

INFORMATION SHEET

HERITAGE DESIGNATION - FOR HERITAGE ADVISORY COMMITTEE,
COUNCIL COMMITTEE OF THE WHOLE AND CITY COUNCIL

BUILDING ADDRESS 45 Bastion Sq./1118 Langley

DATE OF CONSTRUCTION

1901

LEGAL DESCRIPTION

Lot 1, Plan 23995, Section 78

LOT SIZE

6,219 sq. ft. (577.75 sq. m.)

CURRENT HERITAGE STATUS

Heritage Registry

HERITAGE DESIGNATION INITIATIVE

Owner Request

ZONING

CA-3C Old Town District

ADJACENT ZONING

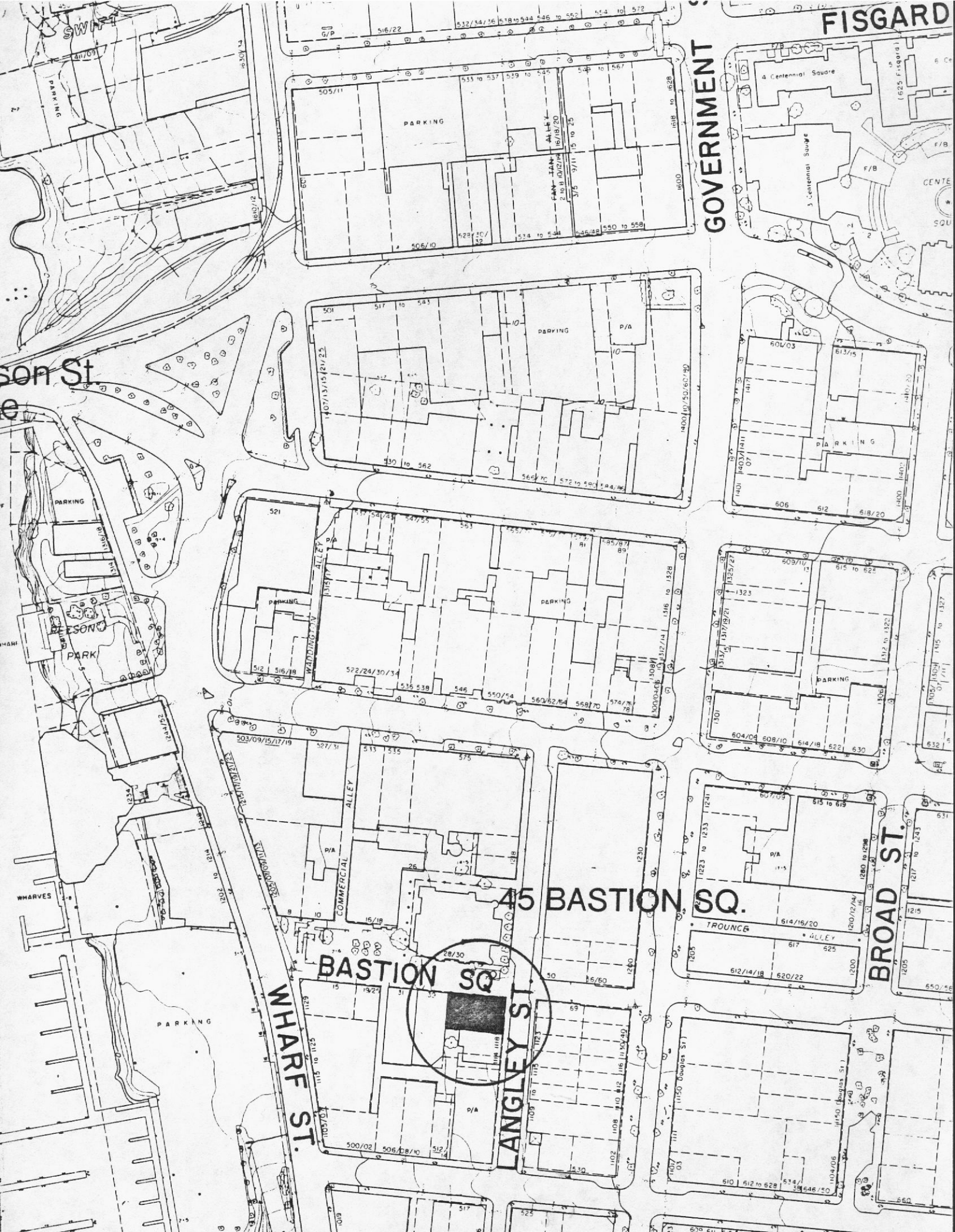
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PRESENT USE

Retail/Office

PRESENT OWNER

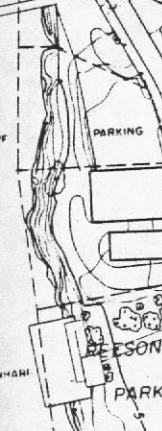
Eric P. Earnshaw
Woodsome Holdings Ltd.,
203 - 45 Bastion Sq.,
Victoria, B.C.
V8W 1J1



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FISGARD

GOVERNMENT



WASH

WHARVES

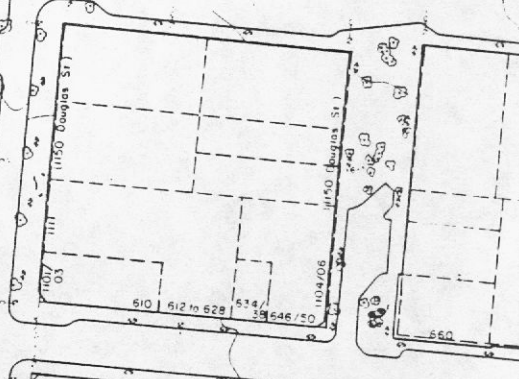
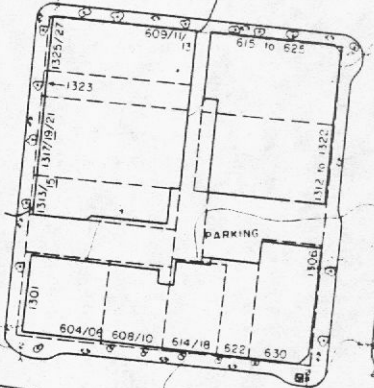
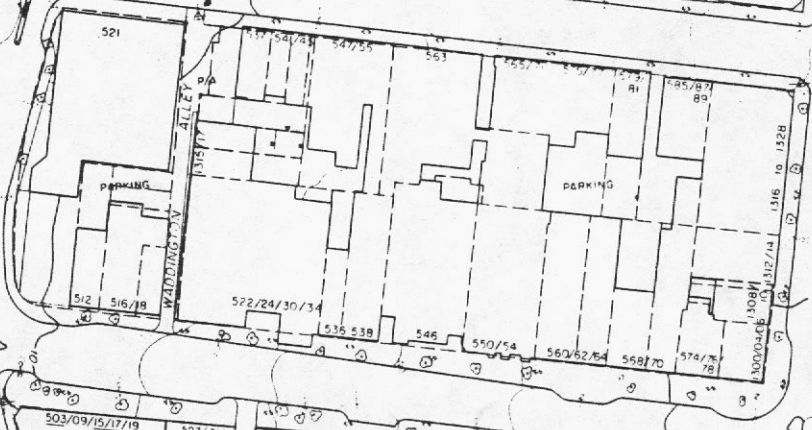
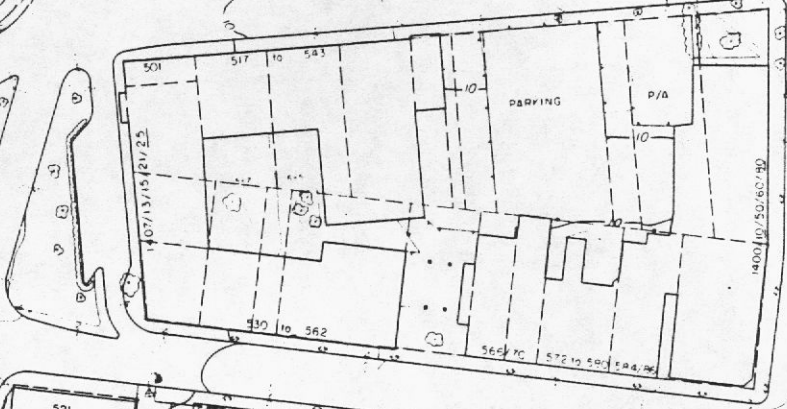
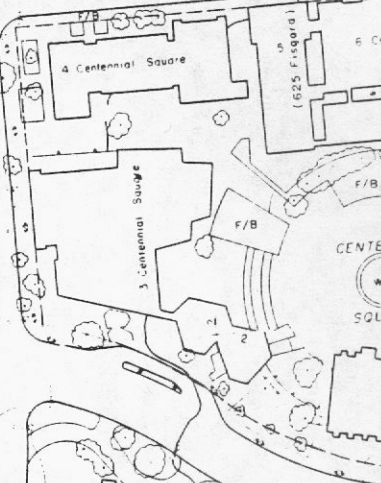
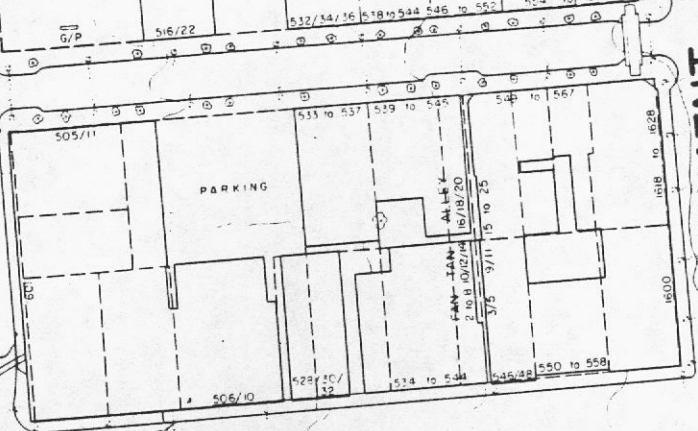
45 BASTION SQ.

BASTION SQ

WHARF ST.

LANGLEY ST.

BROAD ST.



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

1.0 IDENTIFICATION

- 1.1 NAME OF BUILDING: LAW CHAMBERS BUILDING
- 1.2 STREET ADDRESS: 43-47 (41-49) BASTION SQUARE
NOW ALSO CONSOLIDATED WITH 1118 LANGLEY STREET
- 1.3 LEGAL DESCRIPTION: Lot: 1 Block: Plan: 23995 LD: 57 SEC: 18
- 1.4 PID: OO2943727
- 1.5 ROLL NUMBER: 1-067-005
- 1.6 ZONING: CA - 3C
- 1.7 TAX ASSESSMENTS: Land: \$189,850 Improvements: \$318,550
- 1.8 ORIGINAL USE: COMMERCIAL/RETAIL
- 1.9 PRESENT USE: COMMERCIAL/RETAIL
- 1.10 PRESENT OWNER AND ADDRESS: WOODSOME HOLDINGS LTD.,
2ND FLOOR, 26 BASTION SQUARE,
VICTORIA, B.C., V8W 1H9
- 1.11 EVALUATION CLASS: HERITAGE REGISTRY
- 1.12 DATE OF REGISTRY: 13 NOVEMBER 1980

2.0 HISTORICAL SIGNIFICANCE

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

3.0 ARCHITECTURE AND STRUCTURE

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

DOWNTOWN VICTORIA HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 43-47 BASTION SQUARE

ARCHITECTURAL CRITERIA

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

ASSIGNED VALUE: A

HISTORICAL CRITERIA

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

ASSIGNED VALUE: H

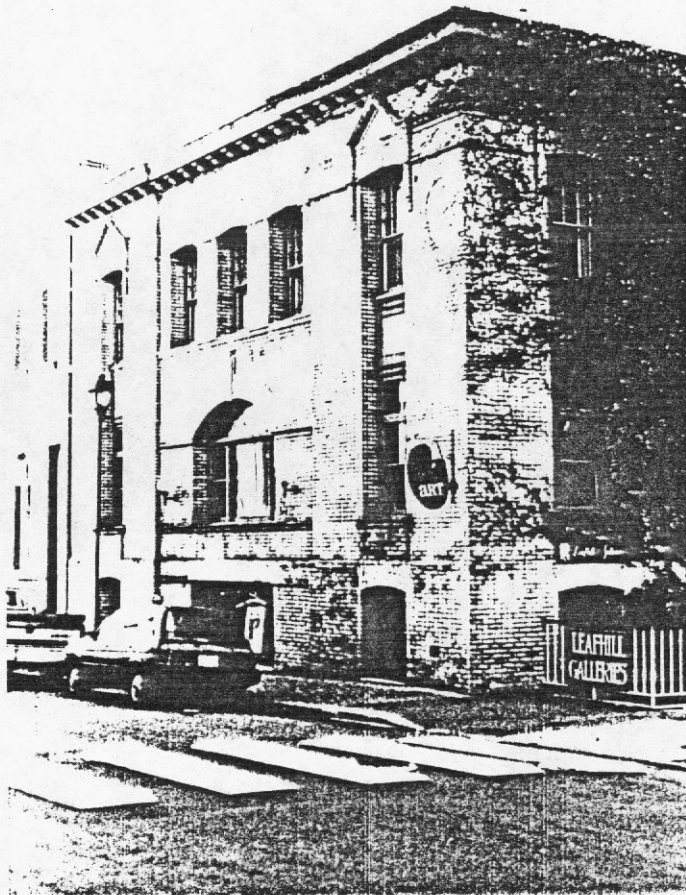
INTEGRITY

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

TOTAL ASSIGNED VALUE.....AHI

HERITAGE REGISTRY STATUS.....ON HERITAGE REGISTRY

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



4.0 CONTEXT

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

5.0 RESEARCH INFORMATION

5.1 ASSESSMENT INFORMATION:

OLD LOT 6; BLOCK 77

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

1901: same

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

1905: same

5.2 ADDITIONAL REFERENCES:

VCHPLANS: No original plans

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

B.P.: Not Located

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

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

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

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



City of **VICTORIA** British Columbia

Office of City Manager

COLIN F. G. CRISP, B.A., M.A.
City Manager

MARK H. JOHNSTON, B.A., M.P.A.
Director of Administration City Clerk

GORDON A. HORTH, B.Sc.
Administrative Assistant

*City Hall, #1 Centennial Square
Victoria, Vancouver Island
British Columbia V8W 1P6
Telephone (604) 385-5711 Fax (604) 385-3592*

June 4, 1991.

Mr. Eric P. Earnshaw,
Woodsome Holdings Ltd.,
#203 - 45 Bastion Square,
Victoria, B.C.
V8W 1J1

Dear Mr. Earnshaw:

**Re: Proposed Heritage Designation -
45 Bastion Square/1118 Langley Street
(Law Chambers Building).**

At its meeting held on May 9, 1991, City Council instructed the City Solicitor to prepare a Heritage Designation Bylaw for your property at 45 Bastion Square/1118 Langley Street, upon acceptance by you of \$1.00 as nominal compensation for the designation.

I request that you contact the City Solicitor with regard to the preparation of the necessary compensation agreement in order that the public hearing may be set to finally adopt your property as a Municipal Heritage Site.

Council also passed a resolution that future changes to the exterior of the building be in accordance with the City's Guidelines for Rehabilitation and Restoration of Designated and Listed Heritage Buildings.

Yours truly,

Gord Horth,
Administrative Assistant.

/ccl

cc: Planning Department,
City Solicitor,
Victoria Heritage Foundation.



City of VICTORIA

NOTICE **HERITAGE DESIGNATION**

At the request of the owner and pursuant to Section 11 of the Heritage Conservation Act, the City of Victoria intends to designate the following property by finally adopting the relevant bylaw at the regular meeting of Council to be held in the Council Chamber, City Hall, on THURSDAY, JANUARY 27, 1994, AT 7:30 P.M.:

"HERITAGE DESIGNATION (45 BASTION SQUARE/1118 LANGLEY STREET) BYLAW (No. 359)" No. 93-173: to designate the building located at 45 BASTION SQUARE/1118 LANGLEY STREET as a Municipal Heritage Site.

The owners and occupiers of said lands may object to the heritage designation by delivering written notice of the grounds of such objection to the office of the City Manager not later than 24 hours before the Council meeting. If such notice has been filed, the owner and occupier may, in addition, appear in person or by counsel or agent at the said Council meeting to elaborate on the grounds of objection contained in the written notice. Further enquiries may be directed to the Planning Department, Telephone 361-0382.