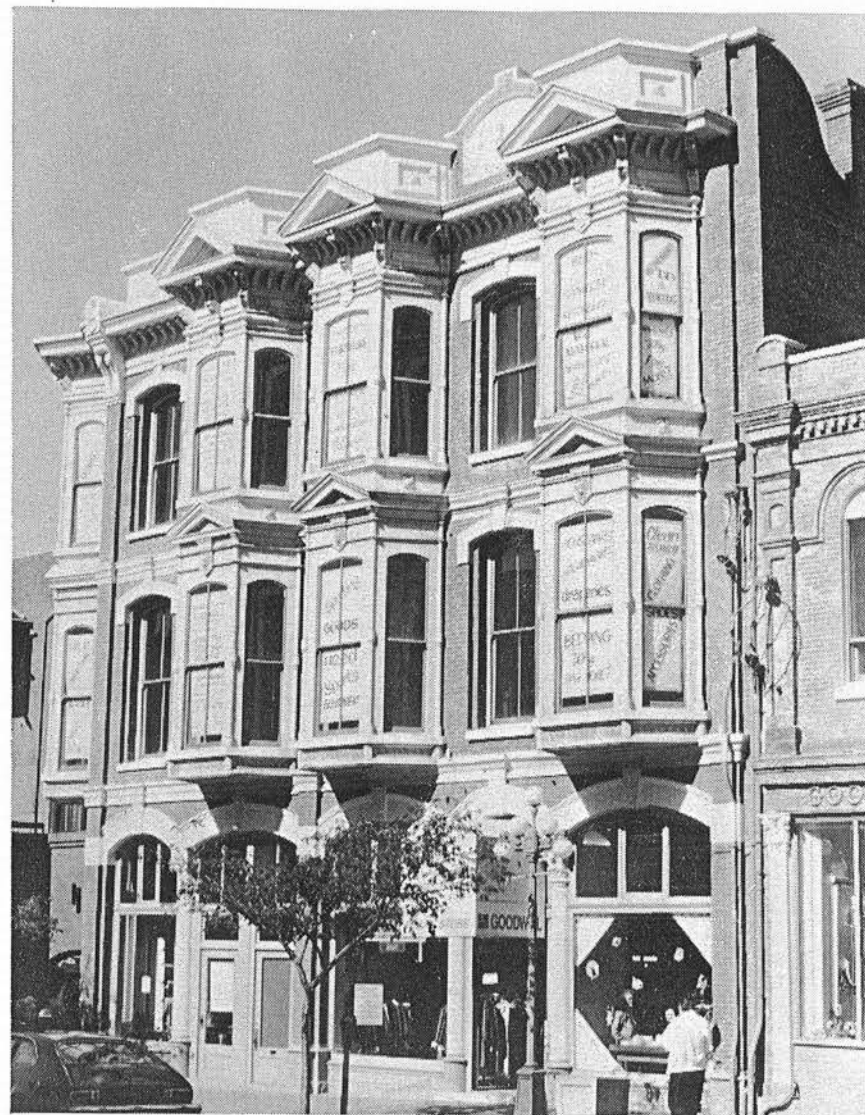
550-554 YATES STREET

John Teague, Architect for Both Sections,
1883; Addition 1888

In 1883 William McKeon commissioned the eastern half of this structure adjacent to his Oriental Saloon. This first section contained facilities for 150 guests and 200 diners. Extensive use was made in the design of cast iron, which was supplied by the Albion Iron Works; their name, and the date 1883 may still be seen on the ground floor columns.

"William McKeon - The new Oriental Hotel on Yates Street. This is a brick hotel of three stories with thirty feet frontage and one hundred and twenty-two feet deep. The front is supported on arches resting on an iron column, and bay windows run through the upper two stories. On the ground floor are ladies' and gentlemen's dining saloons, in rear of which is a commodious kitchen furnished with one of Hill's ranges, broiler, etc. Further back still is a bake house furnished with oven, etc; also storerooms, pantrys, etc. On the two upper flats there are about forty bedrooms, each furnished with a fire place and closets. The house is fitted with water and gas, and will be handsomely furnished. The front is surmounted by a handsome pediment and flagpole, and its general design is light and effective. Architect, Mr. John Teague; carpenter work, Smith & Clark; mason and plaster work, H. Carroll; cut stone, Mr. Phillips; plumbing, Stewart & Braden; painting and glazing, Lettice & Sears; iron work, Albion Iron Works." (*Daily Colonist*, January 5, 1884).

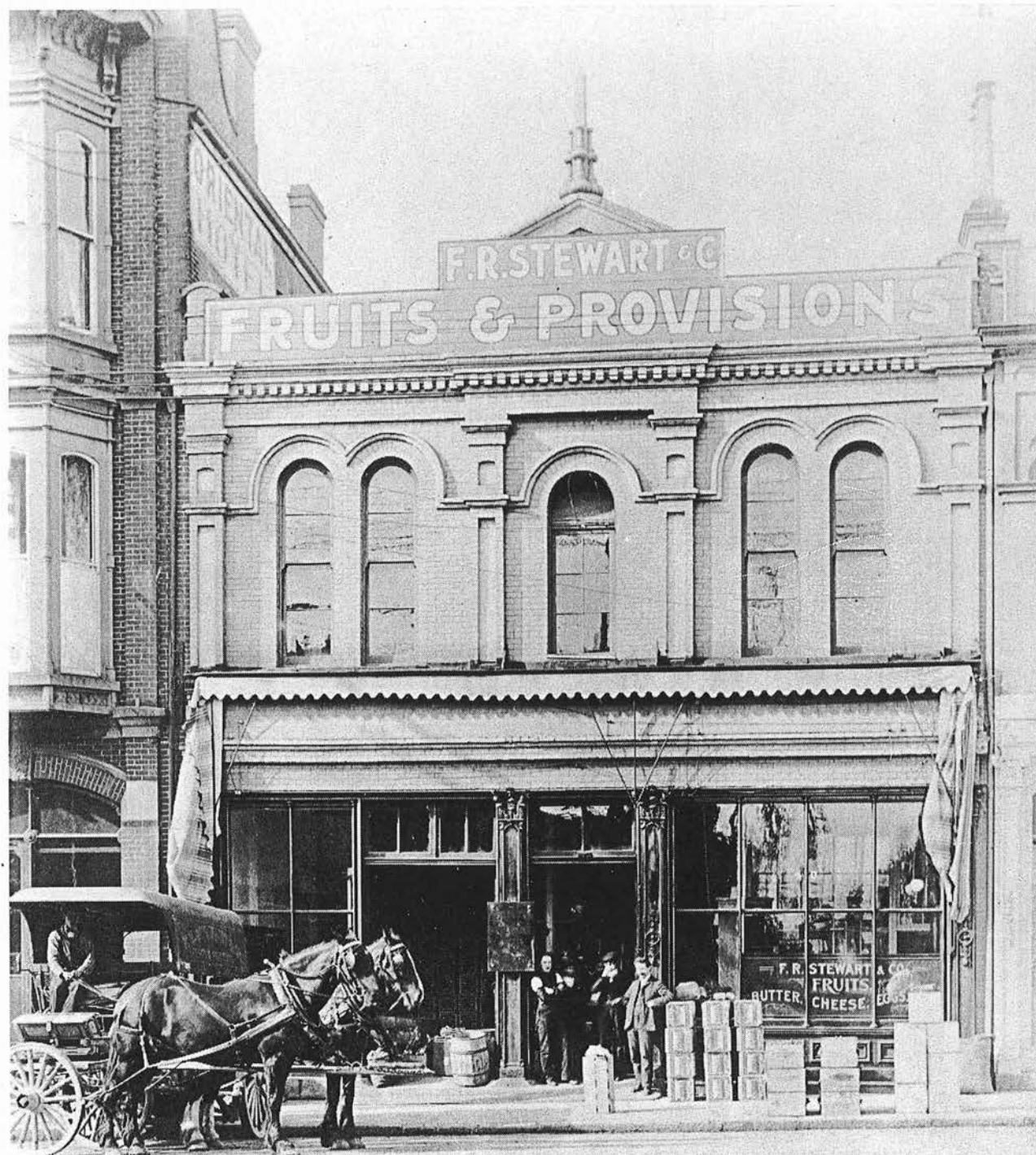
The 1888 addition doubled the frontage on Yates Street, and replaced the Oriental Saloon building. The new section was surmounted by an ornate 25 foot high wooden cupola, which has since been removed. This tower was a local landmark; at night, a beacon was kept burning at its peak as a guide to navigation.

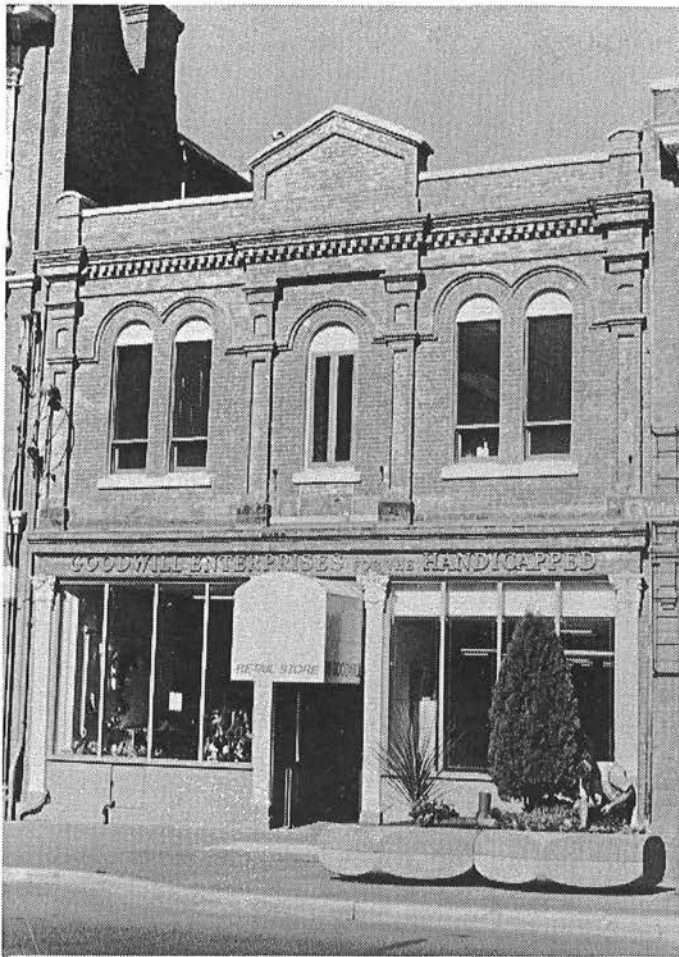


THE ORIENTAL HOTEL,
550-554 YATES STREET,
IN THE EARLY 1920s;
WITH THE ORIGINAL TOWER
(CVARD STS-YATES #3)



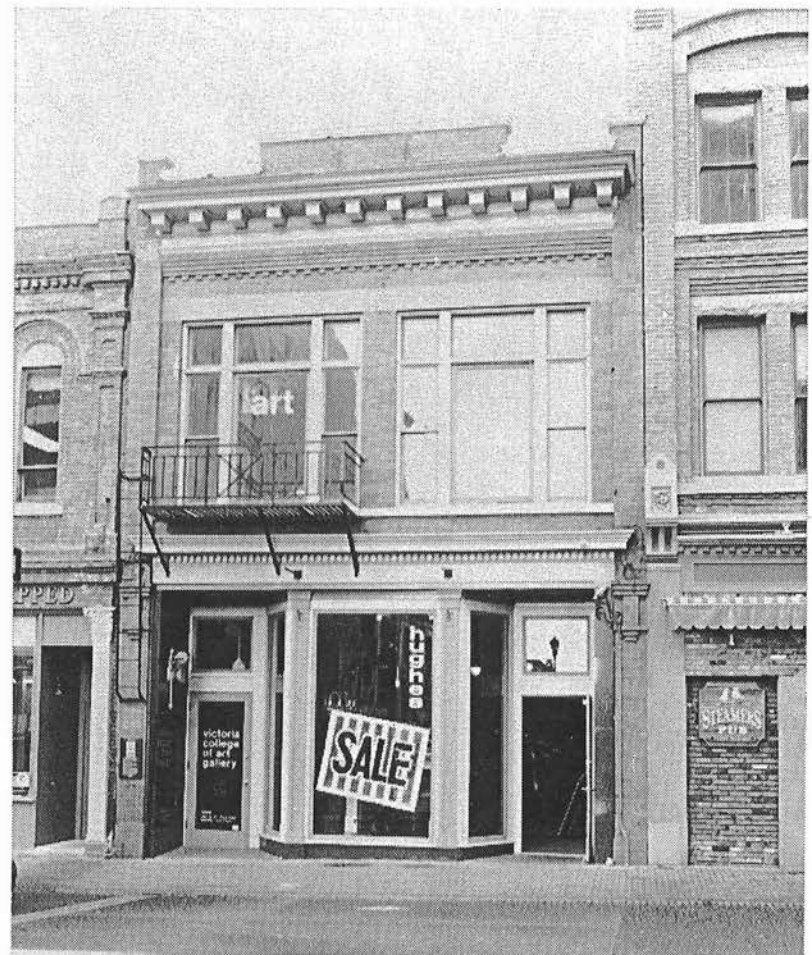
560-562 YATES STREET
F.R. STEWART & CO.
FRUITS & PROVISIONS
Undated
(BCARS HP97356)





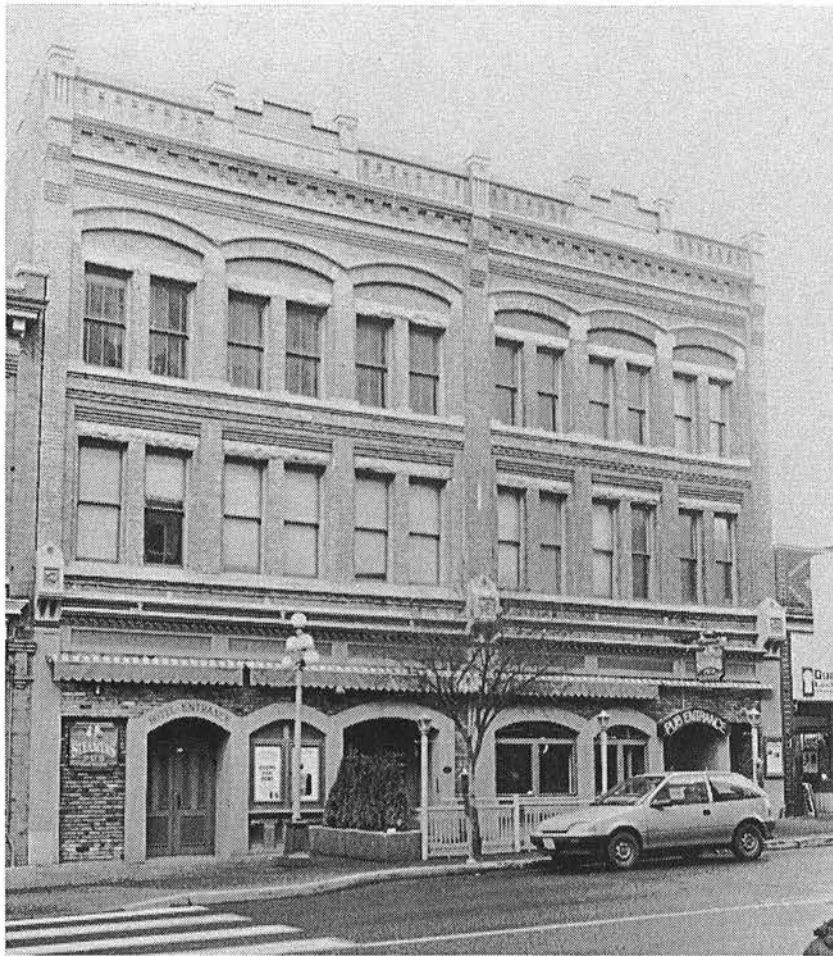
560-562 YATES STREET
1883

This handsome structure, with cast iron corinthian ground floor columns, was built for Miss E. Watkins when lot 184 was subdivided in 1883. It later housed the fruit and provisions business of F.R. Stewart and Company. Despite the unsympathetic replacement windows, the structure remains in substantially intact condition.



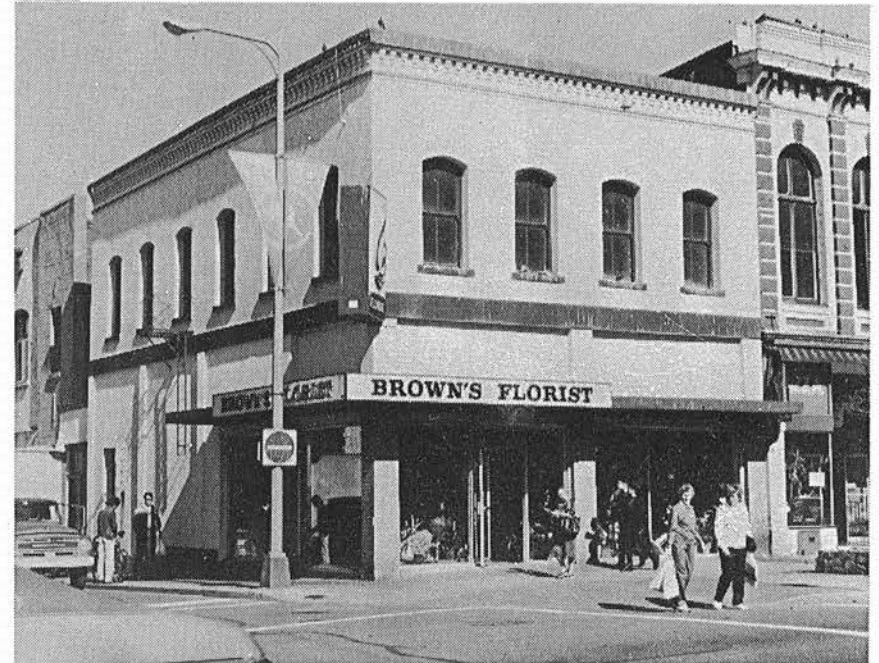
MAJESTIC THEATRE
564 YATES STREET
c.1861
Alterations by Thomas Hooper, 1909,
Further Alterations by C. Elwood Watkins, 1917

This structure has undergone a number of alterations over its history, including two facade reconstructions. The original structure was most likely built circa 1861 as Nathaniel Moore's Dry Goods Store; in 1909 it was renovated as the Majestic Theatre, and by 1917 the facade was rebuilt in its present configuration as commercial/retail space.



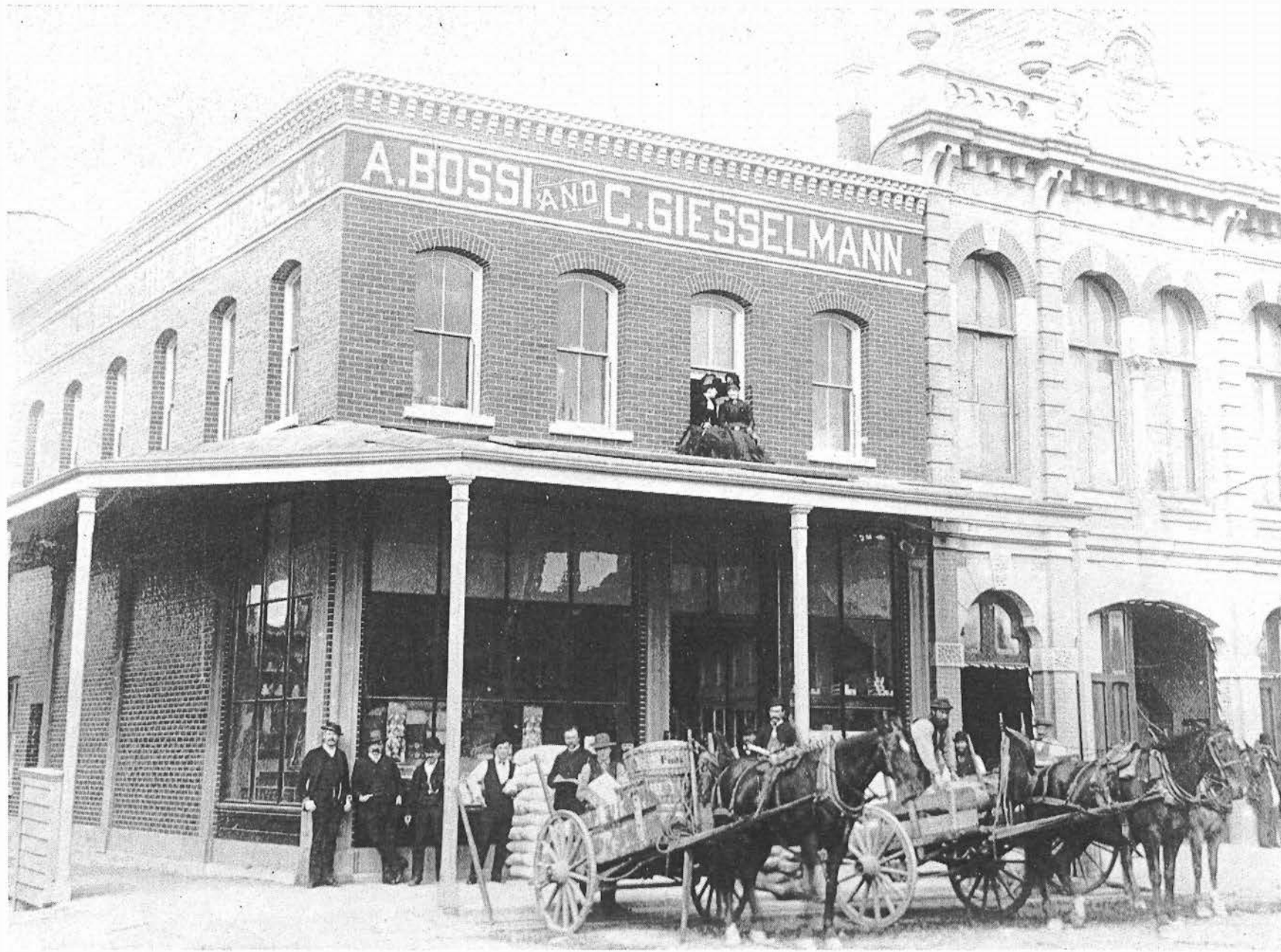
LEWIS BUILDING
 566-570 YATES STREET
 Thomas Hooper, Architect,
 1891

Lewis Lewis built this prominent building in 1891. Extensive use is made of brick corbelling to highlight the facade, and granite is used for the lintels. Commercial space was accommodated at ground level; the upper floors were used as a hotel. The structure is now occupied by the King's Hotel.



A. BOSSI AND C. GIESELMANN STORE
 632 YATES STREET / 1303 BROAD STREET
 1878, 1885, 1888

This two storey brick structure was the commercial space of A. Bossi and C. Giesselmann; it is typical of the utilitarian structures of the late Victorian era, with ornamentation confined to a corbelled brick cornice. There was once a wooden arcade that ran along both street frontages; the original brick facing has been stuccoed.



A. BOSSI AND C. GIESSELMANN STORE, 632 YATES / 1303 BROAD STREET c.1884
(BCARS HP9504)



DELUGE FIRE COMPANY
636 YATES STREET
 John Teague, Architect,
 1877

This Italianate structure was built to accomodate one of Victoria's early volunteer organizations, the Deluge (Number One) Fire Company; the two others most prominent at this time were the Union Hook and Ladder Company, and the Tiger Engine Company. The Deluge used this structure until about 1899; by 1904 its ornate tower, which had been used for the alarm bell and for drying hoses, had been removed.

RIGHT: c.1870s (CVARD FIRE - VFD #16)



KING EDWARD HOTEL
639-641 YATES STREET
1891, Top Floors Added c.1904

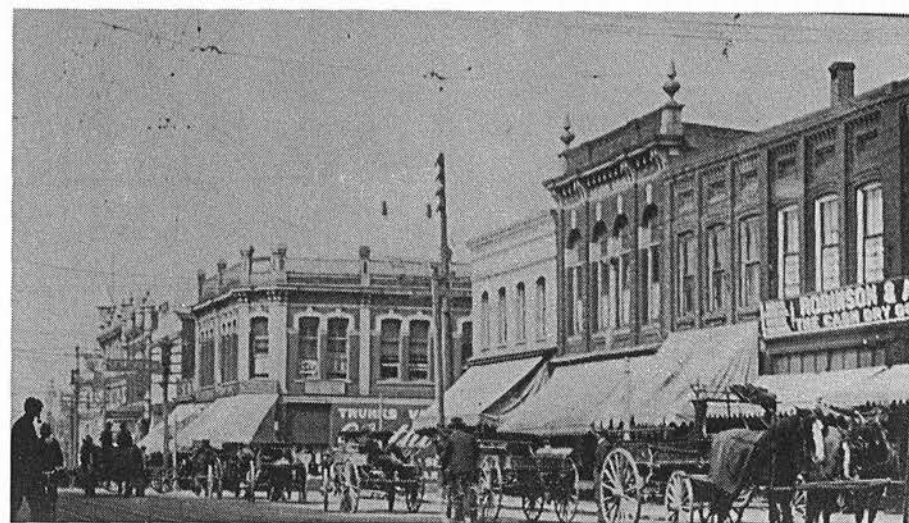
Originally a luxurious hotel, the top two floors of this structure were built over an existing block of stores, which included the Dawson Hotel. A flight of stairs ran through a grand Romanesque arch to the second floor lobby. The hotel did not stay in business long, however, and by 1922 it was rented out as housekeeping rooms. The ground floor has been altered, and the cornice removed; the building forms a grouping with the adjacent Surrey Block.





640-642 YATES STREET
1885

These two contiguous brick-faced structures were built one after the other for two separate owners. #640 Yates Street was owned by William Williams, and #642 Yates Street was owned by R.T. Williams. Originally designed as small commercial stores, these buildings are part of a grouping of early commercial structures



THE NORTH SIDE OF 600 BLOCK YATES STREET
640-642 YATES TO THE EXTREME RIGHT (BCARS HP80763)

in this area. In 1913 Architect Percy Fox modified #642 for the White Lunch Restaurant. The north side of the 600 Block Yates Street retains all of its early building stock, some of which has received a number of alterations.

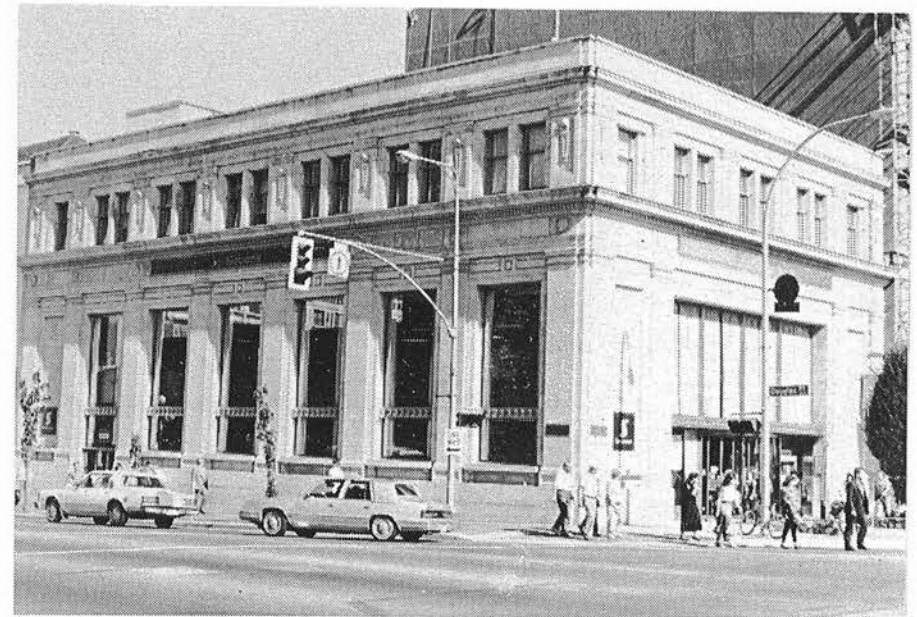


THE NORTH SIDE OF YATES STREET, c.1912: THE 600 BLOCK IS IN THE CENTRE
(CVARD STS - YATES #18)



644 YATES STREET
1888

Built for Thomas Haughton, this two storey commercial building continues to be used as a retail store. In a series of later alterations, the original brick facing was covered with stucco, the cornice removed, and the shopfront replaced.



BANK OF NOVA SCOTIA
702 YATES STREET / 1301-1309 DOUGLAS STREET
A. Arthur Cox, Architect,
1923; Additions 1963

This prominent stone-faced bank draws on the classical tradition for the inspiration of its design. The surfaces are articulated with shallow pilasters; the tall ground floor banking hall is balanced by an attic storey of offices above. The northern three bays were added later in a direct copy of the earlier ornamentation and finishes.



FINCH BUILDING
719 YATES STREET
 D.C. Frame, Architect,
 1910

This tall narrow structure features the triple assembly windows that are closely associated with the Chicago School of architecture. Maximizing on the amount of glass facing the street, this three



D. C. Frame Architect FINCH BUILDING Westholme Lumber Co. Builders

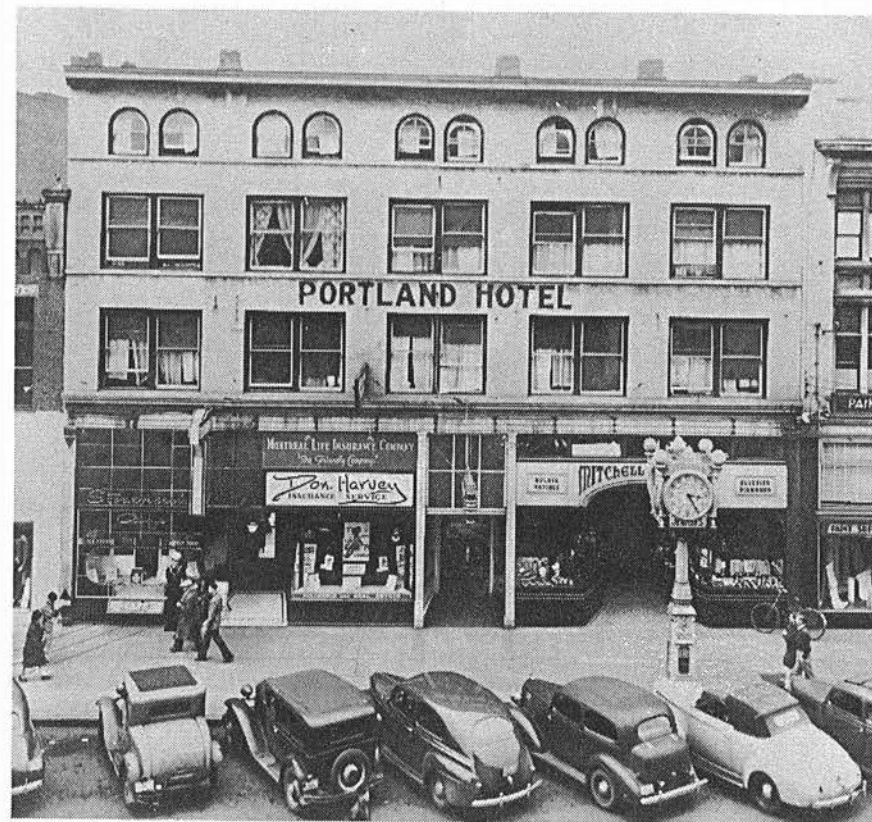
FROM VICTORIA ARCHITECTURALLY, 1911
 (CVARD 98410-10-624)

storey brick office building contained 20 rooms, including stores and offices. Over the years the cornice has been lost and the ground floor altered, but much of the facade remains intact.



VICTORIA BUILDING COMPANY OFFICE
721-725 YATES STREET
1909

Originally built as office space, with stores at the ground level and 44 rooms above, this four storey brick structure was built at a cost of \$20,000. It was later converted for hotel use, and was renamed



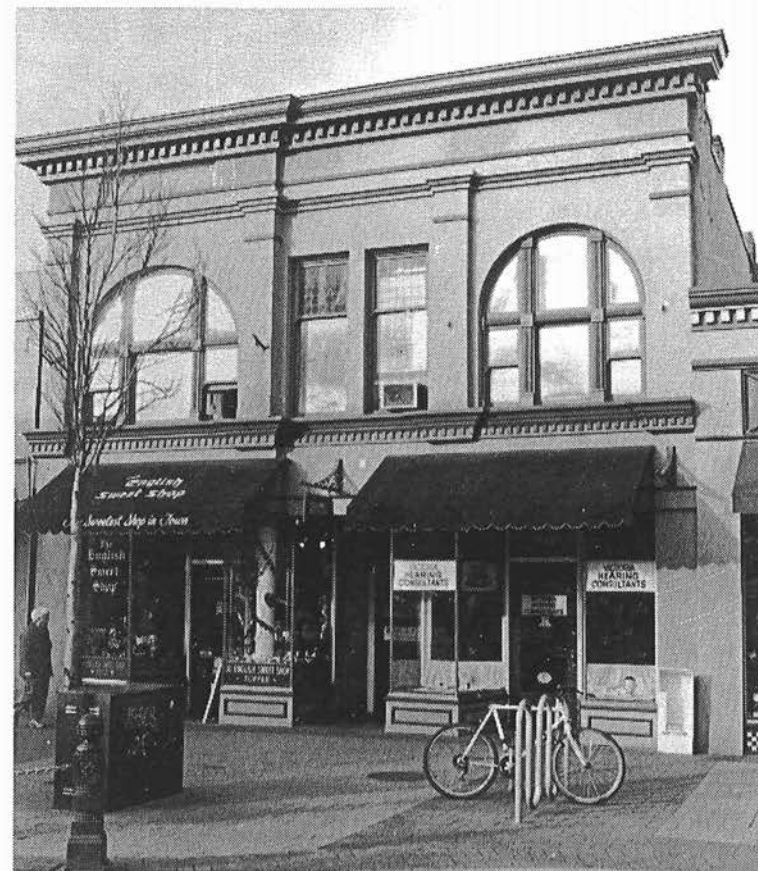
THE PORTLAND HOTEL IN 1946
(CVARD STS - YATES #22)

as the Portland Hotel. Its height and prominence make it an important part of the 700 Block Yates streetscape.



727-729 YATES STREET
John Teague, Architect,
1897

This finely articulated brick facade shows an impressive mastery of masonry architecture. The central arched window balances the two cornice panels, capping off the verticality expressed by the tall narrow windows. It is one of the earliest surviving structures on this block of Yates Street. This structure was built for Dr. F.W. Hall, who had developed a number of other downtown properties, including 518 Yates Street / 1302 Waddington Alley in 1899, and 1300-1308 Government Street in 1900; all three buildings were by different architects.



HANNA'S UNDERTAKING PARLOUR
738-740 YATES STREET
Hooper & Watkins, Architects,
1905

Built as an undertaking parlour for W.J. Hanna, this two storey brick building was constructed for \$5,000. It was part of the early development along Yates Street that contained many small specialty shops and retail businesses. The building was later owned by Simon Leiser. Although the facade has been stuccoed and the ground floor altered, many of the original architectural details still remain.

Dominion Hotel, Victoria, B.C.



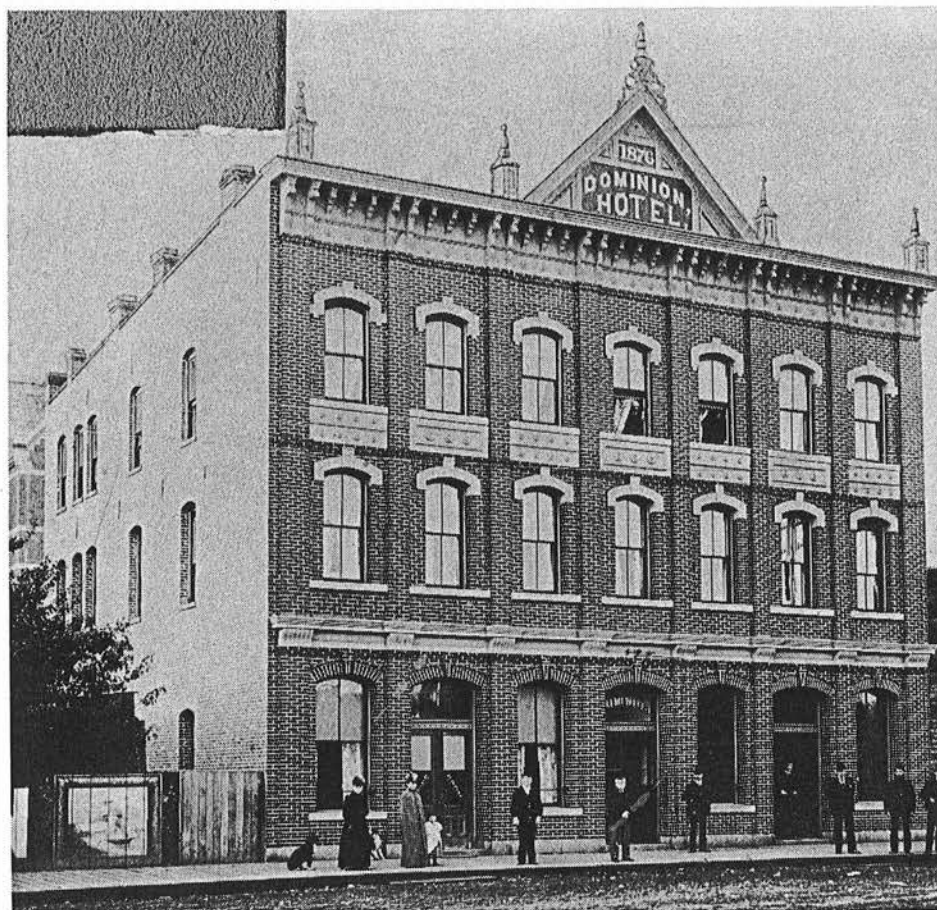
ARTIST'S RENDERING OF THE 1907 ADDITIONS TO THE DOMINION HOTEL, 755-765 YATES STREET
(CVARD HOTELS #20)



THE DOMINION HOTEL
755-765 YATES STREET
1890-1913

This present structure is the result of numerous additions over a period of years. The first Dominion Hotel, a wooden structure, was built on this site in 1876 by Stephen Jones. An addition in 1884 proved to be too small for his growing business, so in 1890 he built the first part of this brick-faced structure.

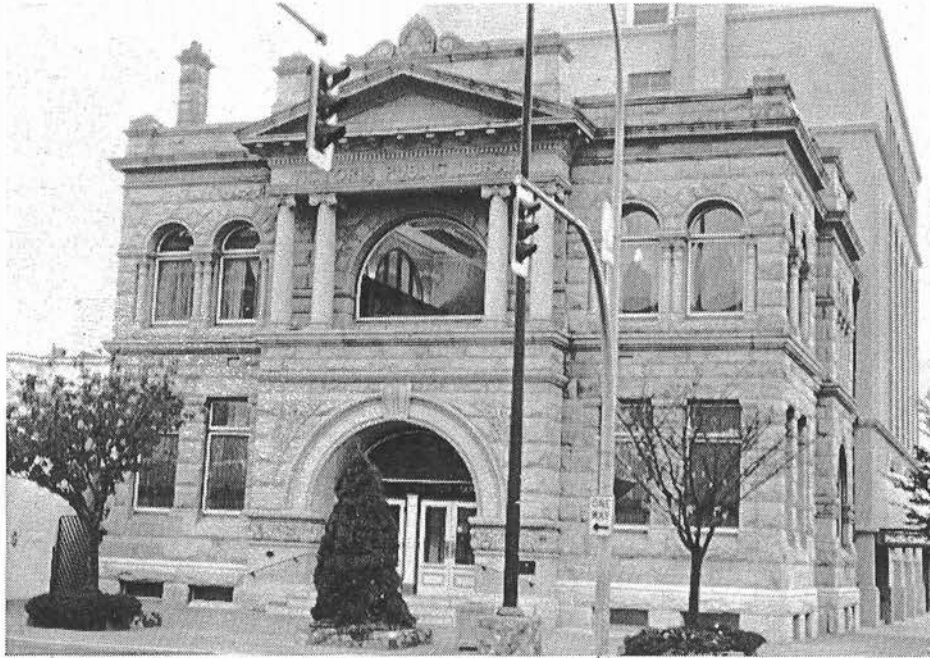
Further additions were made in 1898, the fourth storey was added in 1907 by architect Thomas Hooper and he carried out the 1913 additions which brought the building to its present configuration. The interiors were completely redone in 1935 under the proprietorship of Stephen Jones III.



THE DOMINION HOTEL, 755-765 YATES STREET
 ABOVE: THE FIRST BRICK STRUCTURE, c.1891
 (BCARS HP68357)

RIGHT: THE EVOLUTION OF THE DOMINION HOTEL
 (CVARD HOTELS #19)





VICTORIA PUBLIC LIBRARY
794 YATES STREET
 Hooper & Watkins, Architects,
 1904

Hooper & Watkins won the competition to design this prestigious new library building for the City. In keeping with its public function it is a strong and monumental classically-inspired design, but the interior was finished in a more delicate Art Nouveau style.



VICTORIA PUBLIC LIBRARY BEFORE 1951
 (CVARD 98403-12-574)

The semi-circular stack room at the rear was removed when the new addition was built in 1951; the original hipped roof has also been removed. The Library moved into new headquarters in 1980, and the building has been rehabilitated as the offices of a Credit Union. This was one of many libraries built world-wide with assistance from the Andrew Carnegie Foundation.



A.O.U.W. ASSEMBLY HALL
808-810 YATES STREET
Thomas Hooper, Architect,
1894

This handsomely detailed brick structure was built for the Ancient Order of United Workmen, and contained several lodge meeting rooms and a large assembly hall. Converted to the Princess Theatre in 1914, it became the Playhouse in 1923, and in 1937 was renamed the Plaza; in 1955 it became part of the Odeon chain of theatres. The distinctive window surrounds, evocative of the Romanesque Revival style, have survived unaltered.



THE ATLAS THEATRE
836-838 YATES STREET
Eric C. Clarkson, Architect,
1936

Built as the Atlas Theatre, and later renamed the Coronet, the symmetrical centre tower once supported an elaborate marquee sign, complete with an insignia of Atlas supporting the earth. The windows and cornice setbacks are angled in imitation of a Mayan motif, popular as one of the revival styles of the Art Deco period. A horizontal frieze of lozenge relief shapes echoes the setback, and ties together the vertical wall surfaces. It was the first air-conditioned theatre in Victoria. The facade is part of a new development.

HISTORIC URBAN FEATURES

The following features of the Downtown area are considered to be of historic significance.

HISTORIC SECONDARY STREETS AND WALKWAYS

The following secondary streets and walkways are considered to be of primary historic importance:

1. Fan Tan Alley: also all the connecting alleys between the 500 block Pandora Avenue and the 500 block Fisgard and Herald Streets.
2. Theatre Alley: the remnant of the other main north-south route through Chinatown.
3. Waddington Alley: also all the connecting alleys between the 500 block Yates and Johnson Street, including Oriental Alley.
4. Bastion Square: also the passageways into the Square, including Commercial Alley, Chancery Lane, Board of Trade Alley and Helmcken Alley.
5. Trounce Alley

HISTORIC COURTYARDS

The following courtyards are considered to be of primary historic importance:

1. Chinese Courtyards: are those which have been identified between the 500 block Pandora Avenue and the 500 block Fisgard and Herald Streets. Includes the courtyards at 622-626A Fisgard Street and the space around the Chinese Public School at 636 Fisgard Street.
2. Klondike Courtyards: are those which have been identified between the 500 block Yates and Johnson Streets, which were primarily used for service and stable areas for the surrounding hotels and commercial blocks.

FAN TAN ALLEY

Fan Tan Alley is the one functioning historic mid-block passageway in the Chinatown area. It is a very narrow alley, 4 feet 3 inches wide at the north end, and 4 feet wide at the south end, with a slightly wider pool of space in the centre. Several other cross passageways open from Fan Tan, but are closed to the public. The brick structures lining the alley present a consistent streetscape that evokes the secretive and enclosed nature of the city's early Chinese community. Fan Tan Alley is named after a Chinese gambling game.

The buildings of Fan Tan Alley mostly have a ground level retail component, unlike the other alleys in the area which mostly lead to interior tenement structures.

RIGHT: FAN TAN ALLEY, SEPTEMBER 1959
(BCARS HP85119)

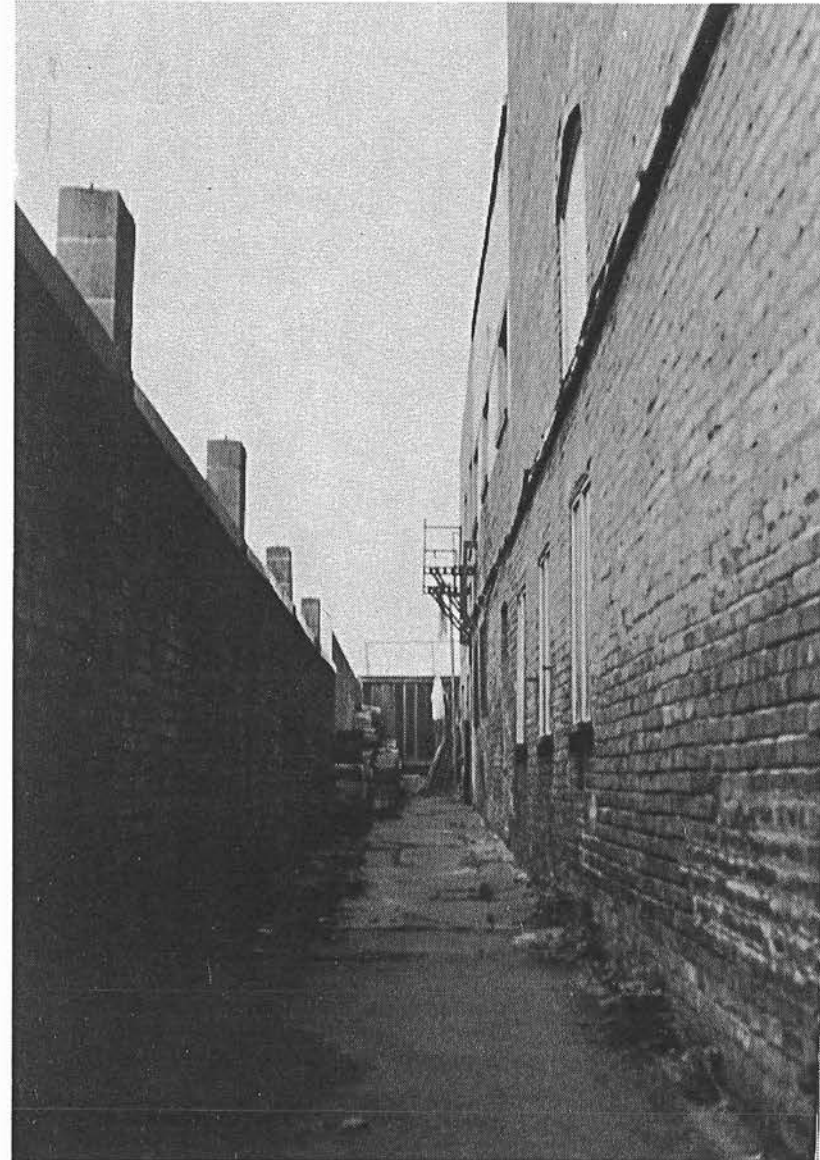


THEATRE ALLEY

Within the 500 block between Fisgard Street and Pandora Avenue, there are also a number of interconnected passageways and courtyards. These infiltrate between the buildings, creating pools of space within the interior of the block. The early Chinatown buildings present a public face to the main streets, but the private faces on these alleyways concealed warrens of tenements and gambling dens unseen by western eyes. This alley system is still remarkably intact today.

One of the most important focus points of the early Chinese community was the large Chinese Theatre located within this block. It has since been demolished, but the passageway leading to it, known as Theatre Alley, is still partially intact; it was as important to the community as the better known Fan Tan Alley.

RIGHT: THEATRE ALLEY FROM PANDORA AVENUE



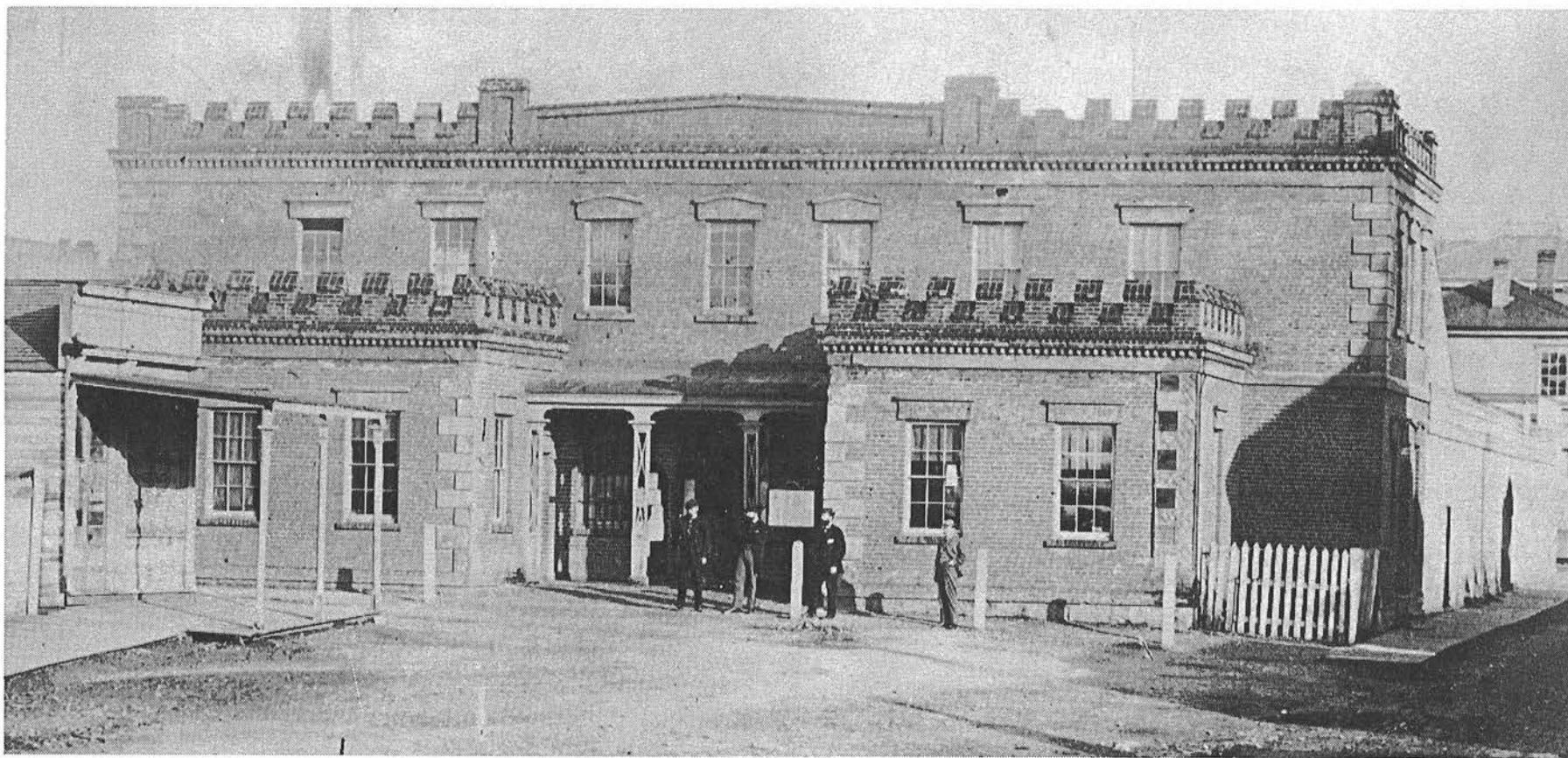
WADDINGTON ALLEY

Alfred Waddington arrived in Victoria in the spring of 1858 to open a branch of his San Francisco wholesale grocery firm. At this early stage in the city's development, Waddington was able to buy a key piece of property between Yates and Johnson Streets. In order to increase his available street frontage, he cut an alley through his property to connect these two streets, then erected buildings on both sides built of redwood imported from California. By October of 1858, Waddington Alley was the first street in Victoria to be planked.

The alley contains the last remnants of the early wooden paving block system once used throughout the city. There is also an early metal carriage curb still visible here.

RIGHT: WADDINGTON ALLEY





THE JAIL ON BASTION SQUARE, 1870s (BCARS HP76199)

BASTION SQUARE

Around Bastion Square there is a consistent grouping of early brick structures; there is only one modern intrusion on this virtually intact Late Victorian streetscape.

Bastion Square was the location of the first city jail; this building was later demolished to make way for the Provincial Court House

which currently occupies the site. A number of buildings dedicated to legal functions grew up in proximity to these court buildings; in addition there were warehouses and hotels located here. Besides the Court House, the most prominent building is the Board of Trade Building, erected in 1892.

TROUNCE ALLEY

Trounce Alley was the result of a fight between architect and developer Thomas Trounce and the Colonial Administration before the new city of Victoria was officially surveyed. In 1858 It seemed that View Street would be opened up between Government and Broad Streets; instead the right-of-way was sold, outraging the owners of adjacent properties. Trounce, who owned property between these two streets, opened a private street in 1859 to allow access to his Broad Street properties; it was originally known as Trounce Avenue.

In order to prove that it was privately owned, Trounce closed it one day a year, a custom which was retained until the turn of the century.

In the fire of 1910, all the buildings bounded by Trounce, Fort, Government and Broad were destroyed, and View Street was ultimately put through in what should have been its original configuration. Similar to Waddington Alley, Trounce Alley remains as a reminder of the enterprising spirit of early Victoria developers, who were willing to go to great expense to provide access to their commercial properties.

RIGHT: TROUNCE ALLEY



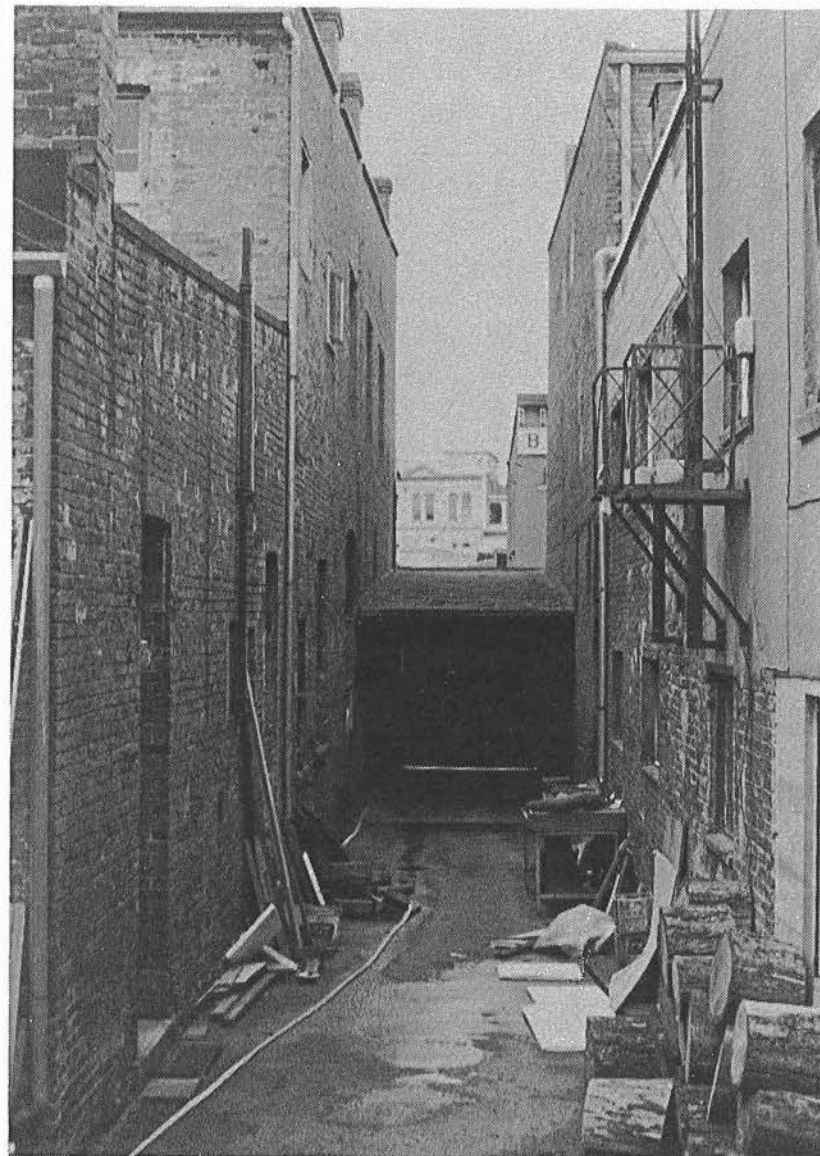
CHINESE COURTYARDS

In addition to Fan Tan and Theatre Alleys, there are a number of historically significant passageways and courtyards in the Chinatown area. Besides the 500 block between Fisgard and Pandora Streets, there are courtyards located at 622-626A Fisgard Street, the Chinese Public School, 636 Fisgard Street, and the 500 block between Fisgard and Herald Streets.

These passageways and courtyards are integral to the character of the area, and demonstrate the social stratification of the Chinese community, which existed as a closed society within the larger western settlement.

Closed off from public view, but still in existence, are a number of these courtyards that lead to early tenement structures. Several of these courtyards are entered through passageways that run through existing buildings, while other are entered through gaps between. These historic urban features of Victoria's Chinatown are unique in North America.

RIGHT: THE PASSAGEWAY BETWEEN 528-532 AND 534-534 ½ PANDORA AVENUE; LOOKING SOUTH TO PANDORA.



KLONDIKE COURTYARDS

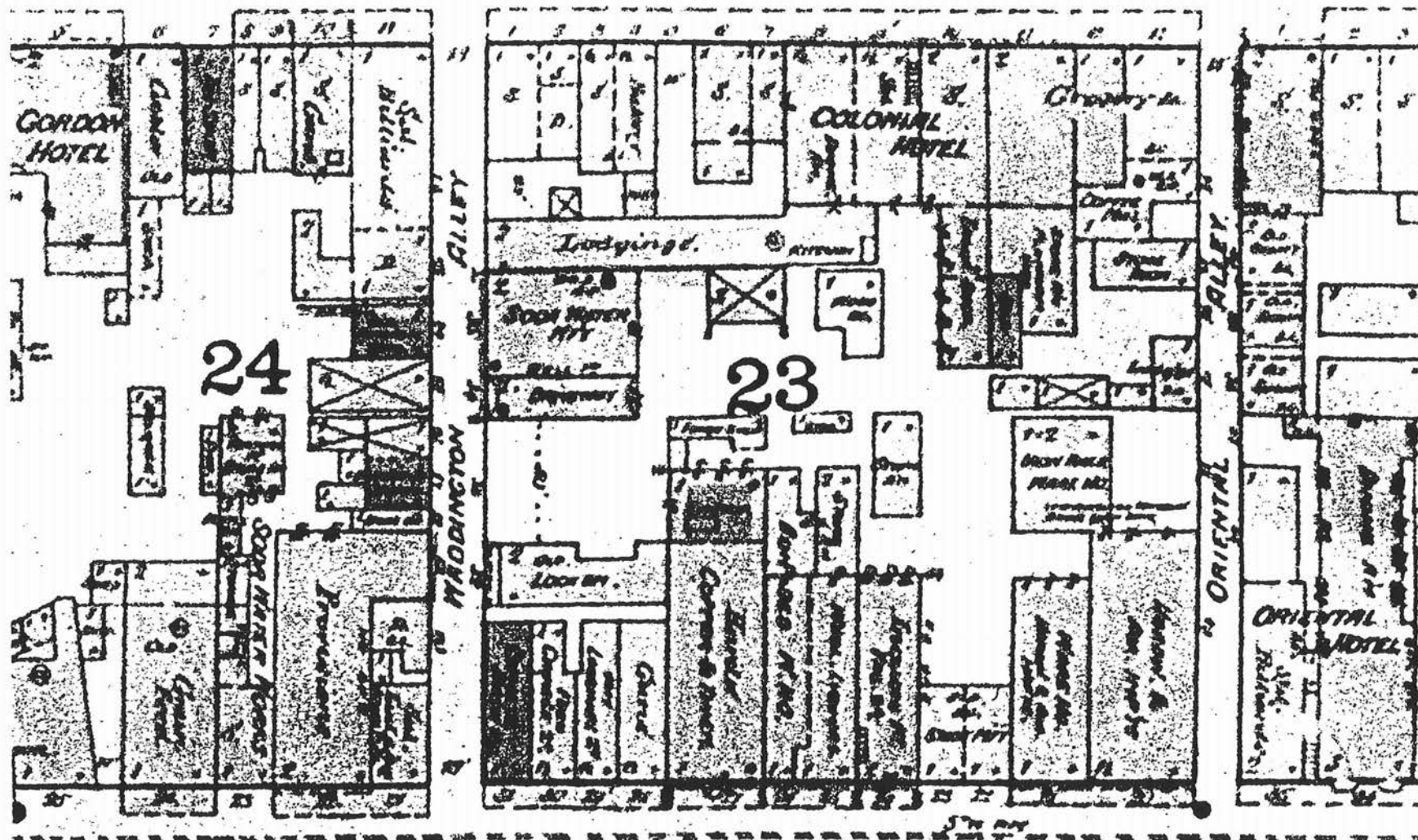
Similar to Chinatown, Old Town had an alley system that provided service spaces, stable areas, and secondary access for the city's early commercial businesses. These are most evident in the 500 block between Yates and Johnson Streets. In addition to Waddington Alley, Oriental Alley connected these two east-west streets with a mid-block passage, lined by commercial buildings on both sides. Although Oriental Alley has been partially built over, it still runs through the north half of the block. The south half has been reduced to a width of 3 feet 3 inches, and is currently boarded up.

Until their demolition in 1975 there was a row of 14 one storey prostitutes cribs behind 571-577 Johnson Street, indicating the nature of some of the services provided for the Klondike miners and sailors who were frequenting the many hotels in the area. In addition, Commercial Alley links the Klondike Courtyards area to Bastion Square, forming a pedestrian link that ties the Old Town area together.

RIGHT: ORIENTAL ALLEY FROM YATES STREET



JOHNSON



YATES

1885 FIRE INSURANCE MAP, SHOWING THE ALLEY AND COURTYARD SYSTEM,
THE 500 BLOCKS YATES AND JOHNSON STREETS BETWEEN WADDINGTON AND ORIENTAL ALLEYS (CVARD)

HISTORIC STRUCTURES

The following structures of historic importance are located in the Downtown area.

JOHNSON STREET BRIDGE

INNER HARBOUR CAUSEWAY

INNER HARBOUR MOORING RINGS

WHARF STREET RETAINING WALLS

JAMESON MOTORS FOUNTAINS

MARKET SQUARE FOUNTAIN

HISTORIC STREET FURNISHINGS:

A number of different types of historic street furnishings were located during the inventory process that still exist within the study area. These include:

THE 1911 CLUSTER LIGHTS

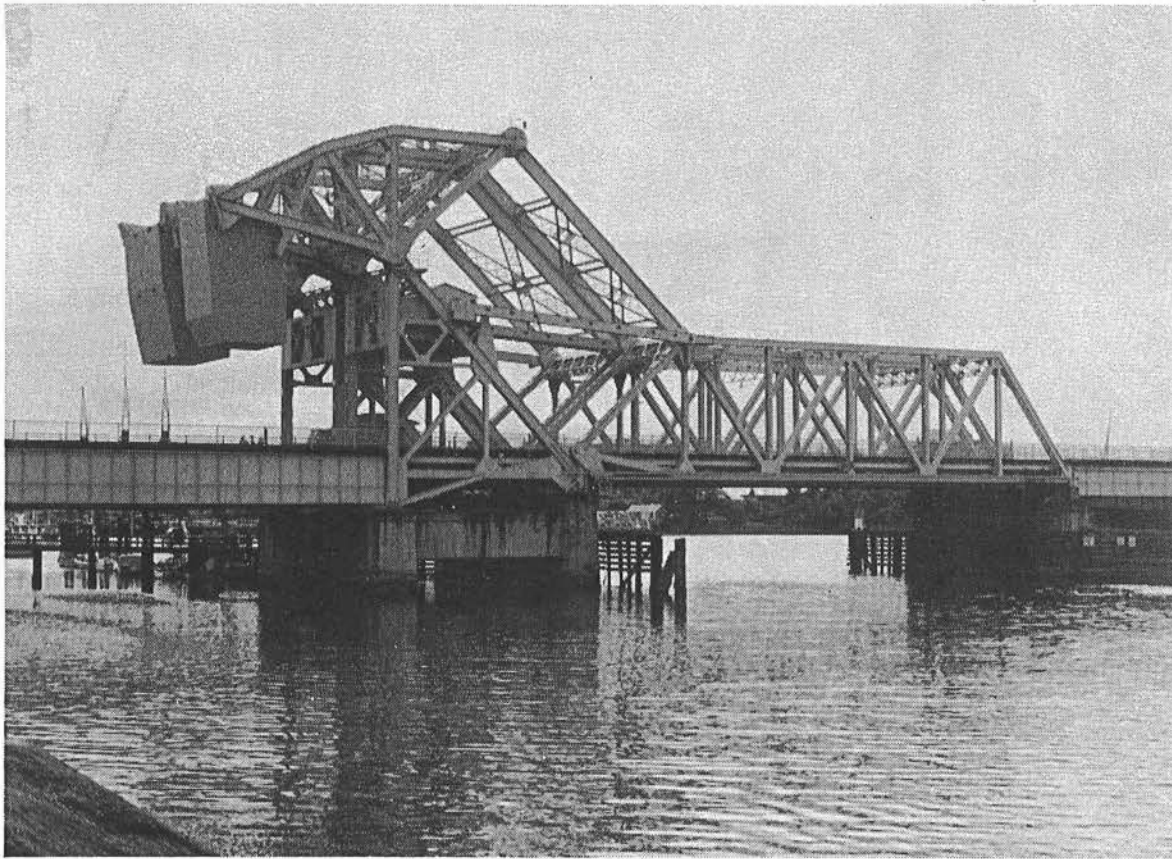
STREET CLOCKS

WOODEN PAVING BLOCKS

SIDEWALK PRISMS

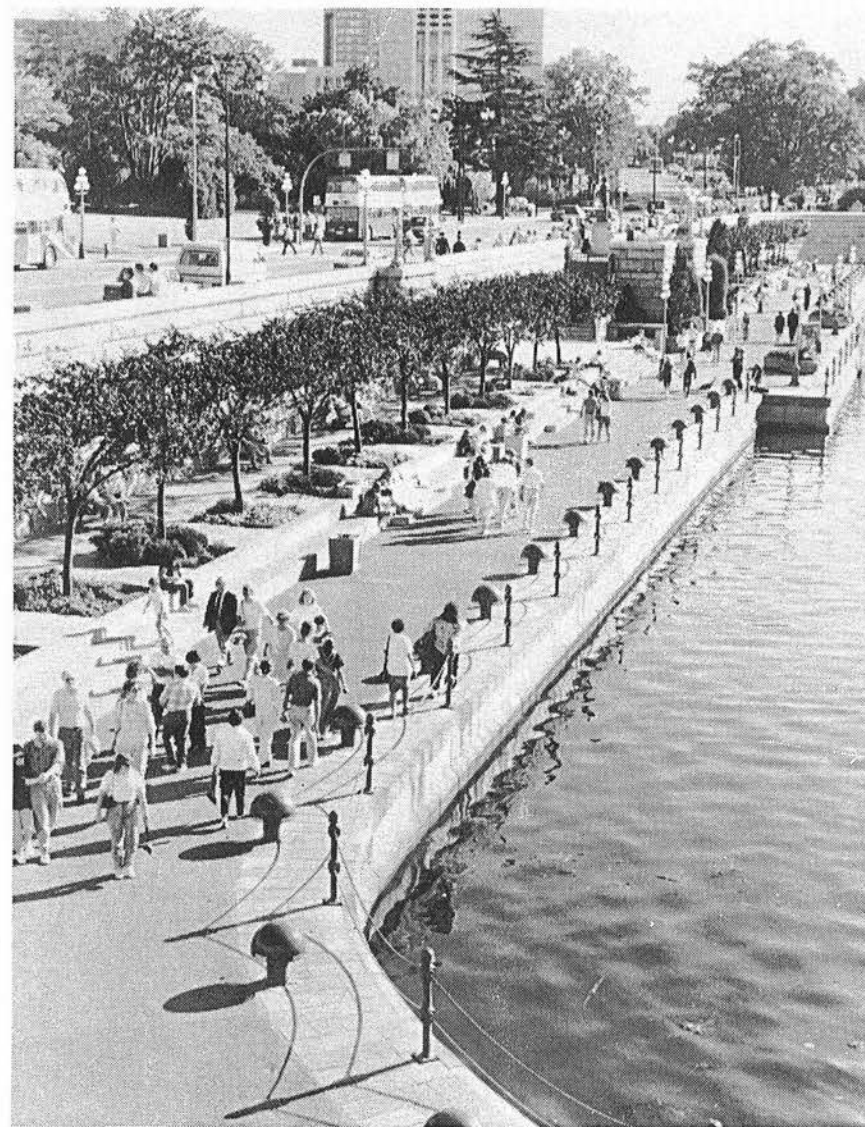
JOHNSON STREET BRIDGE

This landmark of the Inner Harbour was completed in 1924 at a cost of almost one million dollars. It is a bascule bridge, in which one end rises, balanced by a counterweight. It was designed by the Strauss Bascule Bridge Company; Joseph Strauss later designed the Golden Gate Bridge in San Francisco.



INNER HARBOUR CAUSEWAY

At the turn of the century, the site of the Empress Hotel was a mudflat extension of James Bay, with a wooden causeway built across. As part of the reclamation of the site a stone causeway was built, starting in 1903, that defined a new edge for the eastern part of the Inner Harbour. This causeway formed an appropriate backdrop for the Empress, and helped set the tone of elegant splendour that had been conceived for this, the heart of Downtown Victoria. More recently, a lower causeway has been added to provide a waterfront promenade.





THE INNER HARBOUR CAUSEWAY UNDER CONSTRUCTION, SEPT 2, 1902
(CVARD CONSTRUCTION - SEA WALLS #4)



SOUTHERNMOST MOORING RING



NORTHERNMOST MOORING RING

INNER HARBOUR MOORING RINGS

These two rings, located north of 1002 Wharf Street, are the last remaining fragments from Fort Victoria, and date from before 1864.

The fort was the depot and headquarters for the Hudson's Bay Company Pacific fur trade; any ships mooring at the fort would have run lines to these rings for anchorage.

WHARF STREET RETAINING WALLS

The first large commercial building in the city, the Hudson's Bay Company warehouse, was built in 1858 with materials brought around Cape Horn. When this structure was demolished in 1937, its random rubble stone walls were exposed, and are still visible from the waterfront side of Wharf Street. The wall was extended in 1883:

"Hudson's Bay Company - The retaining wall and new warehouses and offices on Wharf Street. The retaining wall is 220 feet long, 22 feet high, with a foundation 16 feet deep, laid in cement. This wall at the base is 5 feet tapering at the summit to 30 inches. The wall was completed at the end of November and the cost was \$10,000." (*Colonist*, January 5, 1884).

There is also an additional stretch of wall to the south which had concrete arches constructed in 1984 to increase its structural stability.

ABOVE: FOUNDATION OF HUDSON'S BAY COMPANY WAREHOUSE

BELOW: SUPPORTING ARCHES BUILT IN 1984





THE HUDSON'S BAY COMPANY WAREHOUSE, WHARF STREET, BUILT 1858 (BCARS HP1336)



740 BROUGHTON STREET

JAMESON MOTORS TILE FOUNTAINS

These two decorative tile fountains remain from the ornate Jameson Motors building, an early Victoria car dealership that was located at 740 Broughton Street. The ornate structure had been built in 1928 to the designs of W.J. Semeyn. In addition to the one fountain still

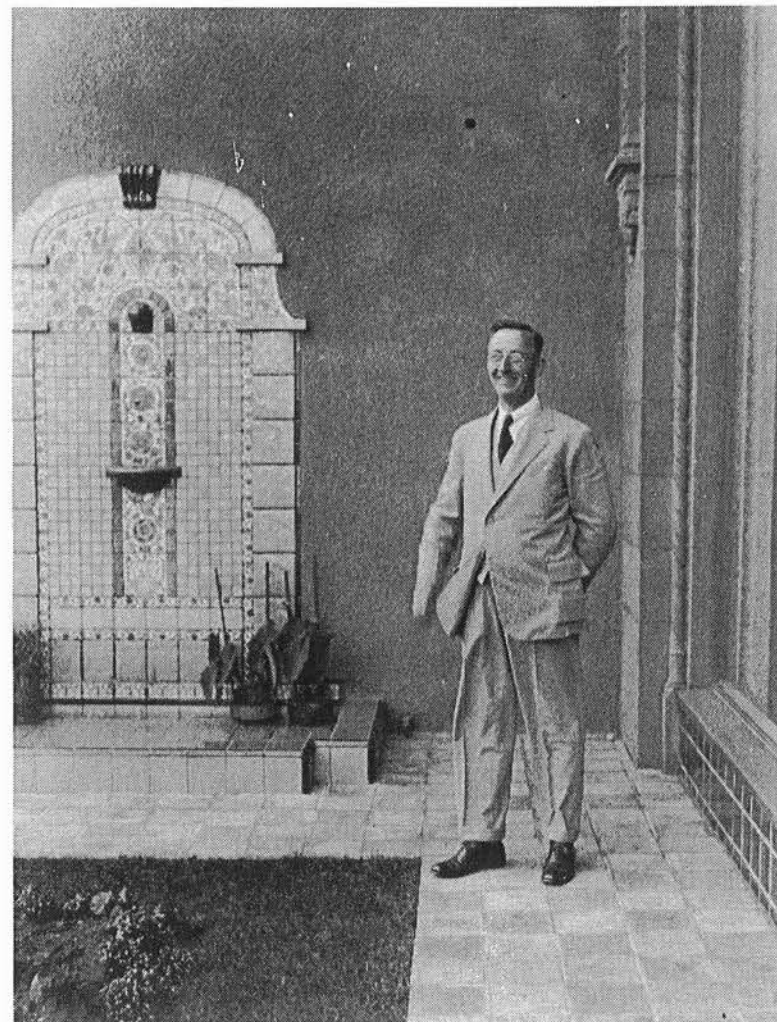


43-47 BASTION SQUARE (REAR COURTYARD)

remaining on the original site, there is still one of the masonry bollards in place, and some of the decorative tile work on a side wall. The other sidewall fountain has been reinstalled, in abbreviated form, in a courtyard behind the Law Chambers Building on Bastion Square.



(CVARD 98510-37-2362)



(CVARD 98510-37-2360)

ROBERT JAMESON OUTSIDE JAMESON MOTORS, c.1929-1930

MARKET SQUARE FOUNTAIN

This cast iron fountain, for men, horses, and dogs was originally located in the traffic circle, the "Fountain Roundabout", at Douglas and Government Streets. It was later moved to Market Square, and is now a prominent feature at the Johnson Street entry.



THE 1911 CLUSTER LIGHTS

There are two types, both with five globes. The first is three-tiered, with one globe on top and two tiers of two globes, arranged in a pyramidal shape; these were always placed so that the line of the globes ran perpendicular to the streetline. The second type is two-tiered, with one globe on top, and a single tier of four globes below. The base and shaft are cast iron; the original colours are unknown. The hanging flower baskets were first used in 1937 in honour of the 75th anniversary of civic incorporation.

TWO-TIERED CLUSTER LAMP ON YATES STREET
c.1925
(BCARS HP12066) Detail



STREET CLOCKS

These originally took two forms, individual clocks attached to buildings, and cast iron ground level clocks integrated with the streetlighting system, some of which still remain.

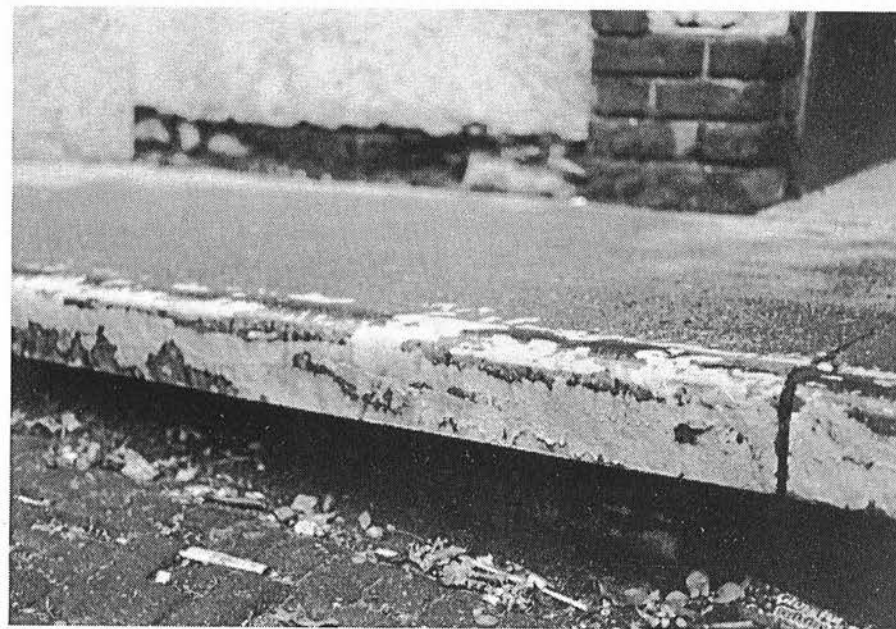
The clock tower of City Hall is also a significant and symbolic heritage resource.



RIGHT: AN EARLY CAST IRON STREET CLOCK,
LOCATED ON GOVERNMENT STREET AT THE
ENTRY TO BASTION SQUARE



WOODEN PAVING BLOCKS IN WADDINGTON ALLEY



METAL CARRIAGE CURB IN WADDINGTON ALLEY

WOODEN PAVING BLOCKS

Once the treatment used for most streets in the Downtown area, this paving system is now only visible in Waddington Alley, which also retains a metal carriage curb. The last wooden paving blocks were not removed from Douglas Street until the 1940s.

SIDEWALK PRISMS

These thick glass blocks were used to light basement areas; when lit at night they are a very attractive feature. Their foremost usage is around the Pemberton Building, where they line its perimeter on Fort, Broad and Broughton Streets.



SIDEWALK PRISMS IN FRONT OF THE PEMBERTON
BLOCK,
637-649 FORT STREET/618-624 BROUGHTON STREET/
1010-1014 BROAD STREET, 1911

POST-1945 BUILDINGS

These significant modern buildings are included for further reference and information, but are not at this point on the Heritage Registry.

1609 BLANSHARD STREET

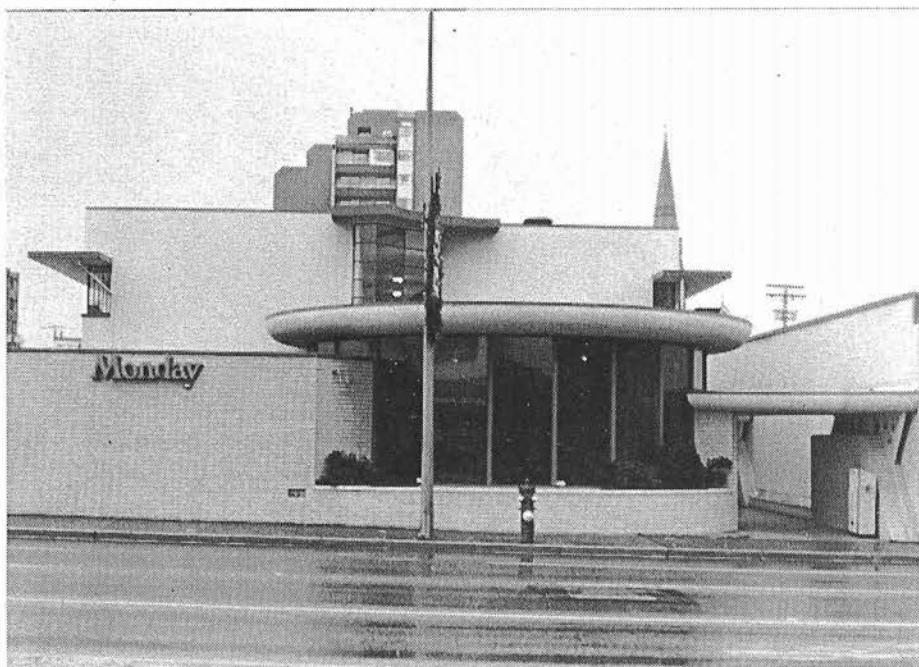
1925 BLANSHARD STREET

1230 GOVERNMENT STREET

757 PANDORA AVENUE

630 YATES STREET

780 YATES STREET



CNIB BUILDING
1609 BLANSHARD STREET
 Nicholls & Di Castri, Architects,
 1951

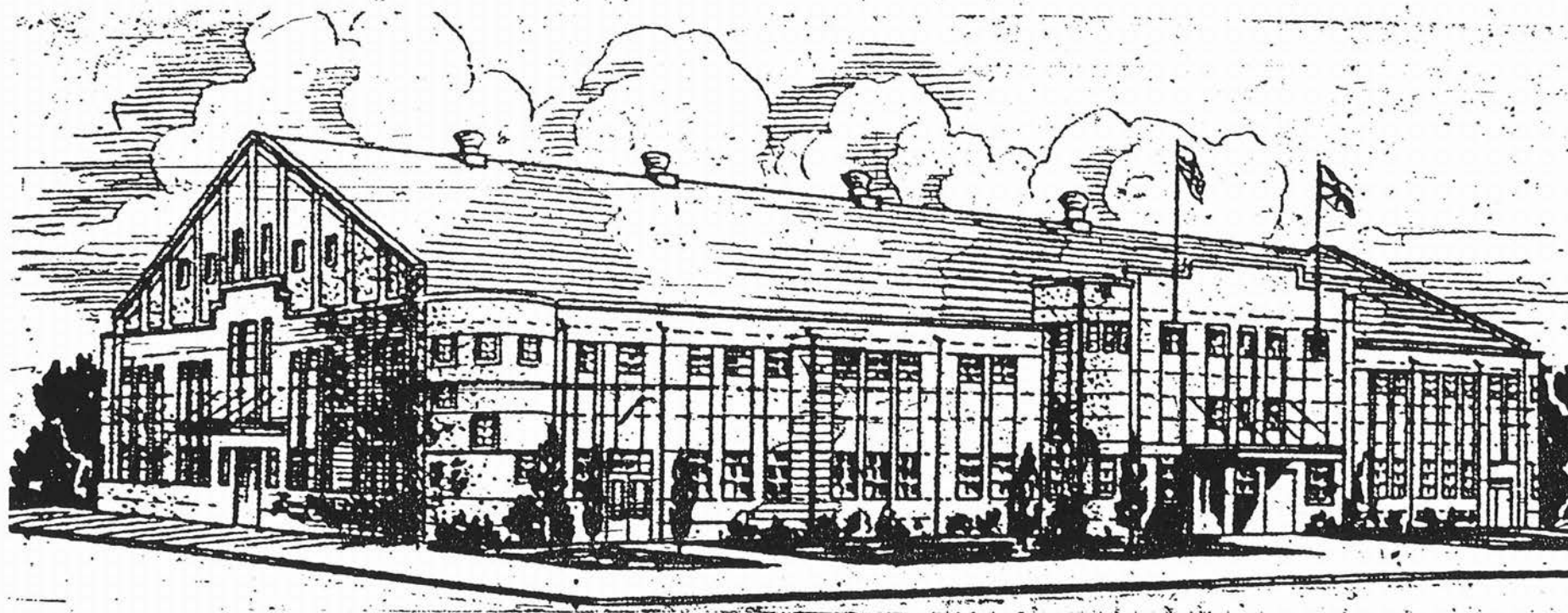
Originally built for the Canadian National Institute for the Blind, this elegant structure is an interesting mix of Streamline Moderne and International Style motifs, heavily influenced by the work of Frank Lloyd Wright. A rounded entry pavilion leads visitors into the inset entry, and provides a strong identifying image to the front facade.



MEMORIAL ARENA
1925 BLANSHARD STREET
 Hubert Savage, D.C. Frame, and Douglas James,
 Associated Architects, 1948

An arena for this site was first proposed in 1940, and canvassers were sent throughout the City to raise funds for its construction, but the realization of this dream was prevented by the Second World War. Construction did begin in 1947, however, with the arena dedicated as a war memorial. The final concept for the roof employs massive poured-in-place concrete arches, that were formed by travelling false-work supports.

VICTORIA DAILY TIMES, THURSDAY, MARCH 14, 1940



SKETCH OF PROPOSED ARENA WITH GABLE ROOF: *VICTORIA DAILY TIMES*, THURSDAY MARCH 14, 1940



MAIN POST OFFICE AND FEDERAL BUILDING
1230 GOVERNMENT STREET
 James & James, Architects,
 1948-1952

This monumental complex was the largest stone-faced structure in British Columbia when it was built. Originally conceived as a make-work project in 1936, it was delayed due to depression and war; the building took a number of years to complete due to its size and complexity.



THE SALVATION ARMY
757 PANDORA AVENUE
 Birley, Wade & Stockdill,
 1946-1947

A monumental presence is imparted to this building by the symmetrical massing, with a tall central block flanked by lower wings. Stucco walls rise above a brick base, with brick detailing highlighting the edges of walls and structural openings. This is an impressive building that remains in virtually original condition.



BANK OF TORONTO
630 YATES STREET
 William Frederick K. Gardiner, Architect,
 1950

The Bank of Toronto built this streamline structure as their Victoria headquarters; their corporate heraldic shield is sculpted in low relief above the entry, with their motto "Industry, Intelligence, and Integrity" also inscribed. They later merged with the Dominion Bank to become the Toronto Dominion.



ODEON THEATRE
780 YATES STREET
 H.H. Simmonds, Architect,
 1947-1948

Only a very narrow frontage faces Yates Street; the entry is highlighted by an asymmetrical scooped facade, with an off-centre sign tower above a curving canopy. This is an excellent example of the streamline design motifs of the period. Simmonds was a Vancouver-based architect who specialized in theatre and exhibition hall design.

HERITAGE BUILDING LIST FOR VICTORIA December 31, 1995

16 Bastion Square	-D	625 Courtney	-R(*HC)
18-26 Bastion Square	-D	716 Courtney	-R
19-25 Bastion Square	-R	502-508 Discovery /501-513 Pembroke	-R
28-30 Bastion Square	-R	714 Discovery	-(*HC)
31 Bastion Square	-D	701-711 Douglas	-R
43-47 Bastion Square	-D	919 Douglas	-R
50-56 Bastion Square	-R	924 Douglas	-D
69 Bastion Square	-D	1000-1012 Douglas /680-690 Broughton	-D
396-468 Belleville	-R	1001-1009 Douglas /704-720 Broughton	-R(*HC)
626 Blanshard	-D	1201-1213 Douglas /704-706 View	-R
780 Blanshard	-R	1225 Douglas	-R
1114-1126 Blanshard	-R	1300-1306 Douglas	-R
1202 Blanshard	-D	1308-1312 Douglas	-R
1320-1324 Blanshard	-R	1314-1324 Douglas	-R
1421 Blanshard	-D	1319-1329 Douglas	-R
1005-1009 Broad /636 Broughton	-D	1328 Douglas /659 Johnson	-R
1151 Broad	-D	1402-1406 Douglas	-R
1210-1216 Broad /614-620 Trounce Alley	-R	1450 Douglas	-R
1217-1243 Broad /631-637 Yates	-R	1601-1609 Douglas /710-714 Cormorant	-R
1305-1311 Broad	-R	1701 Douglas	-R
1314-1322 Broad	-R	2100 Douglas	-R
1315-1327 Broad /631-639 Johnson	-R	2-6 Fan Tan Alley	-R
1407-1411 Broad	-R	3-11 Fan Tan Alley/546-548 Pandora	-R
1408-1410 Broad	-R	8-14 Fan Tan Alley	-R
1414-1420 Broad	-R	15-23 Fan Tan Alley	-R
1417 Broad	-R	532-536 Fisgard	-D
530-534 Broughton /1005 Langley	-R	532 ½ Fisgard	-D
604 Broughton	-R	533-537 ½ Fisgard	-R
805 Broughton	-D	538-544 Fisgard	-R
#1 Centennial Square	-D	539-545 ½ Fisgard /16-20 Fan Tan Alley	-R
#3 Centennial Square	-D	546-552 Fisgard	-R
600-610 Courtney /904 Gordon	-R	549-555 Fisgard /25-29 Fan Tan Alley	-R

554-562 Fisgard	-R	1017-1021 Government	-D
557-561 Fisgard	-R	1020-1022 Government	-D
564-572 Fisgard /1704-1708 Government	-R	1102 Government /530 Fort	-D
612-614 ½ Fisgard	-R	1108 Government	-D
622-626 Fisgard	-D	1110-1112 Government	-R
625 Fisgard	-D	1116 Government	-D
626a Fisgard	-D	1130-1140 Government	-R
636 Fisgard	-D	1150 Government	-D
646-654 Fisgard /1700-1702 Douglas	-R	1200 Government	-D
500-502 Fort /1105 Wharf	-D	1205 Government /612-618 View	-R
506-508 Fort	-R	1221 Government	-R
510 Fort	-R	1239-1241 Government	-R
512-514 Fort	-R	1300-1304 Government /578 Yates	-D
519-525 Fort	-R	1301 Government /604-606 Yates	-R
637-649 Fort /618-624 Broughton /1010-1014 Broad	-R	1306 Government	-R
650 Fort	-R	1308-1310 Government	-R
655-671 Fort /1011 Broad	-R	1312-1314 Government	-D
660 Fort	-D	1316-1328 Government /589 Johnson	-R
670 Fort	-R	1323 Government	-R
737 Fort	-D	1400-1480 Government	-R
805 Gordon	-R	1407 Government	-R
910 Gordon	-R	1411 Government	-R
721 Government	-D	1413-1421 Government	-R
809-817 Government /605 Courtney	-D	1600 Government	-R
901-905 Government	-R	1618-1628 Government /565 Fisgard	-R
907 Government /906 Gordon	-R	1710-1714 1/2 Government	-R
909-911 Government	-R	1713 Government	-R
913 Government	-D	1715-1717 1/2 Government	-R
921 Government /609-615 Broughton /920 Gordon	-D	1802-1826 Government	-R
1000-1002 Government /536 Broughton	-D	529-539 Herald	-D
1001-1005 Government /602 Broughton	-D	532-538 Herald	-R
1006-1010 Government /1007-1011 Langley	-D	542-556 Herald	-R
1007 Government	-D	658-666 Herald	-D
1009-1013 Government	-D	600-620 Humboldt /801-807 Government	-D
1012-1014 Government	-R	530-540 Johnson /1405-1413 Store	-D

537 Johnson	-R	529 Pandora	-R
541-545 Johnson	-R	534-534 1/2 Pandora	-R
546-548 Johnson	-D	536-544 Pandora	-R
547-555 Johnson	-R	613-615 Pandora	-D
550-554 Johnson	-D	715-719 Pandora	-R
557-559 Johnson	-R	723-725 Pandora	-R
561-563 Johnson	-R	791 Pandora	-R
565 Johnson	-R	502 Pembroke	-R
567-569 Johnson	-R	512 Pembroke	-R
568 Johnson	-R	622 Pembroke /627 Princess	-R
570 Johnson	-R	630 Pembroke	-R
571-577 Johnson	-R	1415-1425 Store/530 540 Johnson	-D
574-580 Johnson	-R	1427-1437 Store	-D
579-581 Johnson	-R	1601-1613 Store /502-510 Pandora	-R
582-586 Johnson	-D	1612-1614 Store	-R
585-587 Johnson	-R	1615 Store	-R
606-614 Johnson/1401 Government	-R	1617-1623 Store /501-511 Fisgard	-R
615-625 Johnson / 1330 Broad	-R	1720 Store /475 Herald	-R(*HC)
618-624 Johnson / 1400-1402 Broad	-R	1824 Store	-R
641 Johnson	-R	1900 Store	-R
642 Johnson	-R	1910 Store	-R
645-651 Johnson	-R	2110 Store	-R
705-711 Johnson	-R	450 Swift	-R
713-715 Johnson	-R	614-622 View /1200 Broad /617-625 Trounce Alley	-R
731-733 Johnson	-R(*HC)	740 View	-D
1010-1012 Langley	-R	1315-1317 Waddington Alley	-R
1016 Langley /517 Fort	-R	811 Wharf /816 Government	-R
1114 Langley	-D	812 Wharf	-R
1118 Langley	-D	1001 Wharf	-R
1218 Langley	-R	1002 Wharf	-D
501 Pandora /1441 Store	-R	1019 Wharf	-D
505-511 Pandora	-D	1107 Wharf	-D
512-516 Pandora	-R	1109 Wharf	-D
515-527 Pandora	-D	1117-1125 Wharf	-D
528-532 Pandora	-R	1129 Wharf /15 Bastion Square	-D

1202-1214 Wharf	-D
1205-1213 Wharf /8-10 Bastion Square	-D
1215-1221 Wharf /Commercial Alley Frontage	-R
1218 Wharf	-D
1244-1252 Wharf	-D
1314 Wharf	-D
1316-1318 Wharf	-D
510-512 Yates	-R
516 Yates /1302 Waddington Alley	-D
518 Yates/1302 Waddington Alley	-D
522-524 Yates	-R
530-534 Yates	-R
533 Yates	-R
535 Yates	-R
536 Yates	-R
538 Yates	-R
550-554 Yates	-R
560-562 Yates	-R
564 Yates	-R
566-570 Yates	-D
632 Yates	-R
636 Yates	-R
639-645 Yates	-R
640-642 Yates	-R
644 Yates	-R
702 Yates /1301 Douglas	-R
719 Yates	-R
721-725 Yates	-R
727-729 Yates	-R
738-740 Yates	-R
755-765 Yates	-R
794 Yates	-D
808-810 Yates	-R
836-838 Yates	-D

-D denotes heritage designated building
-R denotes heritage registry building
(*HC) denotes a heritage covenant on the property

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