

FHBRO HERITAGE CHARACTER STATEMENT

BELMONT ROAD MAIN GATEHOUSE, ROYAL ROADS UNIVERSITY, COLWOOD, BC

FHBRO number: **99-137**
DFRP number: **17452**
Resource name: **Belmont Road Main Gatehouse (BEL13)**
Address: **Royal Roads University, Colwood, BC**
FHBRO status: **"Recognized" Federal Heritage Building**
Construction: **1908**
Designer: **Samuel Maclure**
Original function: **Belmont Road Main Gatehouse/Private residence of estate manager**
Current function: **Resource centre and day care facility for military families**
Modifications: **Minor alterations to the interior layout and major changes to the surrounding environment**
Custodian: **Department of National Defence (DND)**

Reasons for Designation

The Belmont Road Main Gatehouse is a "Recognized" Federal Heritage Building because of its historical associations, and its architectural and environmental values.

Historical value:

The Belmont Road Main Gatehouse is associated with the manifestation of great wealth and lavish estates created by leading Canadian industrialists at the beginning of the 20th century. During the first phase of the site's development between 1908-1937, the building initially served as the main gatehouse and an essential component of J. Dunsmuir's Edwardian estate, then in 1912, when the principal road to the castle was relocated it became the private residence of John Graham, the estate manager (1913-1941). The Belmont Road Main Gatehouse is also associated with the expansion of the Canadian Armed Forces and the development of its professional training programs during and after WWII. During this second phase of the site's development, DND purchased the estate to establish the Royal Roads University, at which time the gatehouse became a naval sentry, and later the headquarters of the Colwood RCMP detachment.

Architectural value:

The Belmont Road Main Gatehouse is a very good example of the Tudor Revival Style applied to a gatehouse building type. The gatehouse is an asymmetrical, two-storey building with two projecting half-timbered second floor gables supported by timber brackets and stone corbels, a hipped roof and two tapered chimney stacks with clay pots. Designed to serve as a gatehouse and residence, the building has been successfully adapted to many functions. Solid and elegant, the building demonstrates the use of high quality materials and craftsmanship in the great variety of exterior stone finishes and the fine interior joinery.

Environmental value:

The Belmont Road Main Gatehouse is a central feature of the Belmont Park residential development where it is compatible with the 1940s housing in the surrounding neighbourhood.

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Character-Defining Elements

The following character-defining elements of the Belmont Road Main Gatehouse should be respected:

Its early role as a surviving element of the Dunsmuir Edwardian estate as illustrated in:

- its Tudor Revival style and its fine craftsmanship and materials.

Its Tudor Revival Style and its high quality materials and craftsmanship as manifested in:

- the building's asymmetrical composition which features a square ground floor plan, surmounted by an overhanging L-shaped second floor and hipped roof;
- its Tudor Revival details such as half-timber construction, irregular rubble masonry walls, buttresses, and gently tapered chimneys, dressed quoins and corbels, and the entrance porch with its stone walls, steps and ogee archway framed with moulded quoins;
- the well-crafted exterior construction and fine interior joinery including the baseboards, panelling, trim, mouldings and mantle piece.

The building's compatibility with the residential character of the setting as evidenced in:

- its modest scale and distinctive appearance; and,
- its central location and community function.

For guidance on interventions, please refer to the *FHBRO Code of Practice*. For further information contact FHBRO.

January 2003