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Rezoning and Heritage  
Alteration Permit with  
Variances for 819-823, 825 &  
827 Fort Street  
&  
Heritage Designation for  
819-823 Fort Street



## Existing Site



827 Fort

825 Fort

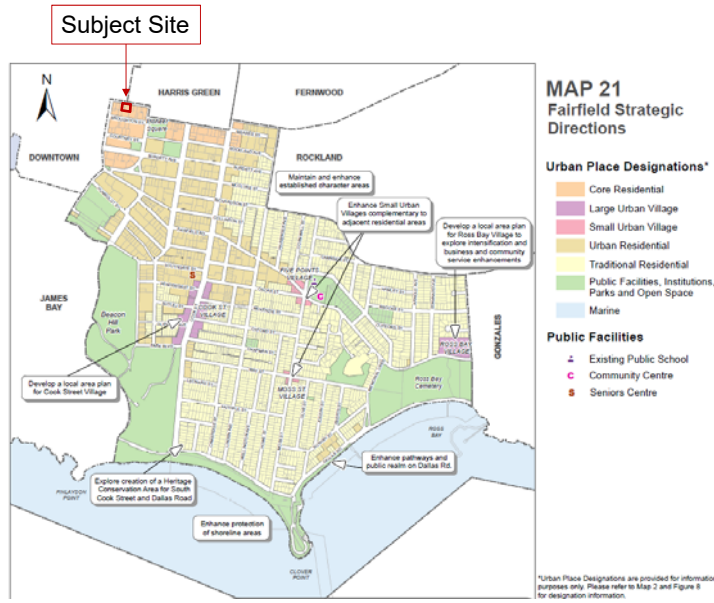
819-823 Fort



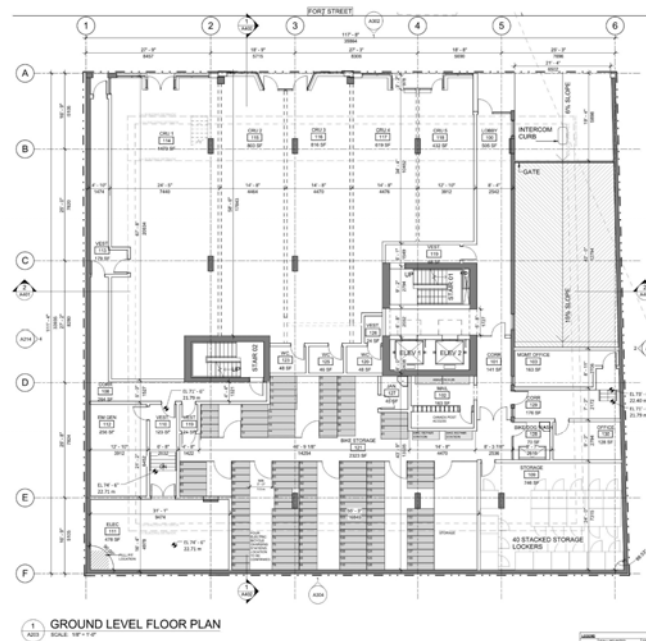
## Street Context



## OCP Designation

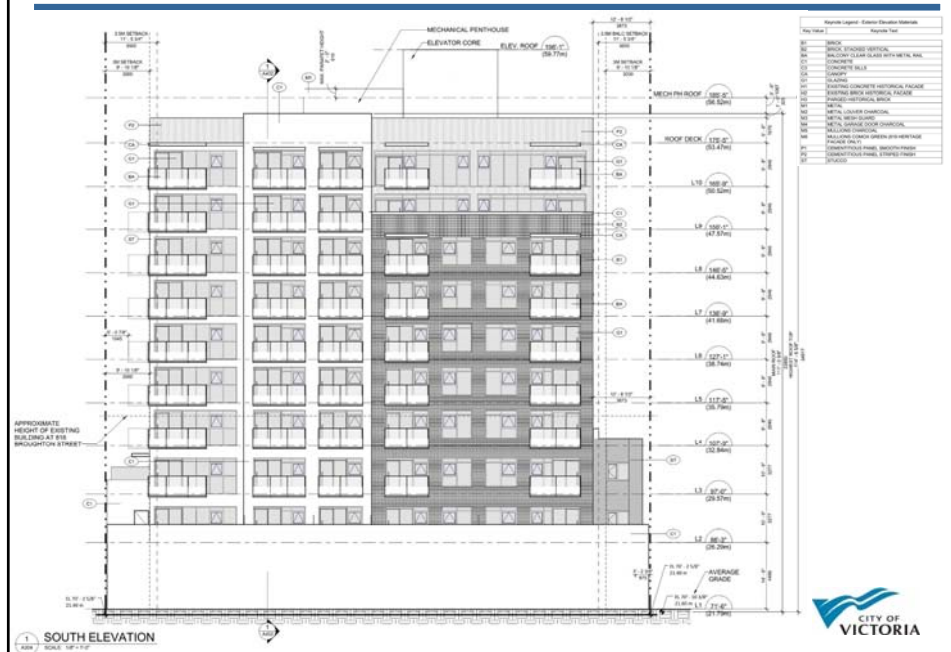


## Site Plan/Ground Floor Plan

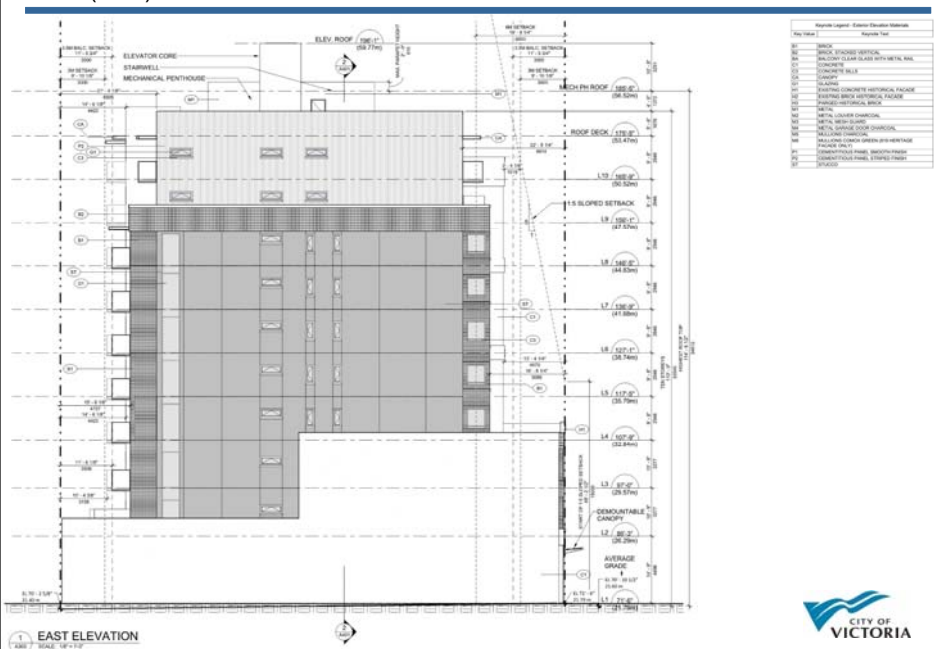




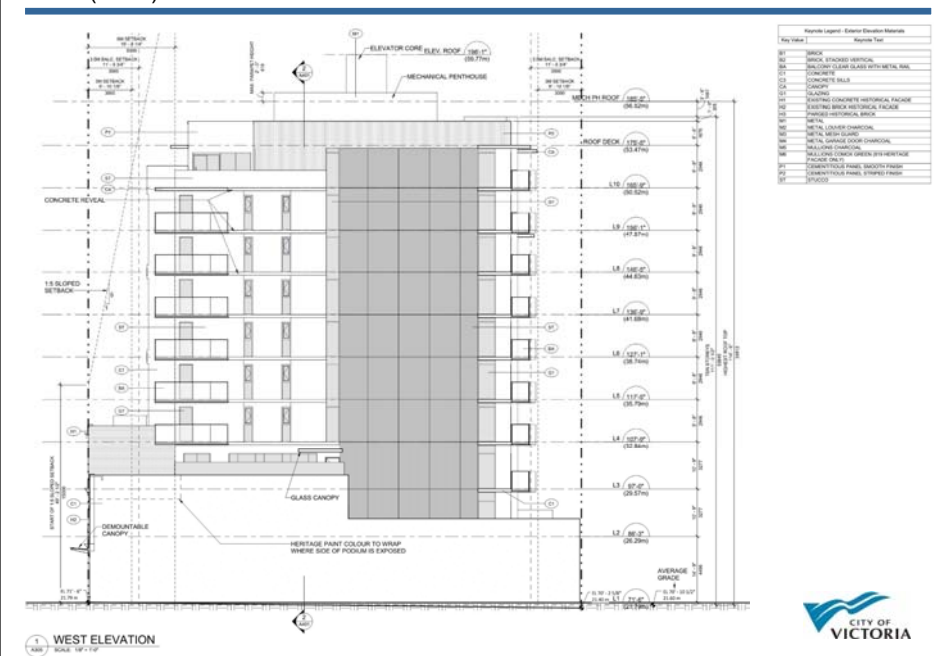
## Rear (South) Elevation



## Side (East) Elevation



## Side (West) Elevation



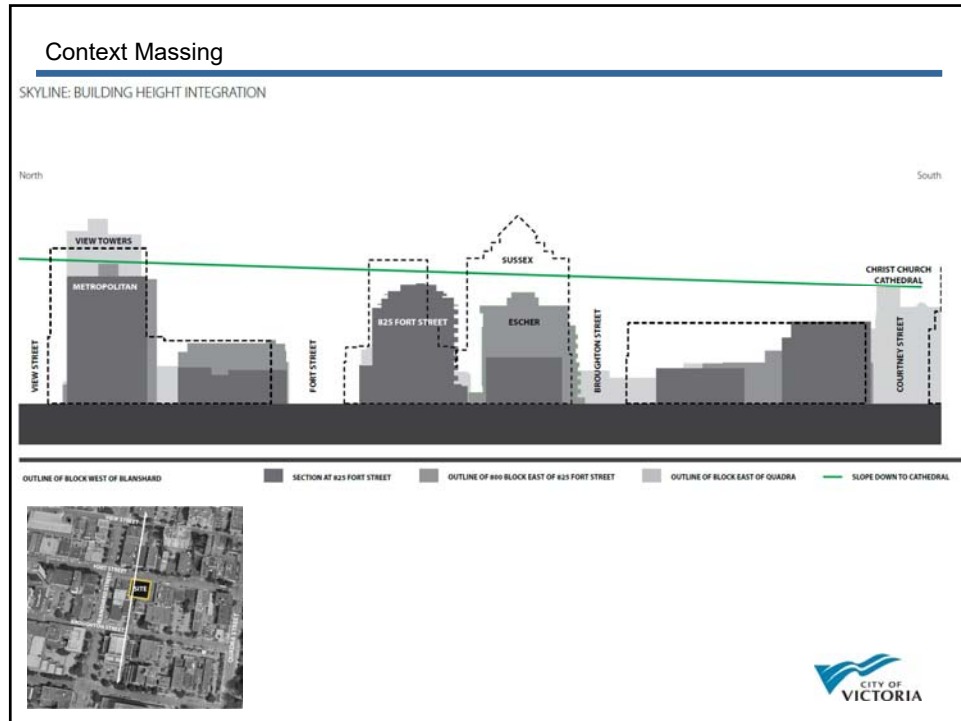


## Materials Board

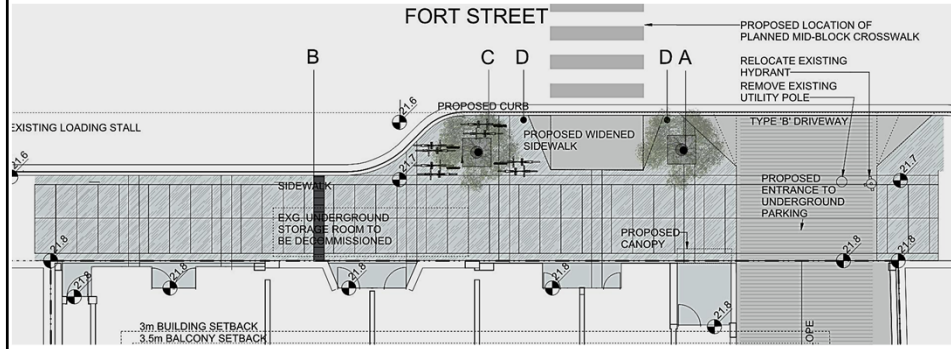


## Streetscape Elevations

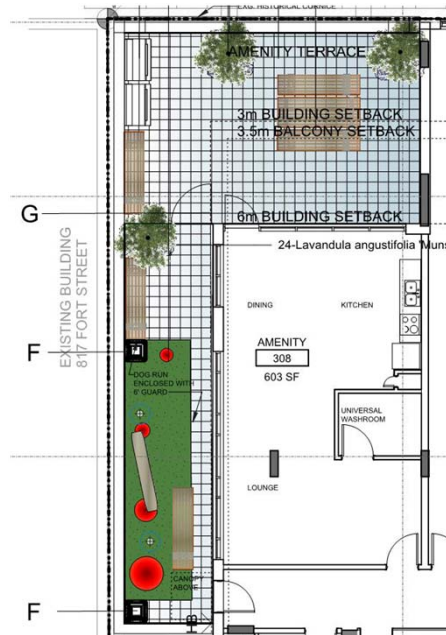




## Landscape Plan – Fort Street



## Landscape Plan – Common Amenity Area





Rendering – North



Rendering – South East



Rendering – North West



Existing Heritage Buildings – 819-823 Fort Street, 825 and 827 Fort Street



1960



Existing Heritage Buildings – 819-823 Fort Street, 825 and 827 Fort Street



↑  
827 Fort

↑  
825 Fort  
BC Hardware Co.

↑  
819-823 Fort  
Turkish Bath House



BC Hardware Company Building – 825 Fort Street



Detail photos showing the historic front facade in 1940s (left), 1960s (middle), and its existing condition in 2017 (right).

1940s

1960s

2017



### BC Hardware Company Building – 825 Fort Street



*Historic front facade of B.C. Hardware Company Building, addressed at 825 Fort Street, 2017*



### Turkish Bath House – 819-823 Fort Street



1960

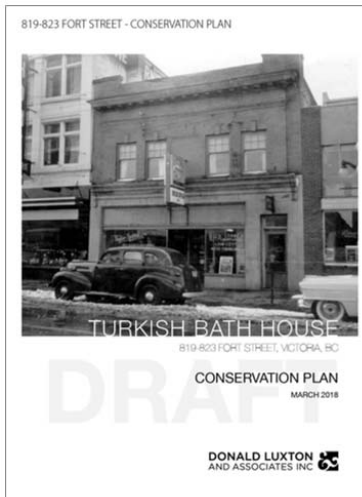
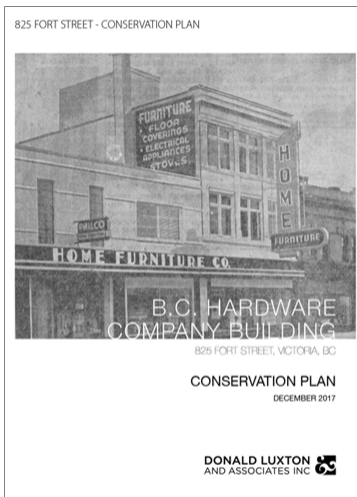


2017

*Top: Historic building at 819-823 Fort Street, 1960, (City of Victoria Archives M03921\_141)  
Bottom: Existing condition of the historic building, 2017*



## Heritage Conservation Plans



## Heritage Conservation Plans

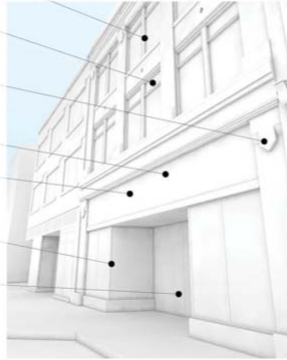




## Preservation, Rehabilitation and Restoration of Character-Defining Elements

### 825 FORT STREET STOREFRONT

- Preserve and repair in kind windows and glazing
- Remove dropped ceiling to reveal original transom glazing and light penetration
- Investigate parging on columns and lintel to determine if original detailing can be restored
- Remove existing awning and frame
- Retain and repair-in-kind original storefront transom
- Rebuild shop front glazing to suit original materials and details
- Rehabilitate storefront entry to reflect heritage character of building, referencing available archival documents



Rehabilitated storefront at 825 Fort Street



Existing storefront at 825 Fort Street

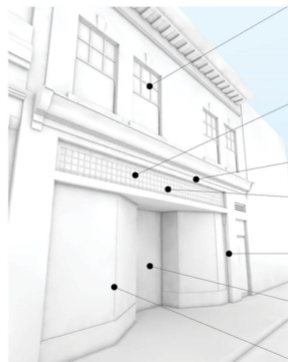


## Preservation, Rehabilitation and Restoration of Character-Defining Elements

### 819-823 FORT STREET STOREFRONT



Existing storefront at 819-823 Fort Street



Rehabilitated storefront at 819-823 Fort Street

- Preserve and repair in kind windows and glazing
- Remove dropped ceiling to determine in any original materials/elements are intact
- Remove existing awning and frame
- Rehabilitate heritage transom glazing and frames to reflect heritage character based on archival documents
- Remove applied tile and investigate original parging and brickwork to determine if original materials are intact and can be retained
- Rehabilitate storefront entry to reflect heritage character of building, referencing available archival documents
- Rehabilitate storefront glazing to reflect heritage character of building, referencing available archival documents





### Standards and Guidelines for the Conservation of Historic Places in Canada



- maintain proportion and spatial relationships
- reveal and reinstate character-defining elements
- maintain heritage value of the place
- design a new addition that draws a clear distinction between what is historic and what is new
- reinstate exterior form based on documentary and physical evidence



### Standards and Guidelines for the Conservation of Historic Places in Canada



- select a new use that suits the existing building form without dramatically altering the exterior form
- design a new addition that is compatible in terms of materials and massing



### Standards and Guidelines for the Conservation of Historic Places in Canada

- modern cement addition with a cement finish is set back while complementing the colour, material, and the pattern of windows and of the three-storey heritage-designated building below
- new storefront on the east side is clad with white brick that is contemporary yet compatible with the scale and masonry treatment of the podium, and a modern interpretation of the two-storey building that would be replaced
- two-storey heritage facade on the west side would be heritage-designated and retain its contribution to the pedestrian experience

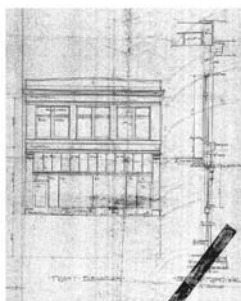


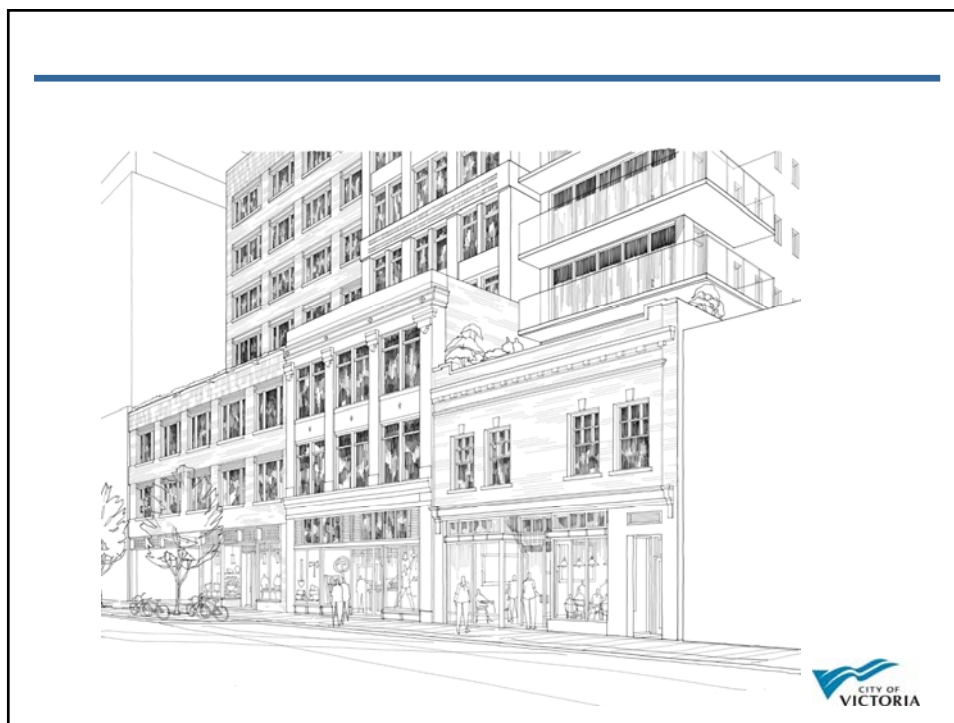
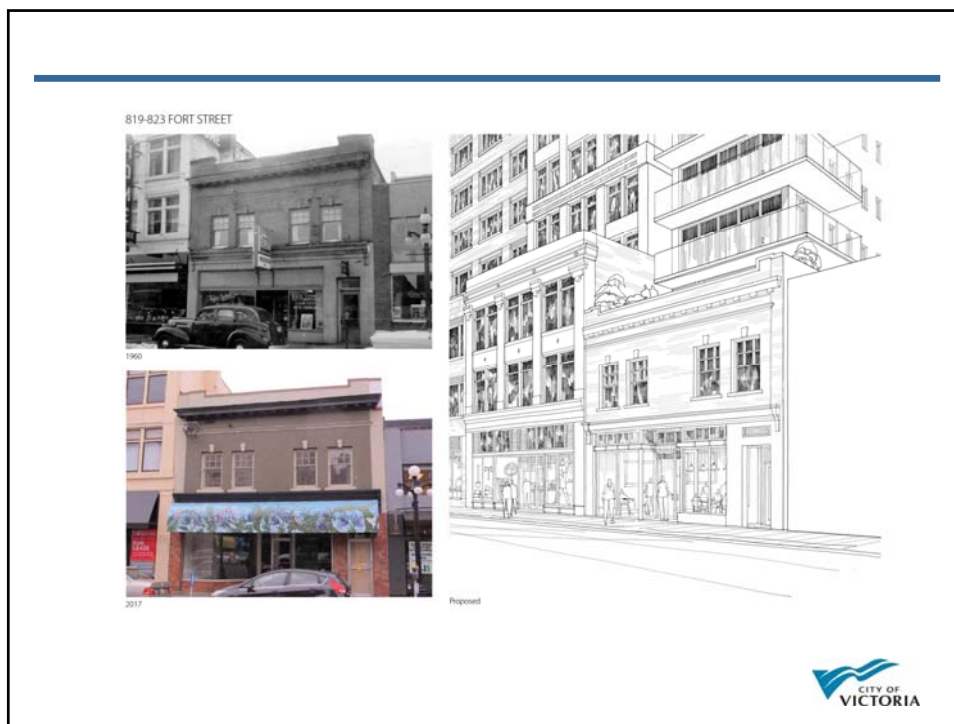
### In Conclusion

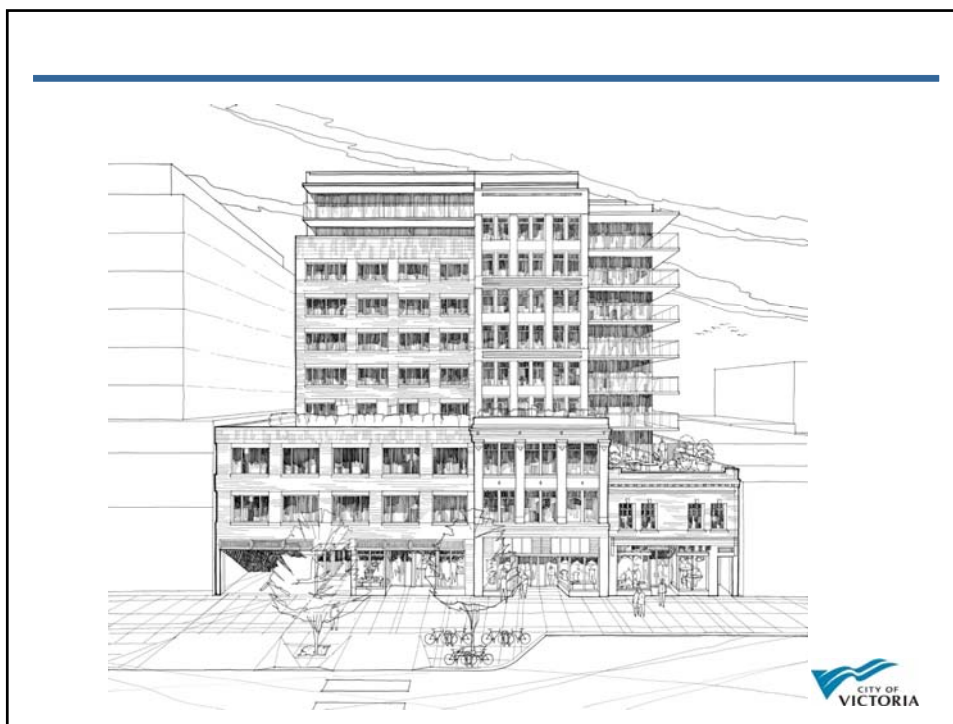




825 FORT STREET







### Existing Heritage Buildings



827

825

819-823







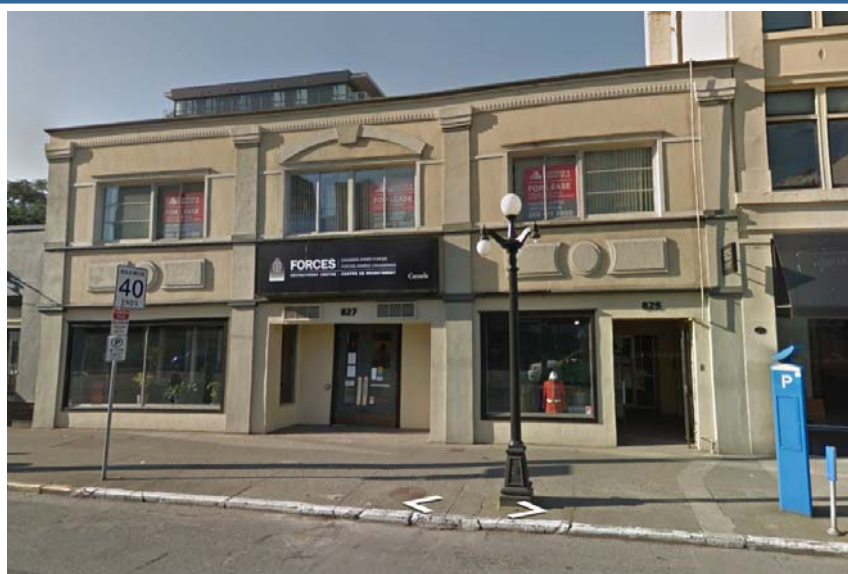
Our Site



825 Fort Street



819-823 Fort Street





## 825 FORT STREET - CONSERVATION PLAN

## CONSERVATION PLAN DECEMBER 2017

DONALD LUXTON  
AND ASSOCIATES INC.

## 825 FORT STREET - STATEMENT OF SIGNIFICANCE

Refer to Page 8 of Conservation Plan

### 3.0 STATEMENT OF SIGNIFICANCE

#### B.C. Hardware COMPANY BUILDING 825 FORT STREET VICTORIA, BC

##### Description of the Historic Place

Constructed as a three-storeyed building situated on the south side of Fort Street, just west of downtown Victoria, the historic building is distinguished by its vigorous facade, featuring a full ground floor level with commercial entrance and three floor entrance with large gabled roof windows. The upper three floors are of variable scale with a central entrance tower.

##### Heritage Value of the Historic Place

Constructed during the opening of the gas-filled Van Cleve and main house, 825 Fort Street is valued as a reflection of the spirit of development that characterized Victorian business success. Built 1911-12, 825 Fort Street has been continuously occupied as commercial, department, and office space, contributing to the historic character of the street as a four-storey building constructed by B.C. Hardware Company, the first storey commercial division represents the national expansion of Victoria's commercial past in 1912, followed by B.C. Hardware Company's amalgamation with Island Hardware and subsequent relocation to 713 Fort Street, 825 Fort Street was converted to the retail store in 1923-24, the building was closed again to become the Victor Furniture Company, which remained as the premises until 1974. The variety of commercial use attests to the adaptability of this structure and the commercial vitality of Fort Street, one of the major thoroughfares in the eastern part of the City and the adjacent community of Oak Bay.

825 Fort Street is also valued for its remarkable Edwardian architectural expression, designed by prominent Victorian architect John W. Holmes. Born in San Francisco in 1868, Holmes first arrived in Seattle as the agent of money and in 1901, he moved to Victoria, where he met the great architectural firm of James Ross and Company. Holmes' office, apartment, and store blocks, 825 Fort Street (apartment), remarkable Edwardian architecture, a vigorous articulated facade, designed by Holmes and a single ground level entrance.


##### Character Defining Elements

Key elements that define the heritage character of 825 Fort Street include its:

- location on south side of Fort Street;
- design of the project, form, style and materials;
- construction, construction use;
- commercial, retail and housing;
- as expressed by its three storey height, rectangular plan, the roof, and full ground floor entrance with large gabled roof windows;
- historic and architectural features, including historic facade articulation, engaged pilasters, and simple decorative ground level cornice;
- innovation, including gabled windows with smaller windows on the lower storefront level, and ground window pane windows with large narrow windows on the upper floor south.

B.C. Hardware Company Building, 825 Fort Street, Victoria, BC

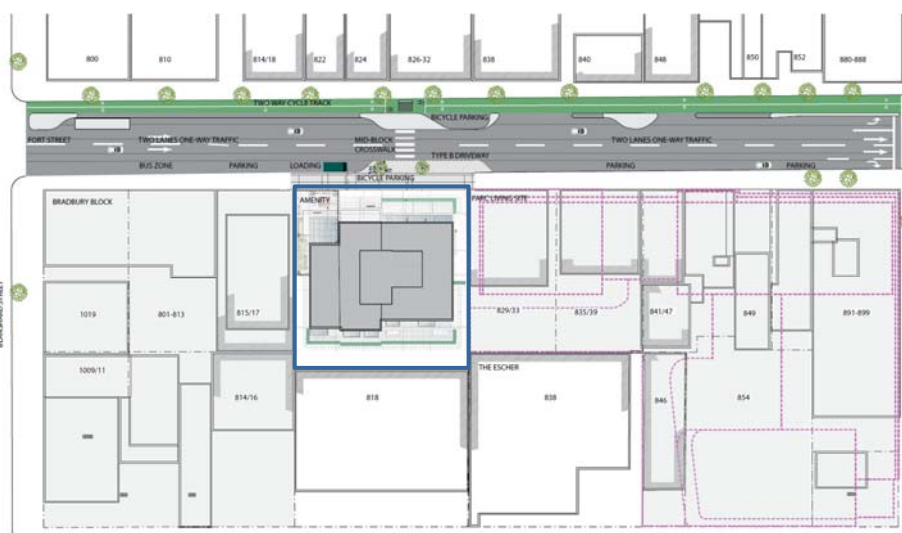
1

  
CITY OF  
VICTORIA

## Materials Board



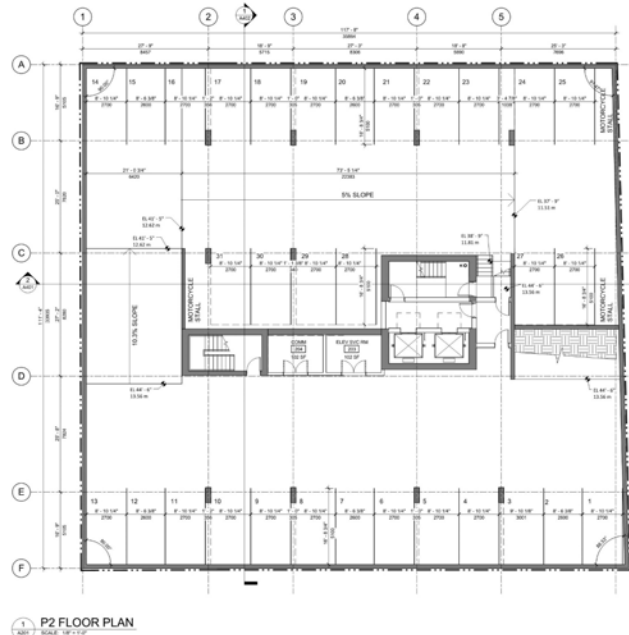
## Site Plan



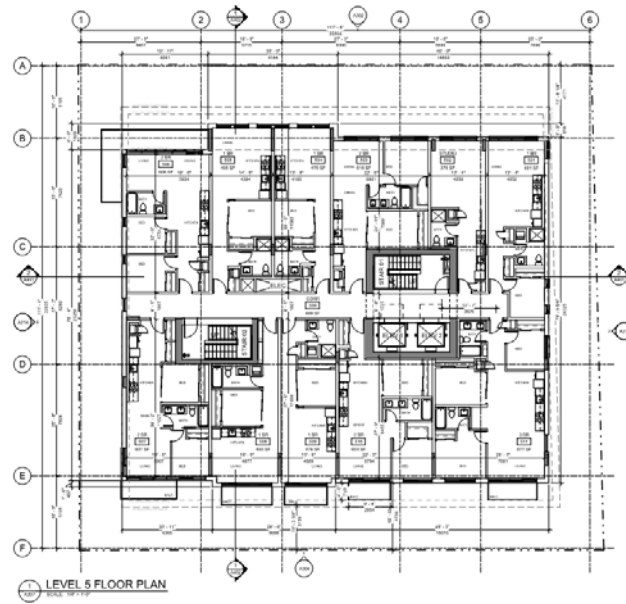
Floor Plan – Parking Below Ground Level 1



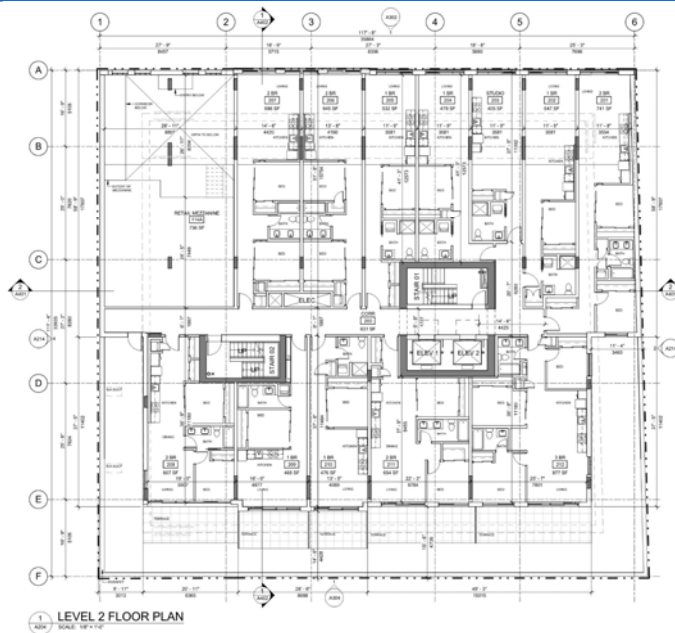
Floor Plan – Parking Below Ground Level 2



Floor Plan – Levels 5-8



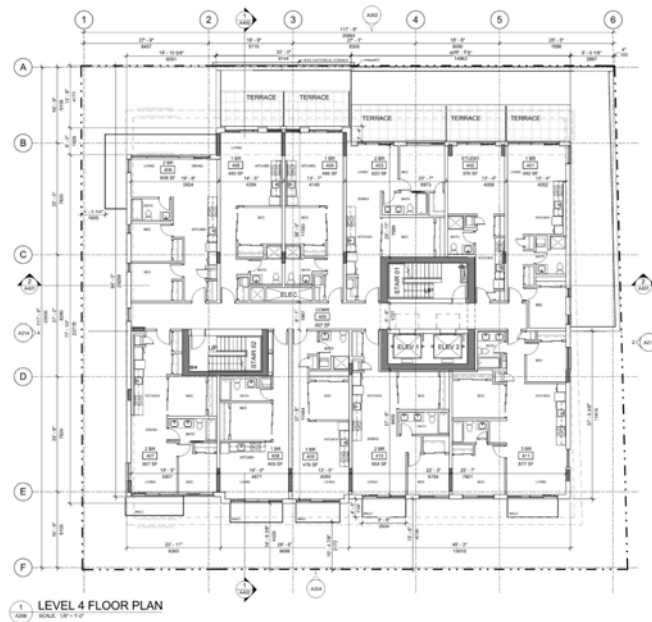
Floor Plan – Level 2



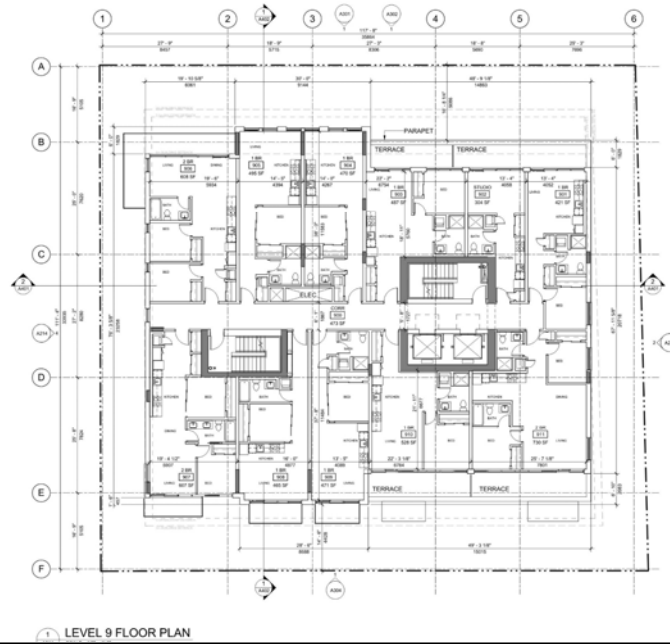
Floor Plan – Level 3



Floor Plan – Level 4



Floor Plan – Level 9



Floor Plan – Level 10

