

823-825 Broughton St Bldg + Desig Bylaw

NO. 09-005

A BYLAW OF THE CITY OF VICTORIA

to designate the building located at 823-825 Broughton 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 (823-825 Broughton Street) BYLAW (NO.584).
2. The building located at 823-825 Broughton Street, legally described as Lot 1, of Lots 256 and 257, Victoria City, Plan 7483, is designated to be protected heritage property.

READ A FIRST TIME the **15<sup>th</sup>** day of **January,** 2009

READ A SECOND TIME the **15<sup>th</sup>** day of **January,** 2009

Public Hearing Held on the **29<sup>th</sup>** day of **January,** 2009

READ A THIRD TIME the **29<sup>th</sup>** day of **January,** 2009

ADOPTED on the **29<sup>th</sup>** day of **January,** 2009

**"ROBERT G. WOODLAND"**  
CORPORATE ADMINISTRATOR

**"DEAN FORTIN"**  
MAYOR

**Victoria Heritage Foundation**

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**From:** Steve Barber [sbarber@victoria.ca]  
**Sent:** August 28, 2008 11:10 AM  
**To:** vhf@victoriaheritagefoundation.ca  
**Subject:** Heritage Designation Request 823-825 Broughton St.

I can't remember whether I advised you that we received a request for heritage designation for 823-825 Broughton St. (A commercial building just east of the Royal Theatre). The application was received on June 17th. We will, of course, need some research to tell us the history of the building.

**Steve Barber /Senior Heritage Planner  
Community Planning Division  
Planning & Development Department  
City of Victoria  
#1 Centennial Sq.  
Victoria B.C. V8W 1P6  
Tel (250) 361-0289 Fax (250) 361-0386  
e-mail: sbarber@victoria.ca**

Met Cooper  
CFAX



000072

Received  
City of Victoria  
JUN 17 2008  
Planning & Development Department  
Development Services Division

CITY OF VICTORIA  
APPLICATION FOR HERITAGE DESIGNATION / REGISTRY

STREET ADDRESS AND  
POSTAL CODE

823-825 Broughton St V8W 1E5

LEGAL DESCRIPTION

PID 005-100-828 Lot 1, of Lots 256 and 257, Victoria City, Plan 7

LOT SIZE

10,931 square feet

PRESENT OWNER ADDRESS  
(if different from above)

4300-1205 Broad St.  
Victoria, BC V8W 2A4

DATE OF CONSTRUCTION

1912

ORIGINAL OWNER'S NAME &  
OCCUPATION

OTHER RELEVANT HISTORIC  
INFORMATION

Please attach photo(s) of the building and a letter to Mayor and Council explaining the reasons for requesting heritage designation, along with a current Certificate of Title for the property.

**INTERIOR FEATURES:** Please indicate whether you wish to protect portions of the interior of your building in the designation bylaw.

NO  YES  If YES, describe features:

Interior brick walls are original

**LANDSCAPE FEATURES:** Please indicate whether you wish to protect any landscape features of your property in the designation bylaw.

NO  YES  If YES, describe features:

**OUTBUILDING FEATURES:** Please indicate whether you wish to protect any outbuildings on your property in the designation bylaw.

NO  YES  If YES, describe features:

**COMPENSATION:** I hereby waive any right to compensation in relation to the heritage designation of this property. NOTE: ALL property owners with an interest in the property MUST sign this form.

Print Name: Jan Garrett (for Nature Conservancy of Canada)

Phone: (250) 479-3191 ext 222

E-Mail: jan.garrett@natureconservancy.ca

Fax: (250) 479-0546

Signature: [Signature]

Date: June 9/08

This application and any supporting documentation should be delivered to the City Planning Division, City Hall, #1 Centennial Square, Victoria, B. C. V8W 1P6

Prior to the Heritage Advisory Committee making a recommendation to City Council, a thorough examination of the property is required. To expedite the Committee's review, your assistance in gathering the background information is requested.

Much of the historic information can be obtained from City Archives. Some historic information may be included in the City's publication *This Old House* which may be viewed at the Planning & Recreation Department





June 12, 2008

Mayor Alan Lowe and Council  
Victoria City Hall  
#1 Centennial Square  
Victoria, BC  
V8W 1P6

RE: Request for Heritage status for the Mellor Building at 823 – 825 Broughton Street

Dear Mayor Lowe and Council:

The Nature Conservancy of Canada, a registered non-profit organization working to conserve Canada's biodiversity, has recently purchased the Mellor Building on Broughton St. in Victoria. The building is next to the Royal Theatre and adds significantly to the heritage character of the block. As a concerned member of the community it is our hope that the Mellor Building can be granted heritage status so that it will continue to contribute to the unique charm of downtown Victoria.

Further, if the building is granted heritage status the grants and other incentives that would become available would significantly help the Nature Conservancy of Canada maintain and enhance the historic features of the Mellor building. This would in turn, contribute greatly to the streetscape around the nationally designated Royal Theatre.

It is our hope that the Mellor Building on Broughton Street will be designated a heritage property and that it can take its rightful place along side the many heritage properties in Victoria.

Thank you for your consideration of our request.

Sincerely,

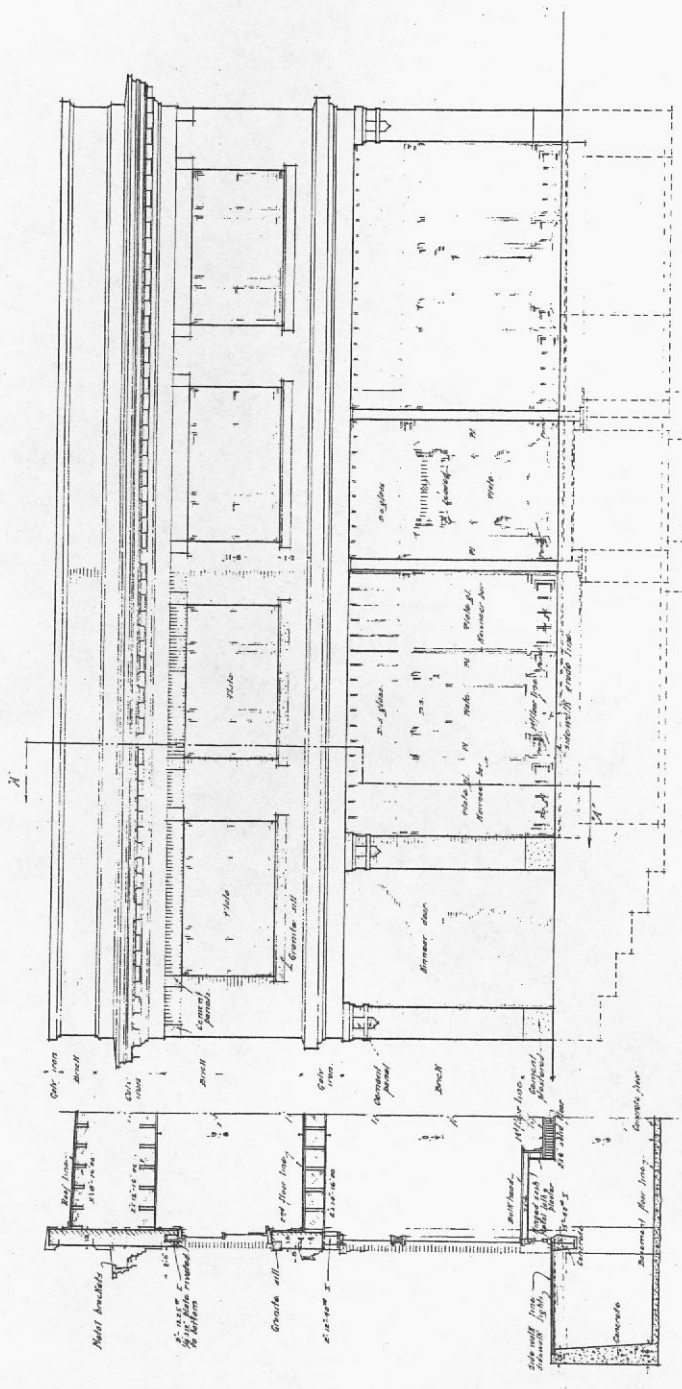
A handwritten signature in cursive script that reads "Jan Garnett".

Jan Garnett  
Regional Vice President



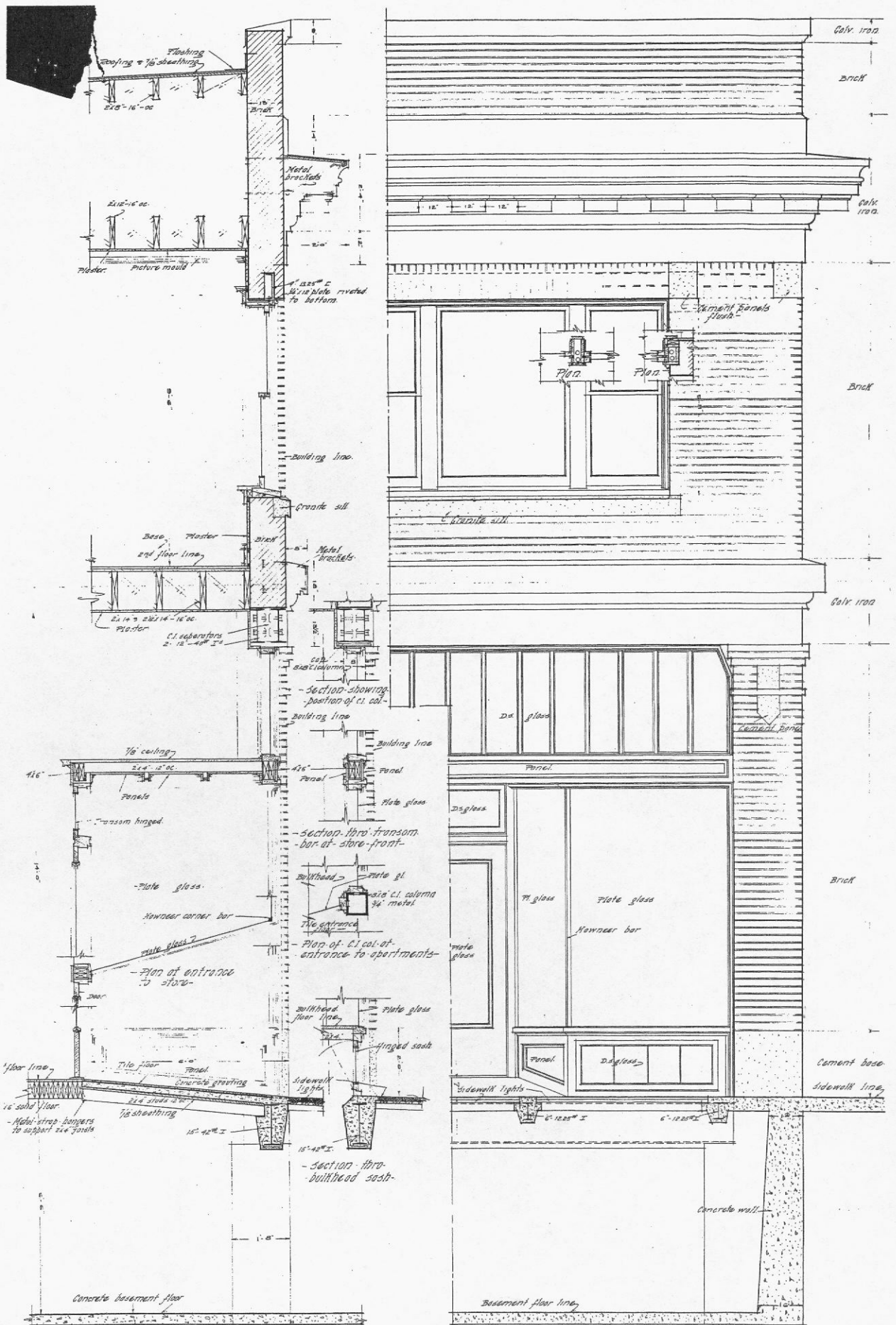


- Front Elevation -	
Drawn	1924
WTB	
STORIE & APPTS - BLDG.	
Checked	1924
WTB	
TOP - MELLORE BROS	
Checked	1924
WTB	
LTD - VICTORIA BC	



- FRONT ELEVATION -  
- Scale 1/4" = 1'-0"

- SECTION AA -



- 3/4" SCALE SECTION THRO' FRONT ELEVATION -

- 3/4" SCALE DETAIL OF FRONT ELEVATION -

- 3/4" Scale - Detail -

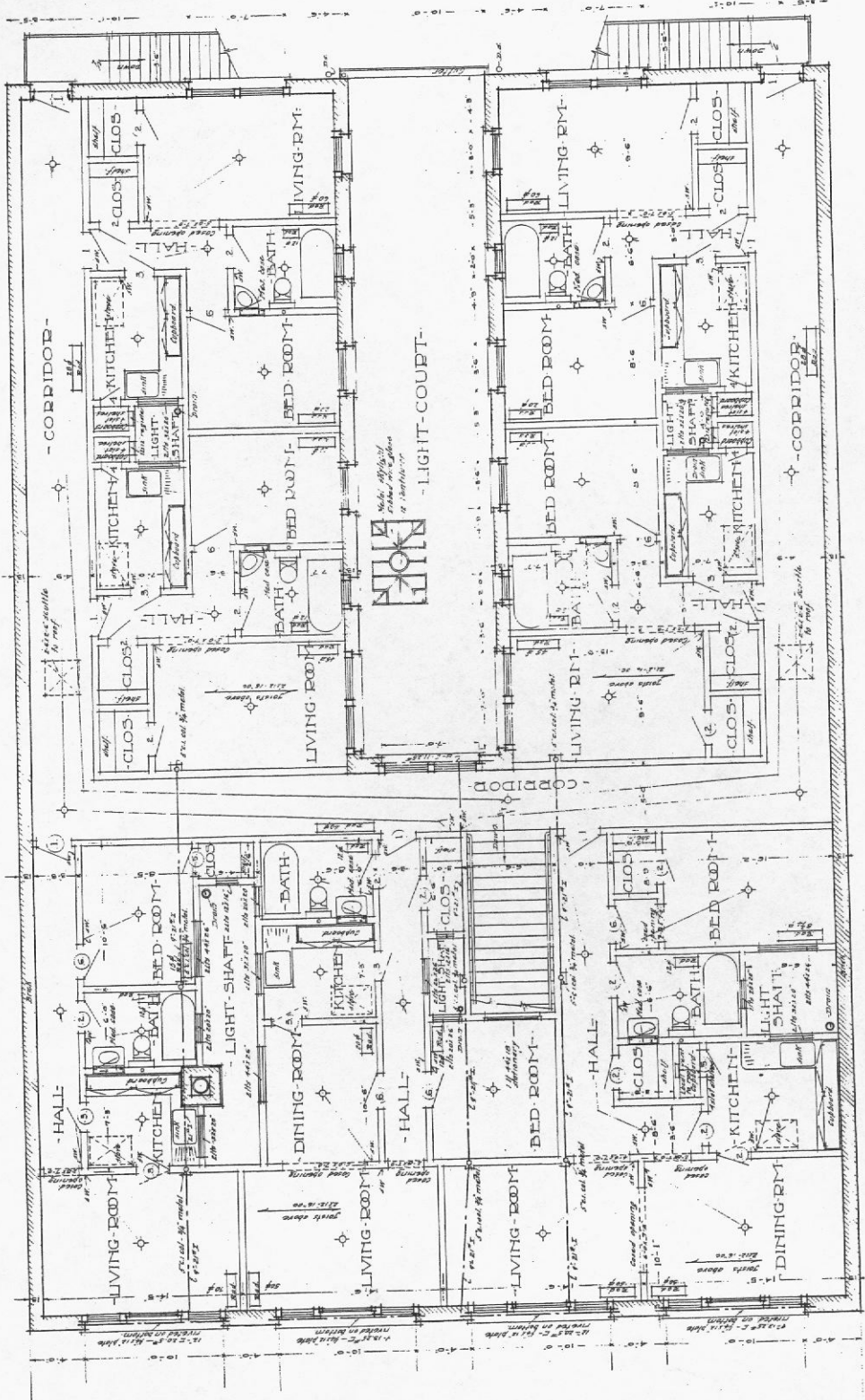
Drawn by	W.S.A.	1/196
Checked by	W.S.A.	
Project No.	W.S.A.	3000
Scale		3/4" = 1'-0"
- C. WATKINS ARCHT. -		

Schedule of Doors and Floor-

1	Door to Apt. 201
2	Door to Apt. 202
3	Door to Apt. 203
4	Door to Apt. 204
5	Door to Apt. 205
6	Door to Apt. 206

Second Floor Plan

By	STOBE & APPELBERG
Date	1922
For	TOP MELLOR BROS
By	1922
For	LTD VICTORIA BROS
By	1922
For	- C. E. WATKINS ARCHT



- SECOND FLOOR PLAN - ROPE - All cast iron openings and steel beams  
to be omitted in this view.  
Scale 1/4" = 1'-0"

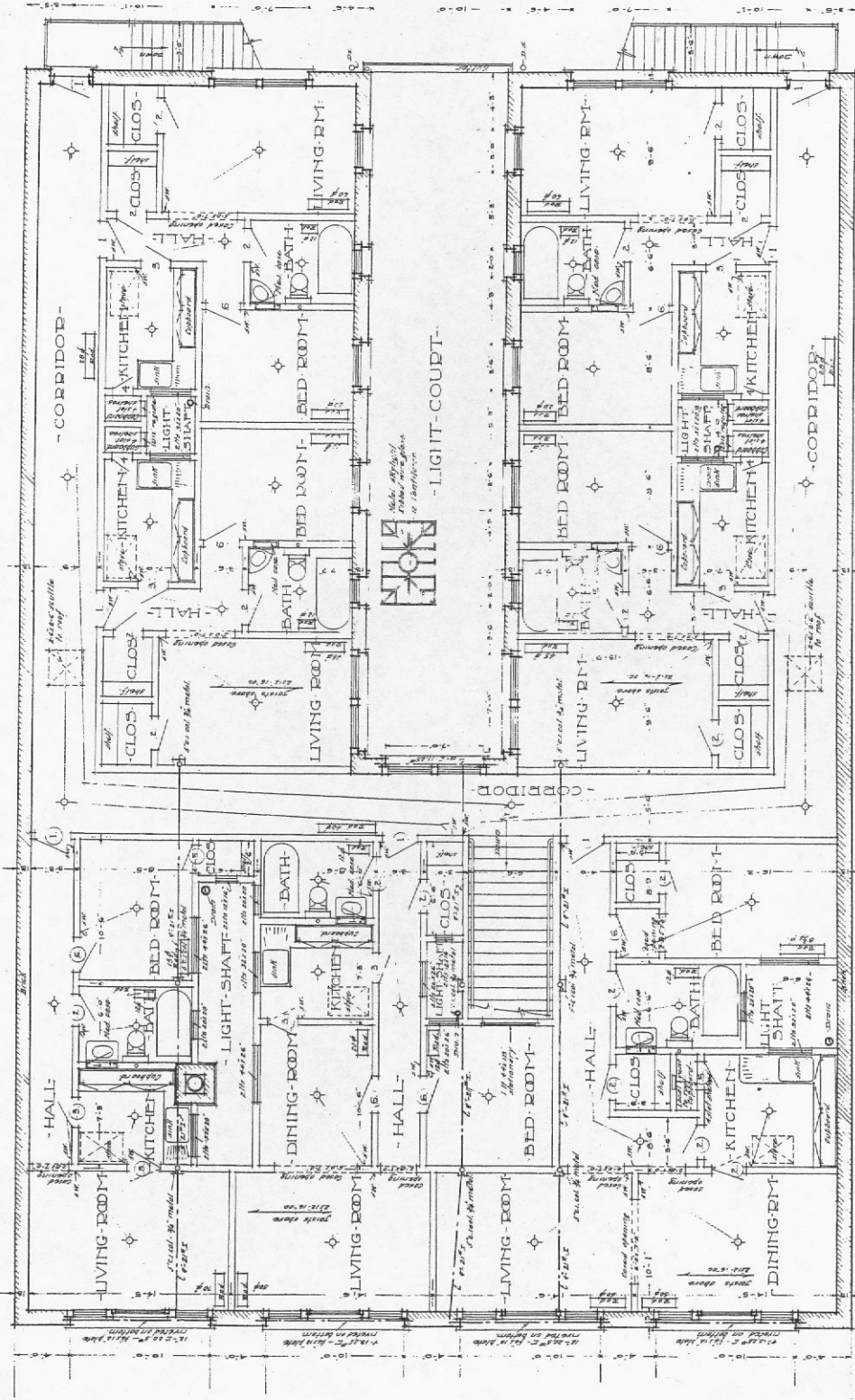


*Schedule of Doors and Floors*

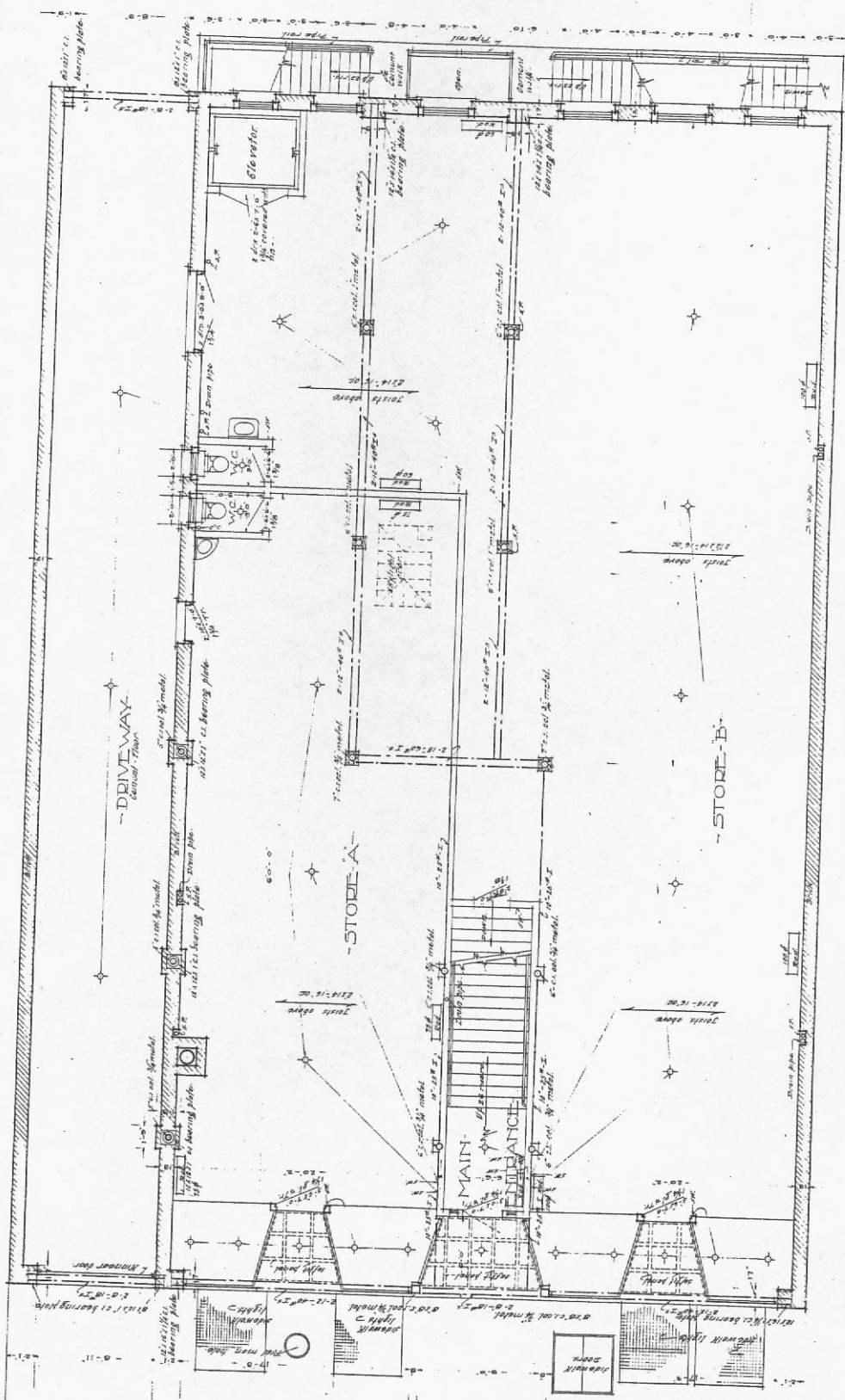
1	Bed room
2	Bed room
3	Bed room
4	Bed room
5	Bed room
6	Bed room

*Second Floor Plan*

Project	STORE 4 APTS. BLDG. 173
Drawn	FOR MELLOR BROS.
By	LTD. VICTORIA B.C.
Arch.	C.E. WATKINS. ARCHT. 104/102

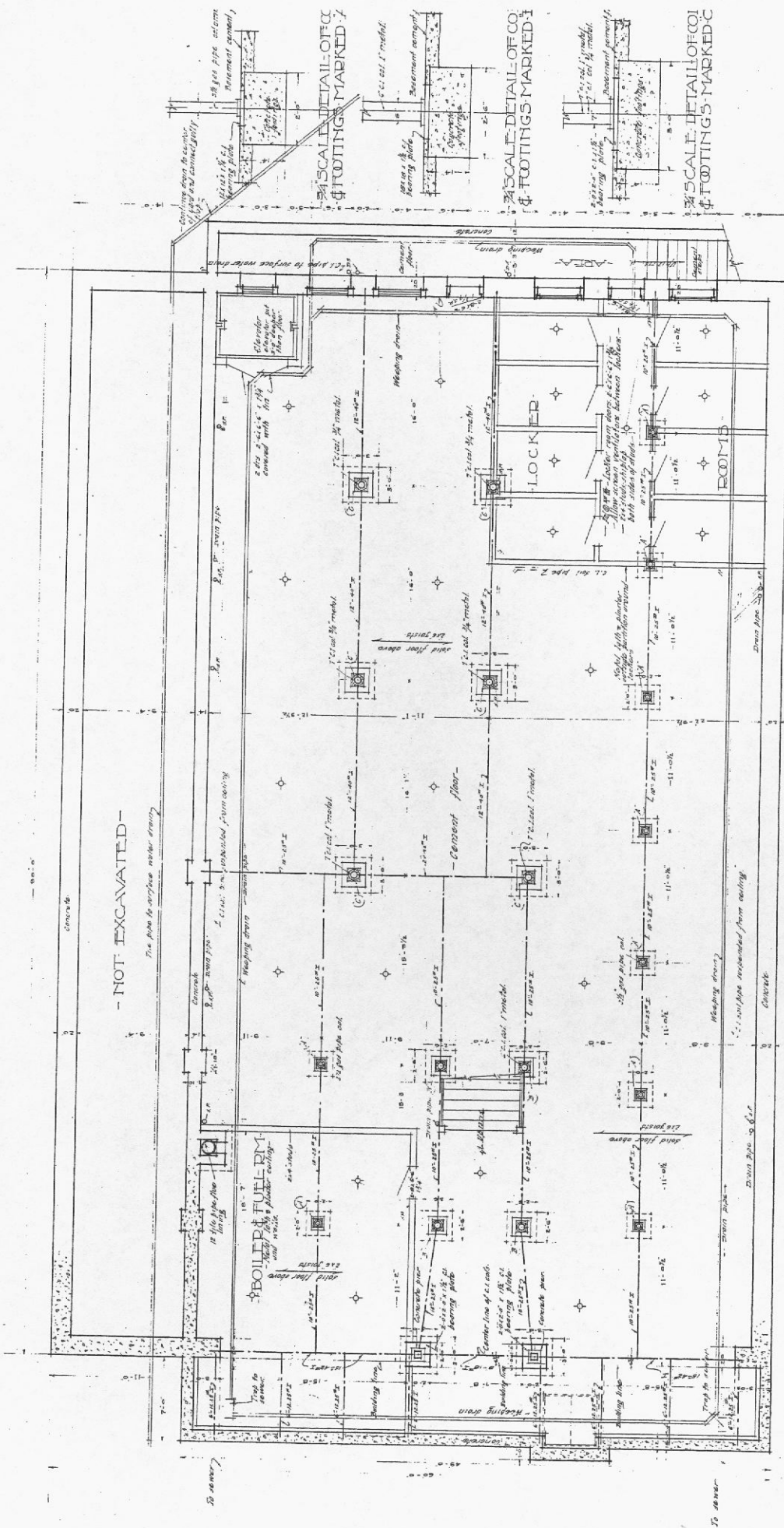


-- SECOND-FLOOR-PLAN --  
*Scale 1/4" = 1'-0"*  
*NOTE: All gas, trap, vent, and steel beams omitted in this plan.*



- NOTE - All cast in place concrete except columns in front to be cast in place and reinforced concrete columns to which to be substituted.

- FIRST FLOOR PLAN -  
- scale 1/4" = 1'-0"

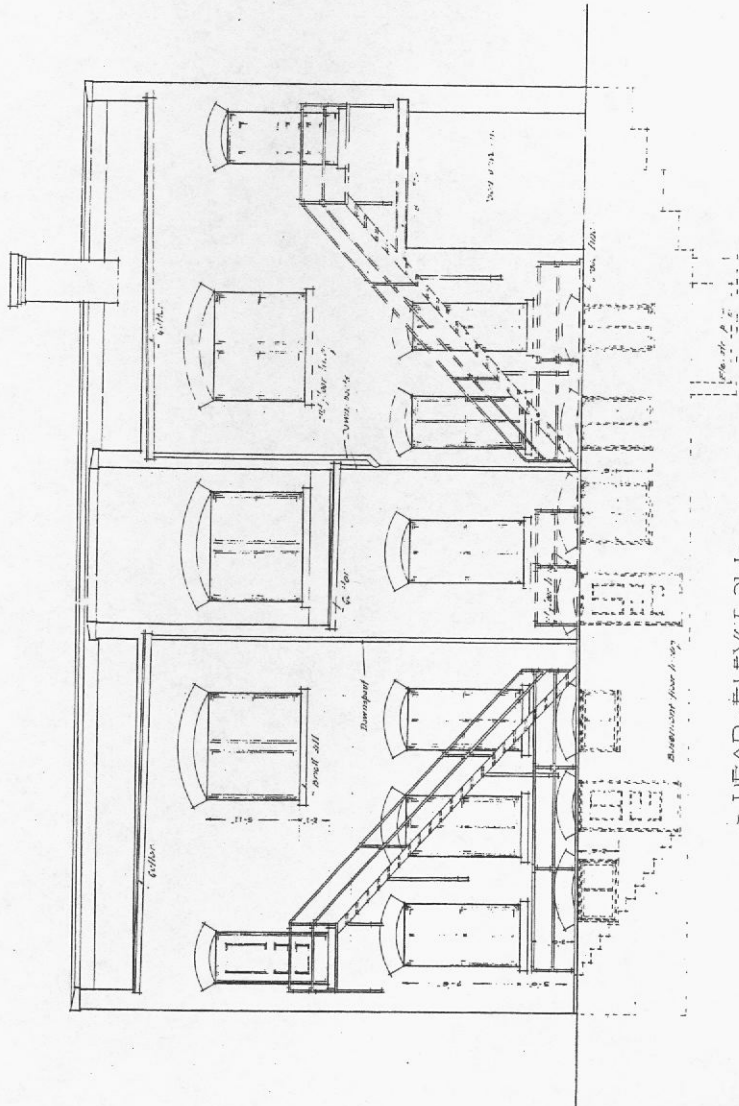


NOTE: All cast-iron columns and 6" dia. pipe columns in the basement shall be substituted with concrete columns (to detail) to be substituted.

BASEMENT FLOOR PLAN  
Scale 1/8" = 1'-0"

Basement - 2100	
Project	STORE & APTS; BLDG 1971
Sheet	1125
Drawn by	TOP - MELLOR-BEDS
Checked by	1111 - VICTORIA B.C.





REAR ELEVATION  
Scale 1/4" = 1'-0"

- Rear Elevation	
Drawn	STORIE & APIS-BILLS 1905
Revised	TOP-MILLOR-BROS 1906
Checked	LTD-VICTORIA-B.C. 1906
Approved	- C.E. WATKINS - ARCHT. - 1906/1907

Date: 08/06/16 TITLE SEARCH PRINT - VICTORIA  
 Requestor: (PC24163) NATURE CONSERVANCY OF CANADA  
 TITLE - FB54883

Time: 09:32:17  
 Page: 001

VICTORIA LAND TITLE OFFICE TITLE NO: FB54883  
 FROM TITLE NO: EK144261

APPLICATION FOR REGISTRATION RECEIVED ON: 31 MAY, 2007  
 ENTERED: 07 JUNE, 2007

REGISTERED OWNER IN FEE SIMPLE:  
 THE NATURE CONSERVANCY OF CANADA, INC.NO. XS33684  
 300-1205 BROAD STREET  
 VICTORIA, BC  
 V8W 2A4

TAXATION AUTHORITY:  
 CITY OF VICTORIA

DESCRIPTION OF LAND:  
 PARCEL IDENTIFIER: 005-100-828  
 LOT 1, OF LOTS 256 AND 257, VICTORIA CITY, PLAN 7483

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT EK144260 OVER PART OF LOT 258, VICTORIA  
 CITY, SHOWN IN HEAVY BLACK OUTLINE ON PLAN VIS64572

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE EN48942  
 FILED 1999-06-04

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
 CHARGE NUMBER DATE TIME

LEASE

EL10569 1997-01-24 12:54

REGISTERED OWNER OF CHARGE:

CTV LIMITED

INCORPORATION NO. A0072710

FB117697

REMARKS: PARTS SHOWN AS AREAS 2, 3 AND 4 ON PLAN VIP64734

MORTGAGE

FB54884 2007-05-31 14:54

REGISTERED OWNER OF CHARGE:

VANCOUVER CITY SAVINGS CREDIT UNION

FB54884

ASSIGNMENT OF RENTS

FB54885 2007-05-31 14:54

REGISTERED OWNER OF CHARGE:

VANCOUVER CITY SAVINGS CREDIT UNION

FB54885

MORTGAGE

FB54886 2007-05-31 14:54

REGISTERED OWNER OF CHARGE:

CONTINUES ON PAGE 002

Date: 08/06/16 TITLE SEARCH PRINT - VICTORIA  
Requestor: (PC24163) NATURE CONSERVANCY OF CANADA  
TITLE - FB54883

Time: 09:32:18  
Page: 002

VANCITY CAPITAL CORPORATION  
INCORPORATION NO. 0530632  
FB54886

ASSIGNMENT OF RENTS  
FB54887 2007-05-31 14:54  
REGISTERED OWNER OF CHARGE:  
VANCITY CAPITAL CORPORATION  
INCORPORATION NO. 0530632  
FB54887

PRIORITY AGREEMENT  
FB57722 2007-06-07 13:01  
REMARKS: GRANTING FB54884 PRIORITY OVER EL10569

PRIORITY AGREEMENT  
FB57723 2007-06-07 13:01  
REMARKS: GRANTING FB54886 PRIORITY OVER EL10569

PRIORITY AGREEMENT  
FB57728 2007-06-07 13:01  
REMARKS: GRANTING FB54885 PRIORITY OVER EL10569

PRIORITY AGREEMENT  
FB57729 2007-06-07 13:01  
REMARKS: GRANTING FB54887 PRIORITY OVER EL10569

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*



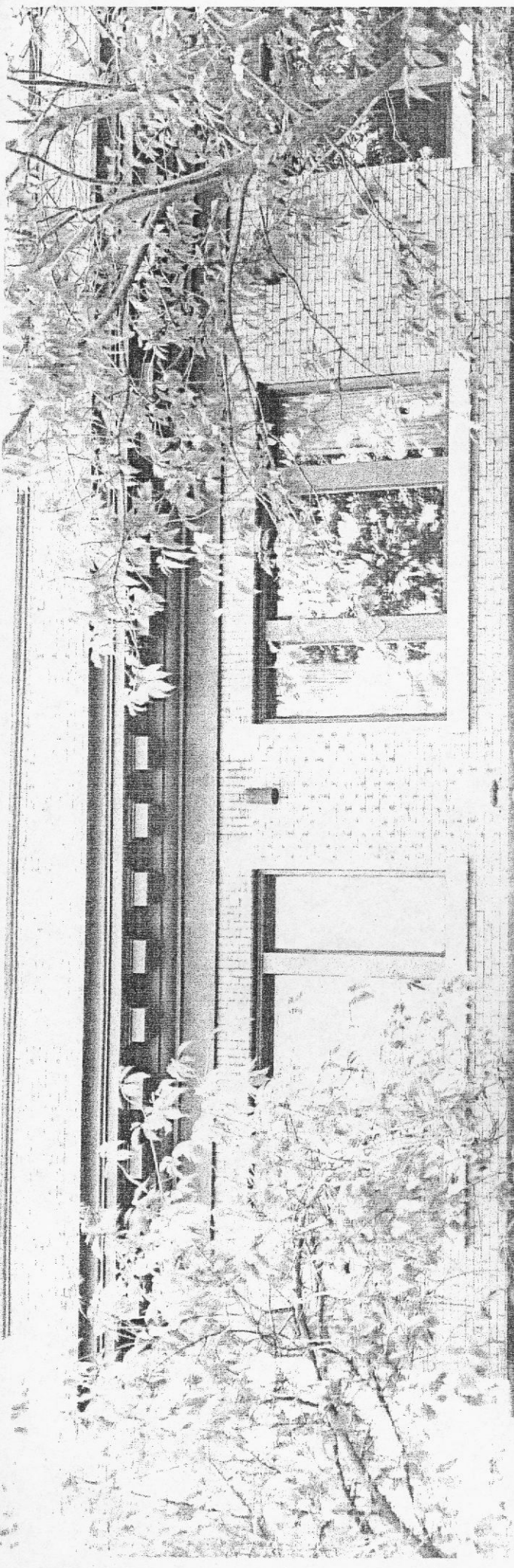
823-825 Broughton St.



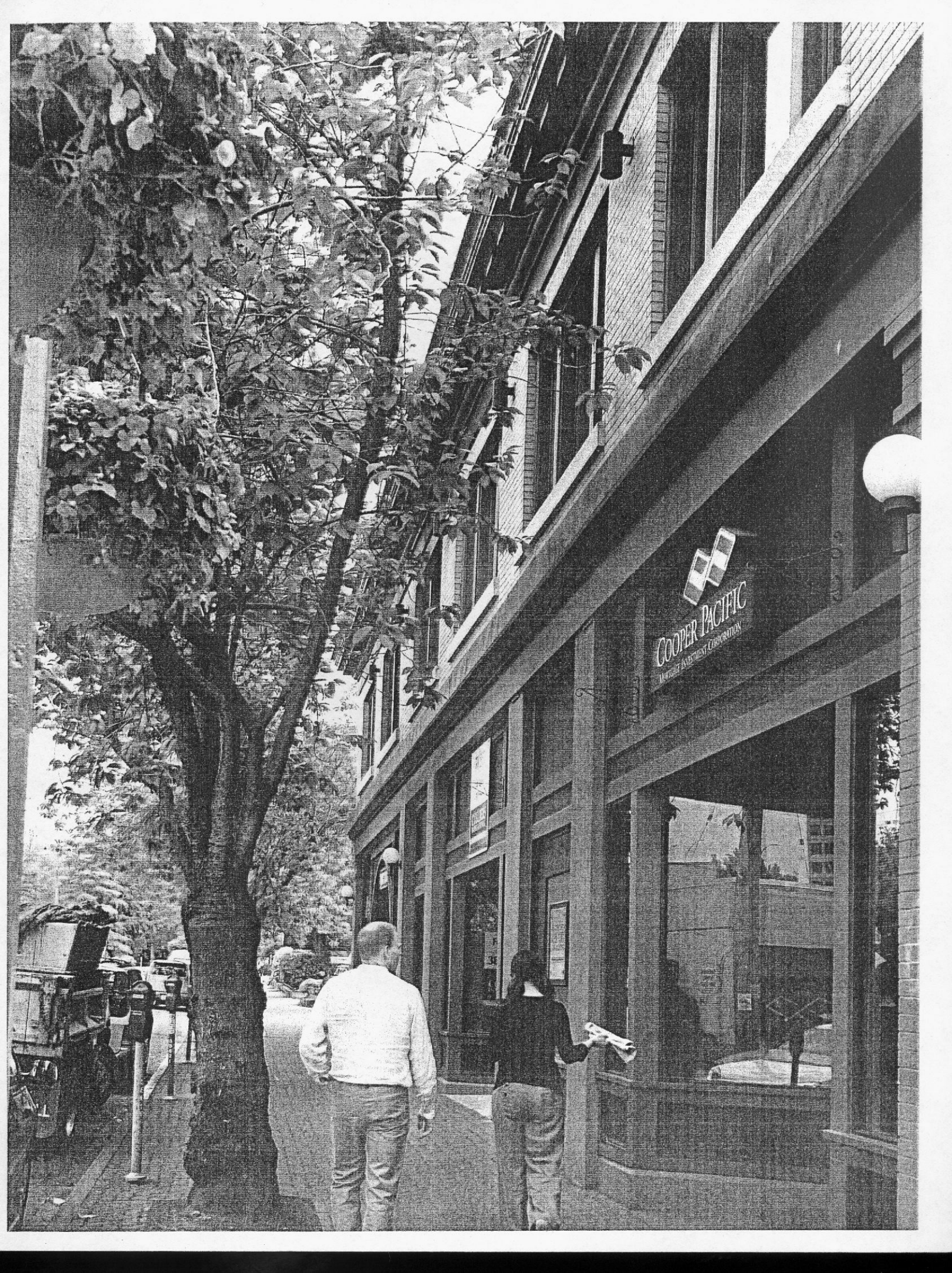


823-825 Broughton St.



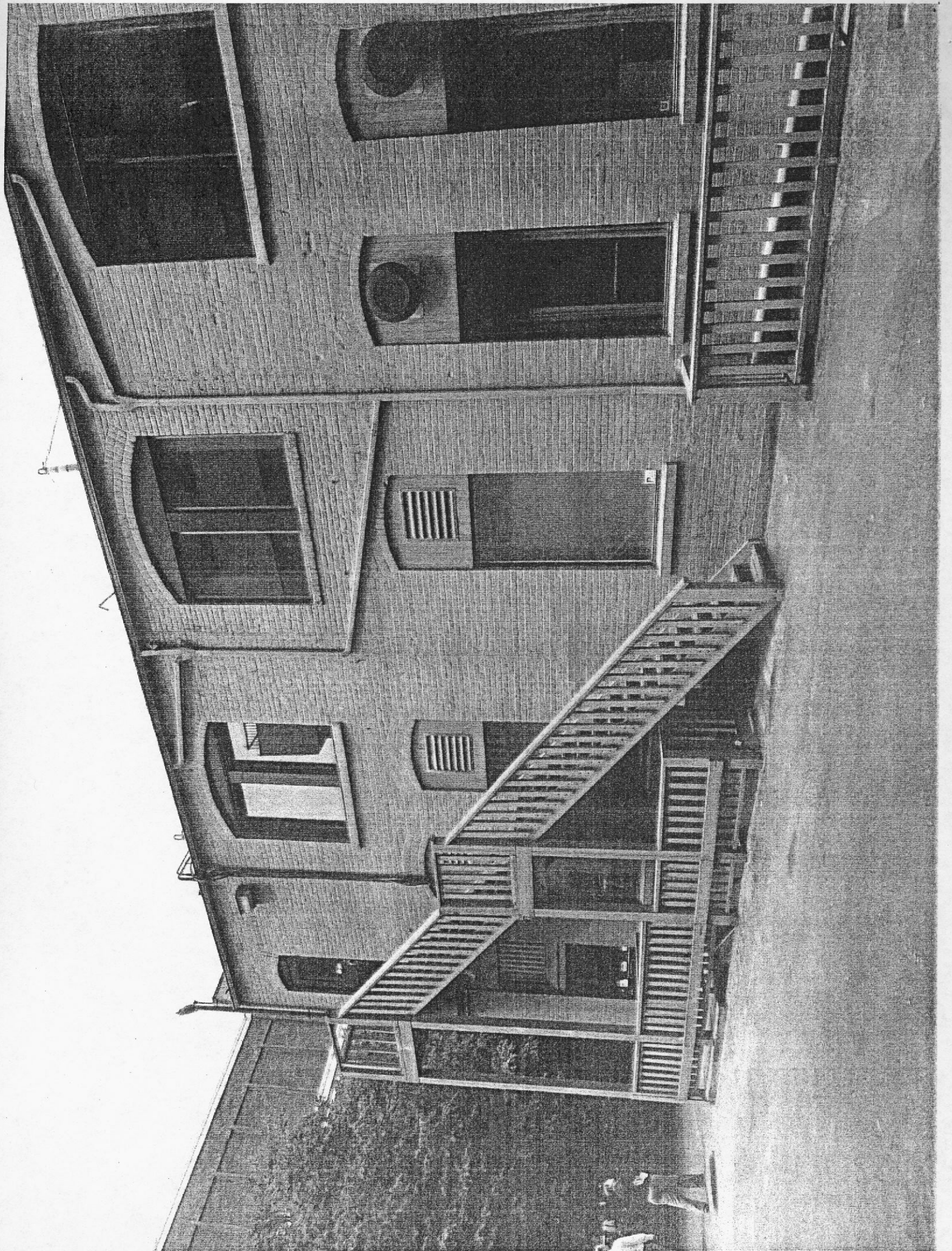






  
**COOPER PACIFIC**  
INVESTMENT CORPORATION





**713-715 Johnson**

Councillor Thornton-Joe suggested that existing signage be included in the Character-Defining Elements.

**Moved          Seconded**

Whereas the building at 713-715 Johnson Street is of heritage significance, City Council designate it as a Municipal Heritage Site.

**Carried**

**823-825 Broughton Street – HD000072 – owner request for heritage designation. Zoned CHP-PB Public Buildings.**

This is an owner request to designate a 1912 commercial building at 823-825 Broughton Street, adjacent to the Royal Theatre.

**Heritage Value**

The historic place built in 1912, is valued for its architecture, its association with Charles Watkins, and what its construction says about early business endeavours.

There is heritage value in the building as an example of a small Edwardian classical-commercial building, with a residential component above. Once very common in Victoria, this is now a rare surviving example.

It is also valued as an example of the work of Charles Edward Watkins, a native-born Victoria architect. With partner Thomas Hooper, he was prolific in commercial construction in the downtown area, responsible for many of the buildings that define Victoria's Old Town. The Mellor Building was built after his acrimonious split with Hooper in 1909, when he opened his own office. During the population boom between 1908 and 1913, Watkins was also one of a group of young architects who developed modern school designs. His work began with George Jay School in 1908. He was appointed architect for the school board in 1912, constructing several examples extant in Victoria, including Victoria High School.

There is social value in the evolution of the building's tenants and merchants through its history. It was built by the Mellor brothers, a well known firm of painters and decorators, as a seven-suite apartment with a retail presence on the main floor. The firm occupied the lower storefront until the early 1950s when Gibson's Photography assumed tenancy. In 1961, the lower storefront was divided into multiple units: Pridham Plumbing and Heating, and a wired music service were added to the list of storefront tenants. In 1980, the building was extensively renovated, with the upper apartments changed to recording facilities and broadcast facilities for the C-FAX radio station, the eastern lower level converted to a reception area, with offices to the east.



### 823-825 Broughton

#### Character-Defining Elements

The heritage character of 823-825 Broughton Street is defined by the following elements:

- Characteristics of the Edwardian classical-commercial style, including masonry construction, cornice with heavy brackets and stone windows sills.
- Built right to the lot line with no setback.
- Form and pattern of fenestration.
- Solidity of the building.
- Street level retail presence.

**Moved**      **Seconded**

Whereas the building at 823-825 Broughton Street is of heritage significance, City Council designate it as a Municipal Heritage Site.

**Carried**

**536 Yates Street** – HD000078 – owner request for heritage designation. Zoned CA-3C Old Town.

This is an owner request to designate a two-storey commercial building on lower Yates Street, as a Municipal Heritage Site.

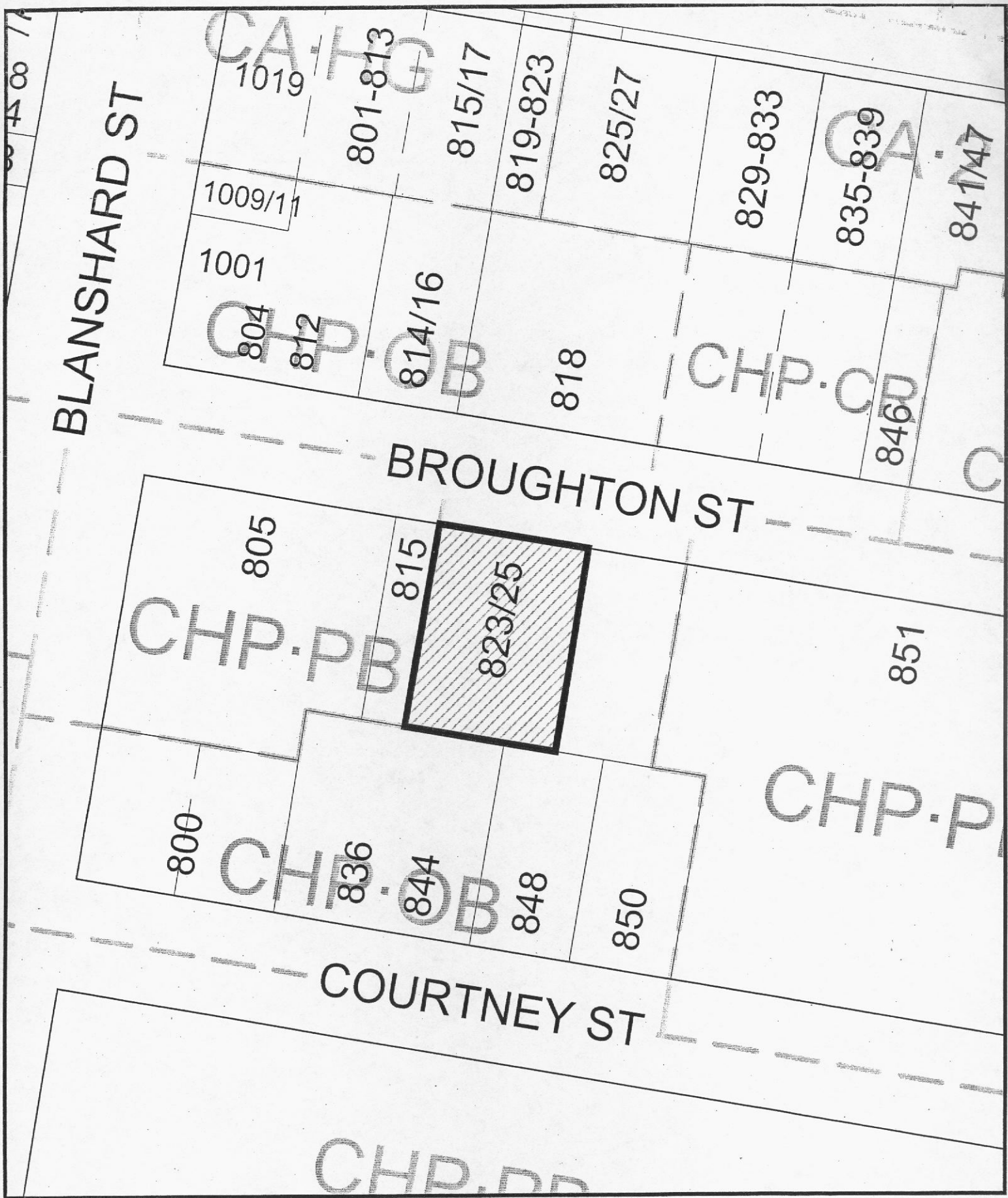
#### Heritage Value

Constructed circa 1860 for James Webster, a boot and shoe retailer, this building is of value through its association with one of the earliest stores in the City, and illustrates the emerging importance of Victoria's role as the commercial centre of British Columbia. 536 Yates Street adds value to Victoria's Old Town District because it is the earliest surviving example of masonry architecture on Yates Street. At one time, the only brick building in the vicinity, this small commercial building's scale and architecture are a monument to Victoria's earliest evolution from wooden fort to refined permanent City. Heritage value also lies in its compatibility with, and contribution to, the collection of buildings of a similar scale which characterize this part of Yates Street.

#### Character-Defining Elements

The character-defining elements of 536 Yates Street include:

- Its two-storey massing and flat-roofed form.
- Its original brick masonry.
- Architectural detailing relevant to its original design, including upper-storey windows, inverted-U hoods, cast-iron storefront columns, original casement windows, window joinery, recessed panels in the masonry, and quoining on the upper storey.



823/825 Broughton Street  
 Proposed Heritage Designation #000072



### **Condition/Economic Viability**

The building appears to be in good condition.

### **Need for Financial Support**

The owner has applied to the Victoria Civic Heritage Trust for financial assistance from the Building Incentive Program for a variety of structural and energy efficiency improvements.

#### **4.a Options**

Council can approve or decline the request for Heritage Designation.

#### **4.b Resource Impacts**

The request for financial assistance from the Victoria Civic Heritage Trust affects the amount of grant required to support the Trust.

#### **4.c Conclusions**

This is a significant heritage building in the Fairfield Neighbourhood as outlined in the Statement of Significance and worthy of support for Heritage Designation.

### **5. Recommendations**

Whereas the building at 823-825 Broughton Street is of heritage significance, City Council designates it as a Municipal Heritage Site.

### **6. List of Attachments**

- Map
- Photos
- Research from the Victoria Heritage Foundation
- Letter from the owner
- Original plans.



823-25 Broughton

# CITY OF VICTORIA

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

At the Building and premises located on the South side of Broughton Street, between Blanchard Street and Douglas Street and Quadrant Street, being on Lot No. 257 Block No. 27 Estate or Registered Plan No. ....

Plan submitted, Numbered (.....) Street No. ....

Owner Mellor Co. Ltd Address .....

Pipe layer Limey Bros Address .....

Plumber Andrew Sheret Address .....

Purpose of Building dwelling .....

How many Buildings one .....

Pursuant to the provision of Sewers By-law of the City of Victoria, application is hereby made to the Plumbing Inspector of the said City for permission to construct sewers, plumbing and drainage on the above mentioned premises in accordance with the Sewers By-law and to connect the said sewers, plumbing and drainage with the public sewer in Broughton 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 the said By-law, the material to be furnished in accordance therewith, and such modifications as may be required by the Plumbing Inspector, and further, that all work herein contemplated will be executed in a workmanlike manner.

Following schedule sets out the class and position of Plumbing Fixtures to be installed under this application and no alteration or additions to same shall be made without permission from the Plumbing Inspector:

	Closets	Baths	Sinks	Basins	Urinals	Trays	Other Fixtures
Basement							
Ground Floor							
1st Floor							
2nd Floor	7	7	7	7			
3rd Floor							
4th Floor							
5th Floor							
6th Floor							
7th Floor							
8th Floor							
9th Floor							
10th Floor							
	7	7	7	7			

TOTAL ..... 28 .....

Dated. 21 ..... day of August ..... 1912 *Lenny Bros Ltd* ..... Owner  
Agent for Owner

### Report and Recommendation of Inspector

I report that I have examined the foregoing application and find the same to be in compliance with the requirements of Sewers By-law. I therefore recommend that a permit be granted for the construction of the work.

..... day of August ..... 1912  
Inspector of ~~REPAIRS~~ <sup>SEWER</sup> and Sewerage

**PAID**  
OCT 21 1912

City Treasurer's Office  
Victoria, B. C. VICTORIA, B. C., 1912

RECEIVED from *Lenny Bros* .....  
the sum of three dollars (\$3.00) as required by within application.

.....  
City Treasurer and Collector

Plan No. 6285

also 9190.

Brooks 21

1912

7.931

Application to  
Connect with Sewer

#819-817-29

Broughdon 819

Street

Muller & Ice

Owner

INSPECTIONS

Rough *Shade* Feb 7 1912  
*Street* " 16 1913

Sewer *Old Sewer*

W. P.

Finish

*W. P. Jones*