



Statement of Significance

1002 Vancouver Street / Mount Edwards Court Apartments

Description of Historic Place

The property at 1002 Vancouver Street, built in 1911, is a three-storey apartment building located in the Fairfield neighbourhood of Victoria. Designed by local architect William D'Oyly Rochfort, in the Edwardian Classical-Revival style, it features brick cladding, a recessed entry porch, rusticated square brick columns and balustrades, and a prominent sheet metal cornice with decorative brackets and a plain frieze at the roofline.

Heritage Value

The heritage value of 1002 Vancouver Street, known as Mount Edwards Court Apartments, lies in its scale and form as it contributes to the character of the 1000 block of Vancouver Street adjacent to the Christ Church Cathedral precinct. As one of Victoria's earliest surviving apartment blocks, the building illustrates the gradual eastern expansion of residential development outside the downtown core during the boom period from 1908 to 1912. Rising local economic optimism was being spurred by the prospect of the Panama Canal and the construction of the railroads. The Great Northern Railway had reached Vancouver, the Canadian Northern Pacific was to be extended to the coast, and new railways were planned for Victoria, in addition to the existing E&N Railway. The extension of the streetcar lines into the neighbourhood of Fairfield reflected the foresight of municipal planning decisions and the utopian vision that led to the subdivision of land in Fairfield and a residential building boom that ended in 1913.

The building is of value as a good example of the Edwardian Classical-Revival architectural style. The property is a large three-storey apartment building built in 1911. The Edwardian Classical-Revival style is expressed in its character-defining elements, such as the central recessed entrance bay fronted by a brick porch supported by square rusticated brick columns, and plain square brick balusters that form the concrete capped porch rail. A dentil frieze above spans the open porch, and currently carries a modern metal-framed sunroom enclosure. The division of each floor is articulated in the building's brick exterior with horizontal concrete banding. Each floor is punctuated with a rhythm of fenestration openings, and the rusticated brickwork of the third floor is broken up by four-over-one double-hung and fixed wood windows. A prominent metal cornice with decorative brackets and a wide frieze surround the upper termination of the building and accentuate Classical-Revival influences.

The building is also significant as an example of the work of Victoria architect William D'Oyly Rochfort who was active in Victoria between 1908 and 1915 and designed more than 50 buildings during that period. He is noted for the design of the Royal Theatre during his partnership with Eben Sankey, as well as the Kinemacolor Variety Theatre on Government Street and the Spanish Colonial Revival house at 2667 Empire Street.

Character-Defining Elements

Key elements that express the heritage value of 1002 Vancouver Street include:

- designed by notable local architect William D'Oyly Rochfort
- location on a prominent site in the Fairfield neighbourhood of Victoria
- form, scale and massing

Key elements that define the heritage character of the building's exterior include:

- original 4-over-1 double-hung and fixed wood sash windows on the third floor
- rhythm of fenestration openings
- central recessed entrance bay
- brick porch supported by square rusticated brick columns with plain square brick balusters forming the concrete capped porch rail
- dentil frieze with the name "Mount Edwards" spanning the open porch and carrying a moulded pediment
- brick exterior cladding with horizontal concrete bands articulating the division of each floor
- rusticated brick on the third floor with decorative corner quoins
- above the first floor and rustication at the third floor level, and decorative quoins,
- prominent sheet metal cornice with decorative brackets and a wide frieze
- diamond shape detail along front façade parapet above cornice placed in line with each third floor fenestration opening on the east elevation