

# STATEMENT OF SIGNIFICANCE FOR 1302 FINLAYSON STREET

THE ENGLISH CABINET MAKER  
(FORMERLY FINLAYSON GROCERY)



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**For**

**The City of Victoria**



**1302 Finlayson Street – The English Cabinet Maker**

**Construction date:**

**1925**

**Architect/Builder:**

**Unknown**

**DESCRIPTION OF HISTORIC PLACE**

The English Cabinet Maker, formerly known as Finlayson Grocery is a two storey wooden commercial and residential building. Originally built with only a commercial retail space on the first floor and a residential upper floor; later a rear addition of a deck, retail storage space, and second floor balcony was added sometime after 1925.

**HERITAGE VALUE**

The English Cabinet Maker buildings has heritage value for its aesthetic and socio-cultural attributes.

The English Cabinet Maker has aesthetic value as it is a representative example of the types of mixed-use buildings built during the 1920's-1930 in Victoria. It is a good example of the craftsmanship employed by vernacular builders in British Columbia during a relative construction boom that occurred just prior to the Great Depression. The building has retained its original commercial window styling on the first floor and double hung windows on the second floor.

On the rear addition of the building there are two decorative wooden posts and that fan upwards forming support for the second floor balcony. Although the building lacks any ornamentation or notable features on its east and west elevations, its front façade is characterized by large display windows that were once primarily used to draw the attention of pedestrian traffic inwards towards shelves stocked with food. Today these windows serve a similar purpose to draw attention to the finely crafted wood cabinetry and furniture contained within.

The English Cabinet Maker is also valued for its continuous use as a commercial building and as an important amenity for the Highview neighborhood. The building served as a grocery store from 1925 to 1965 and then a variety of other commercial uses before it became a craft furniture store in 2018.

**CHARACTER DEFINING ELEMENTS**

Those elements that define the building's vernacular design include:

- Distinct and large display windows on first floor
- Double hung windows on second floor

Second floor overhang on front façade  
Mid-pitch roof  
Wooden siding  
Decorative fan posts on rear deck

Elements that relate to this buildings socio-cultural value:  
Continuous use since its construction as a small-scale neighborhood commercial building

**ADDITIONAL PHOTOS OF 1302 FINLAYSON STREET**



