

Building

James Bay Assessments

146 Clarence Street

c. 1885

Date	Name	Land	Improvements
1883	Goepel, W.J.	1000	-
1884	"	"	1750
1885	"	1500	"
1886/7	"	"	"
1888	"	"	"
1889	"	4500	2000
1890	"	"	"
1891	"	10000	2800
1892	"	750	1400
1893	"	"	"
1894	"	700	700
1895	"	670	"
1896	"	600	1400
1897	"	"	2400
1898	B.C Corporation	"	"
1899	"	"	3600
1900	"	"	"
1901	"	"	"
1902/3	"	"	"
1904/5	"	"	"
1906	"	"	"
1907	Gibson, Hattie S.	750	"
1908	"	900	"

was 38 since to

1901 at least

LOT 15 & 16 Block 9 B.F.

146 Clarence

metal covered pent roof between bays.
~~window house on upper dash.~~

ornate turned column & pilaster on porch.

dowelling corners stand way out from bay ~~corners~~
metal ~~corners~~ on side bay.

cornice & frieze panel under eaves.

large holly tree in south side.

cantilevered square second floor ~~add~~ room at back

3 corbelled chimneys with pargeled tops, the front one is

pair of small 1920s windows on south side. ^{several}
~~5 or~~ ghes.

Residential Building Plans - Data Entry Form

FILE NUMBER	<input type="text"/>	BP #	<input type="text"/>	PLMB P#	<input type="text"/>	LAND T#	<input type="text"/>
CONST COST	<input type="text" value="\$0"/>	BP DATE	<input type="text"/>	BP SERIES	<input type="text"/>	PP DA	<input type="text"/>
ASSESS DATE:	<input type="text"/>	ASS LAND:	<input type="text"/>	ASS IMPROV:	<input type="text"/>		
ADDRESS #	<input type="text" value="146"/>	BLOCK	<input type="text" value="100"/>	STREET NAME	<input type="text" value="Clarence St"/>		
NEIGHBOURHOOD	<input type="text" value="James Bay"/>	WHERE PLANS FOUND	<input type="text" value="com"/>				
LOT #	<input type="text"/>	BLOCK #	<input type="text"/>	SEC #	<input type="text"/>	PLAN/MAP #	<input type="text"/>
DIST / ESTATE	<input type="text"/>	TAX ROLL #	<input type="text"/>				
CLIENT/OWNER	<input type="text"/>						
BUILDER	<input type="text"/>						
ARCHITECT	<input type="text"/>						
PLAN DATE	<input type="text"/>	DRAWN BY:	<input type="text"/>	TRACED BY:	<input type="text"/>		
PLAN TITLE	<input type="text"/>						
BLDG STYLE	<input type="text"/>	BLDG TYPE	<input type="text"/>	# of STOREYS	<input type="text"/>		
BLDG DESCRIP	<input type="text"/>						
PLAN DESCRIP	<input type="text"/>						
# PLAN SHEETS	<input type="text"/>	# OTHER PLAN SHEETS	<input type="text" value="3"/>	# OTHER PAPERS	<input type="text" value="6"/>		
MEDIUM OF ORIGINAL DOCS	<input type="text"/>	CONDITION OF DOCS	<input type="text"/>				
NOTES / OTHER BPs	<input type="text" value="BP 72429, \$48000, 1975, owner and designers Orme and Levinson, renos
BP 79946, 1983, \$260, top floor renos"/>						
HERITAGE STATUS	<input type="text" value="D"/>	YEAR DESIGNATED	<input type="text" value="1978"/>				

PLAN No. *573* - 14161

Oct 22nd 1896
19*01*

*Application to Connect
with Sewer*

#146

*Clarence
Simcoe* Street

B. C. Coporation Ltd. Owner

Inspections

Rough

Sewer

W. P.

Finish

Should be
111-13 SW
112 SW
P466

PLAN No. *1951*

See 2461

April 16th 19*22*

Application to Connect
with Sewer

Clarence 119

~~*South Turner*~~ Street

R. Roff Owner

Inspections

Rough

Sewer

W. P.

Finish

CITY OF VICTORIA.

Application for a Permit to Construct House Sewers and Connections with the Public Sewers.

At the Building and premises located on the South side of
Simcoe Street, between Wingie Street
 and Clarence Street, being feet from Street,
 on Lot, No. 107-159-16 Sec. 9 Block, No.
Bl. 9 BECKLEY FAR Beckley Farm Estate or Registered Plan, No. Map 875
 Plan submitted, Numbered ()
 Owner H. B. Corporahm Ltd. Address Travel Building, Victoria, Veb.
 Pipe layer J. Munnan Address
 Plumber J. Collier Address
 Purpose of Building Residence
 How many Buildings 1

Pursuant to the provision of By-law No. 242, of the City of Victoria, application is hereby
 made to the City Engineer of the said City for permission to construct
 mentioned premises in accordance with the accompanying plans and these particulars, and to

connect the said sewers with the public sewer in Simcoe St street. The under-
 signed hereby agreeing to cause the work to be done in accordance with the aforesaid By-law,
 and the standard specification provided for in said By-law, the material to be furnished in
 accordance therewith, with such modifications as may be required by the City Engineer, and
 further, that all work herein contemplated will be executed in a workmanlike manner.

No modification of the plan and these particulars, or of the work described therein, will
 be made unless the same is previously allowed by the City Engineer, and all work pertaining
 to the proper plumbing and sewerage of the buildings and premises which is not covered by
 the plan and these particulars, but is found necessary during the progress of the work in order
 to carry into effect the true intent of the By-law and standard specification, shall be executed
 in accordance with the directions of the said City Engineer aforesaid.

NOTE.—Earthenware sewers are shown on the plan in red lines, and metal pipes
 in blue lines.

Date 11th day of October 1896 J. Munnan Owner.
J. Munnan Agent for owner.

Report and Recommendation of Inspector.

I report that I have examined the plans submitted with the foregoing application and find
 the same to be in compliance with the requirements of By-law No. 242. I therefore recommend
 that a permit be granted for the construction of the work.

Geo. Watson
 Inspector of Sewers.

11th day of October 1896

See 5122

CITY OF VICTORIA.

Application for a Permit to Construct House Sewers and Connections with the Public Sewers.

At the Building and premises located on the North East side of
Blairmore Street, between Denmore Street
 and St. George's Street, being feet from Street,
 on Lot, No. 1112 (9) of the East Half of Section, No. 9, Beckley
Zone Estate or Registered Plan, No. 359
 Plan submitted, Numbered ()
 Owner R. Roff Address Blairmore St.
 Pipe layer G. Murray Address 133 Campbell St. S.
 Plumber Watson & Bryson Address Johnston St.
 Purpose of Building Residential
 How many Buildings One

Pursuant to the provision of By-law No. 242, of the City of Victoria, application is hereby made to the City Engineer of the said City for permission to construct sewers on the above mentioned premises in accordance with the accompanying plans and these particulars, and to connect the said sewers with the public sewer in South Turner street. The undersigned hereby agreeing to cause the work to be done in accordance with the aforesaid By-law, and the standard specification provided for in said By-law, the material to be furnished in accordance therewith, with such modifications as may be required by the City Engineer, and further, that all work herein contemplated will be executed in a workmanlike manner.

No modification of the plan and these particulars, or of the work described therein, will be made unless the same is previously allowed by the City Engineer, and all work pertaining to the proper plumbing and sewerage of the buildings and premises which is not covered by the plan and these particulars, but is found necessary during the progress of the work in order to carry into effect the true intent of the By-law and standard specification, shall be executed in accordance with the directions of the said City Engineer aforesaid.

NOTE—Earthenware sewers are shown on the plan in red lines, and metal pipes in blue lines.

Date 1st day of April 1902 R. Roff Owner
 Agent for owner

Report and Recommendation of Inspector.

I report that I have examined the plans submitted with the foregoing application and find the same to be in compliance with the requirements of By-law No. 242. I therefore recommend that a permit be granted for the construction of the work.

 Inspector of S
 day of 1802

R-3705

COURT #33

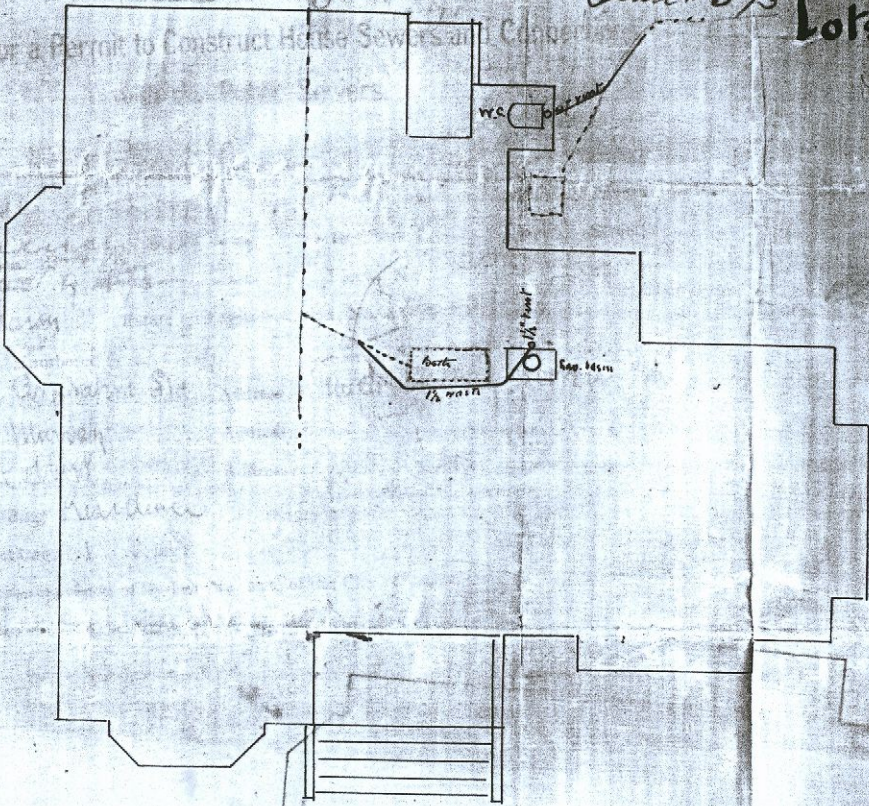
146 CLARENCE

1/24



Plan of Additions
To Sewer Connections

Plan # 573 ^{1/2 acre} ^{Block}
Lots 14 & 15



Scale $\frac{1}{8}$ inch = 1 foot

Shaelus
Architect

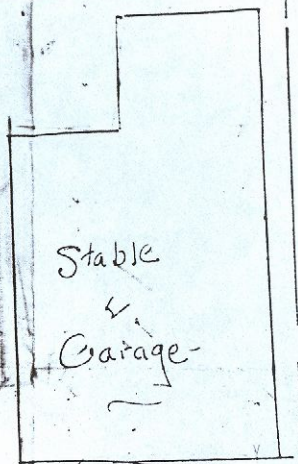


CITY OF VICTORIA

Application for a Permit to Construct

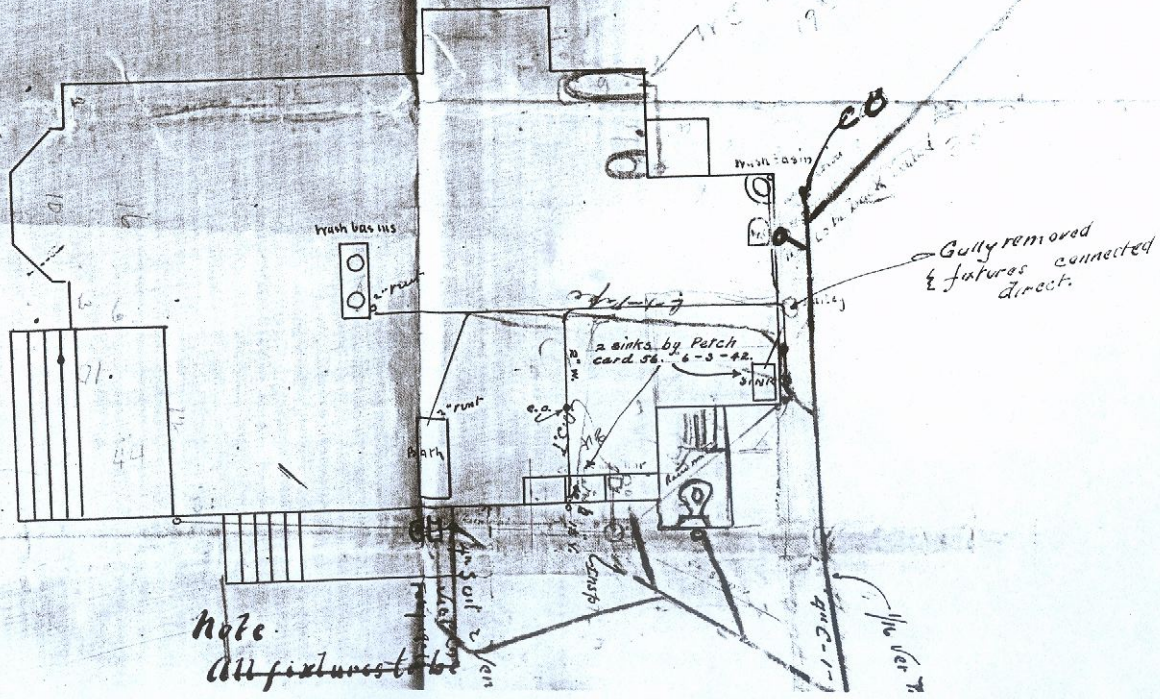
Street, being _____ feet front _____ Street
No. _____ Sec. 9 Block No. _____
Estate or Registered Plan, No. _____
Address _____
Permit No. _____
Name of Applicant _____
Name of Architect _____

SEWER CONNECTION drains etc.
Plan # 573 Part of 1/2 Sec. 9 Beckley Farm



Shack
adul.
Stable Drainage
By June 1912
7912

The wall by a by vision
1912



Note:
All fixtures to be

No. 78-41

A BY-LAW OF THE CITY OF VICTORIA

to designate 146 Clarence Street as a heritage site.

The Municipal Council of the Corporation of the City of Victoria enacts as follows:

1. This by-law may be cited as "Heritage Designation By-law (No. 121), 1978".
2. Pursuant to the provisions of Section 11 of the "Heritage Conservation Act" the lands and building described as "Lot 2, Beckley Farm, Victoria City, Plan 8375, EXCEPT that Part thereof included within the boundaries of Plan 12771", and known as 146 Clarence Street are designated a municipal heritage site.

Passed and received third reading by the Municipal Council the 23rd day of March, 1978.

Statutory notice published the 12th and 13th days of May, 1978.

Reconsidered and adopted by the Municipal Council the 25th day of May, 1978, after statutory notice duly given to the owner of the Lands.

"C.F.G. CRISP"

CITY CLERK

"M.D.W. YOUNG"

MAYOR

146 Clarence

BUILDING ALTERATIONS AND REPAIRS:	VALUE	DATE
Conversion from 246 units to 240s (Ormer Lennox)	\$48,000	12.1.76

ELECTRICAL ALTERATIONS AND REPAIRS:	ELECTRICIAN	DATE
36 CO'S and Fire alarm system	Robert Burrow	13.7.66
200 CO'S 8 ranges, 1 dryer, 10 outlets	Buckle	23.2.76
84 RO.	"	17.3.76
Conversion burner installed	"	10.8.76

PLUMBING ALTERATIONS AND ADDITIONS:
25/2/76 by Highland plmng & Htng Ground floor ^{add} - 4 w.c., 4 baths, 4 sinks, 4 basins
3 rd " - 4 w.c., 4 baths, 4 sinks, 4 basins, Remove 3 w.c., 2 baths 2 sinks, 3 basins
25/2/76 Highland plmng & Htng installed storm drains

Victoria Heritage Foundation

From: Victoria Heritage Foundation [vhf@victoriaheritagefoundation.ca] on behalf of Jennifer Nell Barr (E-mail)
Sent: July 21, 2005 3:47 PM
To: Donald Luxton (E-mail)
Subject: 146 Clarence

Hello dear Don,

May I ask the favour of your opinion, please? Of these two sides of this house on Clarence (the Gibson House, of course), which do you think is older? The side on the right, with the narrower windows and siding? The two dates are 1883 and 1896. They oldies are both Hallmark photos, from 1977 and the 1960s, as you can tell. The new one is Derek Trachsel's from 2003. Unfortunately, in 1983, the VHF paid \$14,210 to help the owner, William Lenihan, remove the UFFI, and replace all the siding with newly milled stuff, which is neither as wide nor as narrow as the two originals! Tut Tut us!!!

Thank you muchly, Jennifer



Clarence14 Clarence14 ClarenceStr
llmark 197; mark c1960 46DKT03-0;

Jennifer Nell Barr Executive Director
Victoria Heritage Foundation (VHF)
c/o Victoria City Hall #1 Centennial Square
Victoria, BC Canada V8W 1P6
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Email: vhf@victoriaheritagefoundation.ca
Website: www.victoriaheritagefoundation.ca
Private emails: jennellbarr@telus.net

146 CLARENCE

Victoria Heritage Foundation

From: Donald Luxton [donaldluxton@telus.net]
Sent: July 21, 2005 4:00 PM
To: Jennifer Nell Barr (E-mail)
Subject: Re: 146 Clarence

Hi Jennifer - I would guess that the left side is older.

Have you checked the plumbing permits on this one because there are sometimes sketch site plans attached.

Cheers - D