

254 Belleville

The building is significant as one of the few remaining industrial brick buildings from the turn of the nineteenth century remaining on Victoria's Inner Harbour. It forms an important association with Victoria's role as an early tourist mecca through its supporting role with the Canadian Pacific Railway's steamship service. The character of Victoria's Inner Harbour is still largely defined by its historic buildings; the BC Legislature, the Empress Hotel and the former CP Steamship Terminal and Old Town to the north. The future rehabilitation of this important heritage industrial building will contribute to the reinforcement of this historic character. An examination of archival photographs of the Inner Harbour from the early part of the twentieth century reveals that there were a large number of simple gable roofed wooden industrial structures built on piles over the water to service the large number of passenger ships servicing Victoria at that time. The majority of these structures no longer exist. The Store building is one of the few remaining structures from that period.

Character Defining Elements

The simple gable roof form, metal roof, brick walls, wood double hung windows, industrial doors on the north side, and corbelled chimney are the main character defining elements. Removal of the exterior stucco, white paint and wood trim would restore the building's original simple industrial character. Any future rehabilitation should respect the features identified above.

Moved

Seconded

That, whereas the Stores Building at 254 Belleville Street is worthy of heritage designation, City Council designate it as a Municipal Heritage site.

Carried

121 Wildwood Avenue – Owner request for Heritage Designation. Zoned R1-B Single Family Dwelling District.

This is an owner request to designate a single family dwelling as a municipal heritage site.

The house at 121 Wildwood Avenue was constructed in 1913 and is an excellent example of a Craftsman bungalow featuring the typical low pitched gable roof with exposed roof rafters, decorative ends on the barge boards and exposed knee braces. The front porch features large square porch columns on battered piers clad in wood shingles, and displays Tudor half-timbering in the gable end of the roof. The porch has been enclosed with wood framed windows but the original wood balustrade is still visible.

The house is clad with wood shingles and the south side features a bay window and a brick chimney. The chimney displays both red and grey bricks. The wood sash windows feature a decorative muntin pattern in the upper sash which is repeated throughout the house. This house is an excellent example of the Craftsman bungalow style and forms a part of a neighbourhood with other good examples of well preserved homes from this period.

The two storey brick building with a gable roof at 254 Belleville Street was built in 1912 by businessman, John Raymond.

John Raymond was a leading businessman in Victoria at the turn of the last century. He arrived here in 1886 and set himself up in the lime and building supplies business. His company grew and eventually he owned lime works at Shawnigan and in Esquimalt. In 1911 he sold his business to Evans, Coleman and Evans but retained ownership of Raymond's Wharf, off Belleville Street, of which lot 562a is part. The 2 storey brick building, which is now 254 Belleville Street, was built in 1912. It was leased for many years to the Canadian Pacific Railway Company and used for linen storage for the Canadian Pacific Railway ships that docked nearby. In 1930, five years following the death of John Raymond, his son sold lot 562a and the wharf to the CPR.

John Raymond also built the building at 613 Pandora Avenue in 1905 to house the J. Raymond and Sons' Rosebank Lime Company Warehouse and building materials store.

The building's style was typical of industrial buildings of the period - two storeys of plain brick with a gable roof and wood double hung windows in shallow segmented arched openings. The building has been significantly altered from a coat of white stucco with tudor half timbering being applied to the exterior brick work. This should be removed to restore the original brick work.

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Official Community Plan/Neighbourhood Plans

The conservation of this building is consistent with Chapter 7 of the Official Community Plan titled "*Toward an Environmentally Sound Community*". *Topic (8) Heritage states the following objectives:*

That, whereas the building at 2101 Government St. is of heritage significance, the City of Victoria designate it as a municipal heritage site.

**Carried
Unanimous**

New Business

254 Belleville Street

Mr. Barber advised the Committee that the Provincial Capital Commission has issued a call for Proposals for leasing of the Stores Building at 254 Belleville St. and he had been requested to attend a meeting with the proponents to clarify City heritage policies with respect to exterior alterations. He explained that questions had arisen as to the feasibility of adding additional windows on the second floor overlooking the harbour. He suggested that since it was a simple industrial structure similar to the former City Light building on Swift Street, that some flexibility on allowing additional windows in a style similar to the existing wood double hung windows would be appropriate. He also suggested that some proponents had asked about a deck and Committee members agreed it would depend on the extent and details whether it would be considered appropriate. Mr. Barber reminded the Committee the City had approved a deck for

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the Wharfside restaurant in the Finlayson building at 1202 – 1214 Wharf Street, which was designed to echo detailing on the passenger walkways to Steamships shown in early archival photos of the harbour.

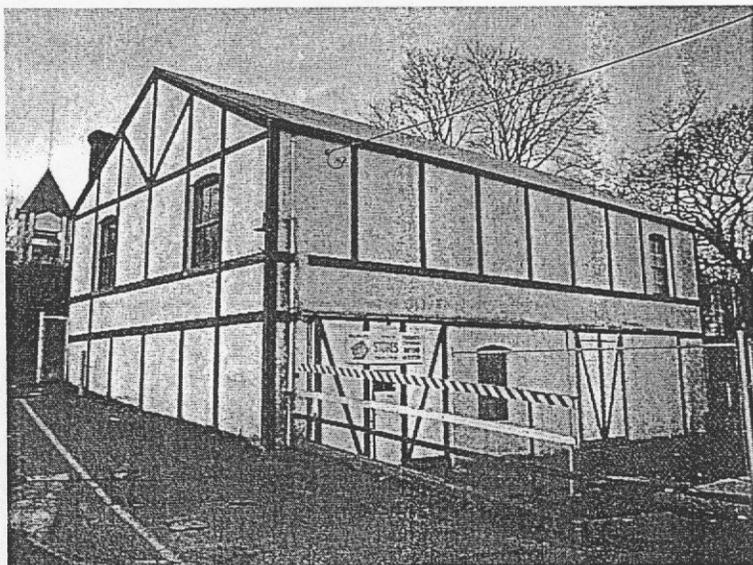
The meeting adjourned at 1:37 p.m.

INFORMATION SHEET

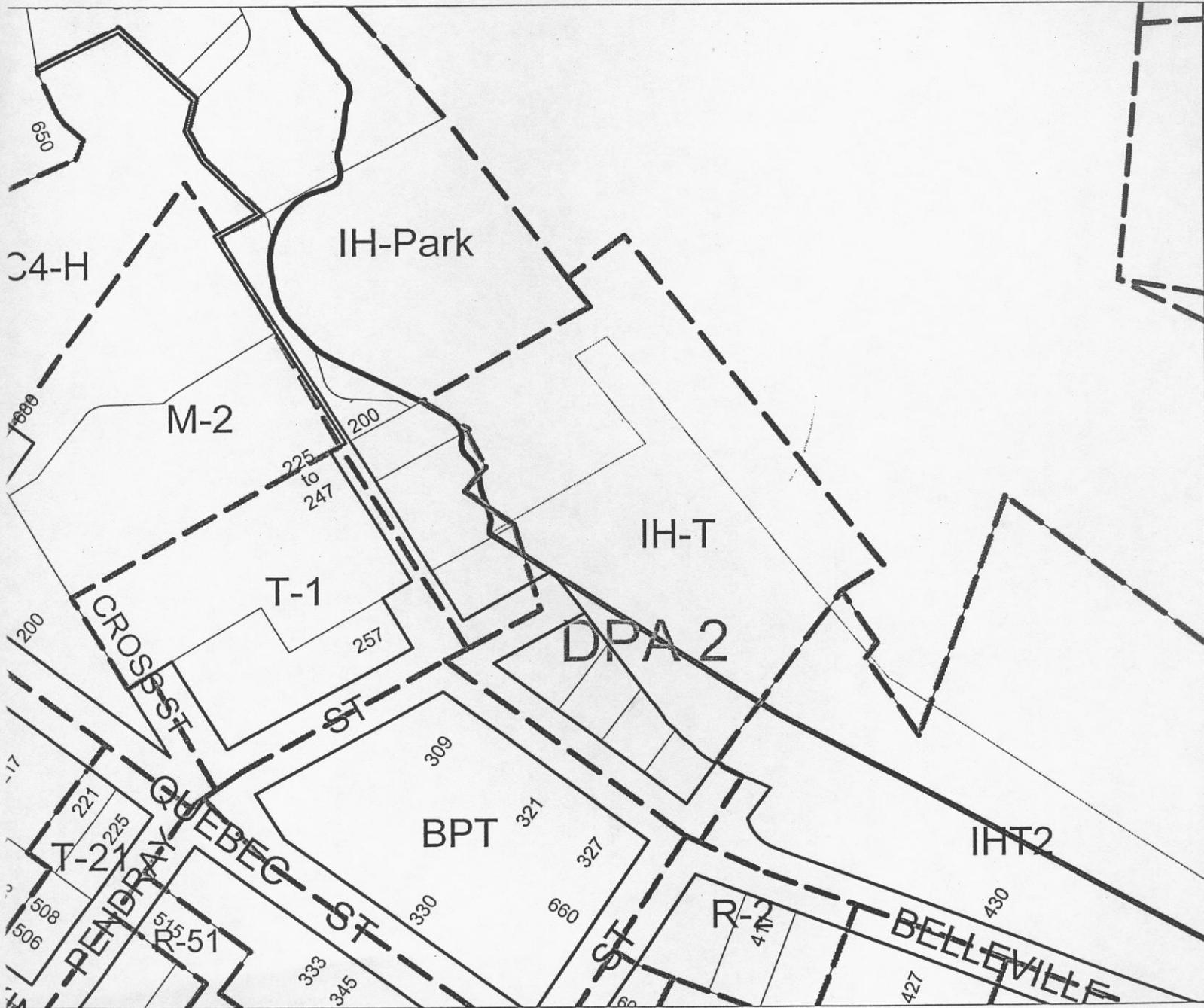
HERITAGE DESIGNATION REQUEST FOR HERITAGE ADVISORY COMMITTEE

COMMITTEE OF THE WHOLE AND CITY COUNCIL

BUILDING ADDRESS	254 Belleville St
DATE OF CONSTRUCTION	1912
LEGAL DESCRIPTION	P.I.D. 009-399-747 (See attached for full description)
LOT SIZE	
CURRENT HERITAGE STATUS	None
HERITAGE DESIGNATION INITIATIVE	Condition of Rezoning
ZONING	IH-T & IH-P (rezoning pending)
ADJACENT ZONING	IH-T2 & IH-P
PRESENT USE	Vacant
PRESENT OWNER	Provincial Capital Commission 613 Pandora Ave. Victoria B.C. V8W 1N8



Map - City of Victoria - 254 Belleville Street



A BYLAW OF THE CITY OF VICTORIA

to designate the Stores Building located at 254 Belleville Street to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (254 BELLEVILLE STREET STORES BUILDING) BYLAW (NO. 481)".
2. The Stores Building located at 254 Belleville Street, legally described as that Parcel of land and land covered by water, forming a portion of the bed of the public harbour of Victoria, lying in front of Lot 562A, Block 41, Victoria City, beginning at a point in the southeast boundary of the said Lot 562A distant in a northeasterly direction 77.3 feet from the south corner of said lot, being the intersection of the southeast boundary with high water mark, thence in a direction north 59 degrees 10 minutes east a distance of 258.5 feet, then in a direction north 39 degrees 50 minutes west a distance of 72 feet, more or less to the prolongation north easterly of the northwest boundary of said lot; thence in a direction south 58 degrees 40 minutes west a distance of 250 feet to high water mark; thence following high water mark in a southeasterly direction, to the point of beginning; the whole as shown coloured red on Plan deposited under No. 59169G, is designated to be protected heritage property.

READ A FIRST TIME the	9 TH	day of	MAY	2002.
READ A SECOND TIME the	9 TH	day of	MAY	2002.
Public hearing held on the	13 TH	day of	JUNE	2002.
READ A THIRD TIME the	13 TH	day of	JUNE	2002.
ADOPTED on the	13 TH	day of	JUNE	2002.

"ROBERT G. WOODLAND"
CORPORATE ADMINISTRATOR

"ALAN LOWE"
MAYOR

Certified A True Copy,

This 24th Day Of June , 2002

[Signature]
Corporate Administrator
City of Victoria BC

BRITISH COLUMBIA
LOCAL AND REGIONAL
DESIGNATED SITES
INVENTORY FORM

Site Number _____

Office Use Only

Designation Information

1. Municipality or Regional District City of Victoria
2. Building or Site Name The Stores Building
3. Address 254 Belleville Street
4. Legal Description That Parcel of land and land covered by water, forming a portion of the bed of the public harbour of Victoria, lying in front of Lot 562A, Block 41, Victoria City, beginning at a point in the southeast boundary of the said Lot 562A distant in a northeasterly direction 77.3 feet from the south corner of said lot, being the intersection of the southeast boundary with high water mark, thence in a direction north 59 degrees 10 minutes east a distance of 258.5 feet, then in a direction north 39 degrees 50 minutes west a distance of 72 feet, more or less to the prolongation north easterly of the northwest boundary of said lot; thence in a direction south 58 degrees 40 minutes west a distance of 250 feet to high water mark; thence following high water mark in a southeasterly direction, to the point of beginning; the whole as shown coloured red on Plan deposited under No. 59169G, is designated to be protected heritage property.
5. Bylaw Number and Date 02-66
Heritage Designation (254Belleville Street Stores Building) Bylaw (No. 481)
As adopted by City Council on this 13TH day of June 2002
6. Additional Information Property is Subject to a Tax Exemption
 Property is Included in a Revitalization Agreement
 Property is Included in an Official Community Plan
7. Remarks _____

Revocation / Variance Information

8. Revocation Bylaw Number and Date _____
9. Variance Bylaw Number and Date _____