

STATEMENT OF SIGNIFICANCE



Address: 2659 Douglas Street, Victoria, British Columbia

Historic Name: Scott Building

Original Owner: Robert Scott

Original Architect: L.W. Hargreaves

Original Contractor: Pacific Coast Construction Company

Date of Construction: 1911

Description of Historic Place

The Scott Building is a three-storey masonry building situated prominently at the corner of Douglas and Hillside Avenue in the Burnside neighbourhood of Victoria. Notable features of this Classical Revival building include the extensive use of terra cotta, with a west entry denoted by a massive architrave and two Ionic classical columns. Inscribed above the main entrance and on the west parapet is "Scott Building."

Heritage Value of Historic Place

The Scott Building is valuable as a testament to the Edwardian era development of the Burnside neighbourhood as the hub of local industry in Victoria. Burnside, established early in Victoria's development, housed the majority of Victoria's resource-based industries including lumber processing, shipbuilding, manufactured goods and thriving sealing and whaling industries. The neighbourhood was important both to the economic growth of Victoria and the Province. Burnside neighbourhoods quickly grew as a response to the centralization of industry in the area, and reflect

the diversity and status of families living and working in the neighbourhood. Corresponding to this neighbourhood growth was the demand for amenities and commercial office space, exemplified by the Scott Building with commercial on the ground floor and offices above. The building was ideally situated, within the heart of the Burnside neighbourhood, directly on the B.C. Electric rail line, and in close proximity to Victoria's downtown.

Furthermore, the Scott Building, built 1911, is significant as a remarkable example of a Classical Revival design by esteemed architect Lord Wilfrid Hargreaves (1880-1966). Born in England, Hargreaves immigrated to Canada and worked in both Edmonton and Calgary before moving to Victoria in 1909. Hargreaves had a successful career in Victoria, and has many large buildings attributed to him, including the Leland Building (1912) and the Yen Wo Society Building in Chinatown. In the 1920s, Hargreaves joined the Provincial Department of Public Works on a temporary basis. The Scott Building exhibits Hargreaves proficiency with the Classical Revival vocabulary. Noteworthy features include pilasters, brick patterning, parapet and the extensive use of terra cotta, which was supplied by Gladding, McBean & Company of California, the largest supplier of local architectural terra cotta during the Edwardian era boom. The building was constructed for local investor Robert Scott.

Character-Defining Elements

Key elements that define the heritage character of the Scott Building include its:

- prominent corner location at Douglas Street and Hillside Avenue in the Burnside neighbourhood
- continuous commercial use
- form, scale and massing as expressed by its: three-storey height, built to the front property line; rectangular plan; raised parapets on two main facades; and flat roof
- masonry construction with heavy timber frame
- Classical Revival features including: patterned brick with variant stretcher rows; terra cotta cornices between first floor and above third floor decorated with egg-and-dart, acanthus scrolls, festoons and dentils; terra cotta lintels; terra cotta decorative raised diamonds; terra cotta and brick pilasters; west entry with terra cotta architrave featuring ionic columns, scroll cut brackets, dentils and garlands
- regular fenestration with segmental-arched window openings on the rear (east) elevation
- terra cotta "Scott Building" inscriptions on the west entry and west parapet
- date plaque at ground of west entry inscribed " Scott Building 1911 A.D."

RESEARCH SUMMARY

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REFERENCES:

- Gladding, McBean & Co Architectural Terra Cotta Order
- AIBC Application for Registration, L. Wilfrid Hargreaves, Date of Application: September 21, 1920

PHOTOGRAPHS:

- City of Victoria Archives: M01269
- BC Archives: F-00096; F-000817; H-06836

COMMENTS: For further information on Hargreaves, see *Building the West* page 365