

## About Smith Hill

The area east of Quadra Street and north of Hillside Avenue rises to the summit of Smith's Hill, also known as The Rise, Work's Rocks and Summit Hill. The landscape was once covered in Garry Oak meadows except for the swampy land near Hillside and Quadra. This is part of the traditional territory of the Lekwungen speaking (Songhees) First Nations. They cultivated and harvested the meadows' indigenous camas lily bulbs for a staple food source.

Hillside-Quadra is within Section IV of Joseph Pemberton's original 1851 survey of Victoria. It was purchased by the Hudson's Bay Company's Chief Factor John Work (Wark) in 1852 who named it Hillside Farm. Many of the area's streets are named after John and Josette Work's 12 children. Until the end of the 19th century the area was largely agricultural and sparsely populated with market gardens and pastures remaining near Topaz and Quadra for some time. The first subdivision of Hillside Farm began in 1885 west of Quadra and was known as Hillside Extension. The dominant building in the area was the 3-storey brick Hillside Jail near the site of the current S.J. Willis School. The Victoria & Sidney Railway operated along Blanshard Street from 1894 to 1919. Most of the houses in Hillside Extension, along with North Ward School, were demolished in 1961 as part of an urban renewal project which included redeveloping Blanshard Street as the main access route between downtown and the new Swartz Bay ferry terminal.

The land east of Quadra and north of Hillside was subdivided as Hillside Extension C in the late 1880s. Smith Hill is named after William J. Smith, partner in the building contractors Smith & Elford. They also operated Victoria Brick & Tile Co., one of several brickyards at the present-day site of Mayfair Mall. Smith built a substantial brick house and stables on Montrose Avenue in 1892. The house later became Sunhill (tuberculosis) Sanatorium, taking advantage of the fresh air away from the City.

Most of Smith Hill was developed during Victoria's largest building boom from 1907 to 1913. Some houses were built as rental income properties while the upper slopes of Smith Hill, with their fine views, developed into a fashionable middle-class neighbourhood. WWI and the economic depression brought a halt to most residential construction. WWII, the post-war demand for affordable accommodation and the economic difficulties of maintaining larger houses resulted in many homes being converted into suites.

Quadra Village, the 2-block commercial area at Quadra & Hillside, is the centre of this diverse community. The Village has recently undertaken several revitalization initiatives. It is home to unique shops and restaurants as well as a period movie theatre.

## VICTORIA HERITAGE FOUNDATION

The City of Victoria has a fine record in the field of heritage conservation in Canada. For over 50 years, Victoria has demonstrated leadership in furthering the preservation of our heritage resources. Since 1978, the City of Victoria has been offering funding assistance to owners of Designated Heritage houses. Since 1983, the Victoria Heritage Foundation (VHF) has administered this grants program. Grants are awarded for structural work and seismic upgrading, and rehabilitation and maintenance of exteriors and designated interiors, outbuildings, walls and fences. There are now over 370 designated houses, the newest being built in 1958; 327 have received grants. 53 owners have won Hallmark Society Awards. In 1989, the City established Victoria Civic Heritage Trust to extend its successful program of grants to include commercial, institutional, industrial & apartment buildings.

If you own or plan to purchase an old house in the City & would like to consider designating the house, contact the **City of Victoria**.

For more information about the residential funding program, contact

### Victoria Heritage Foundation

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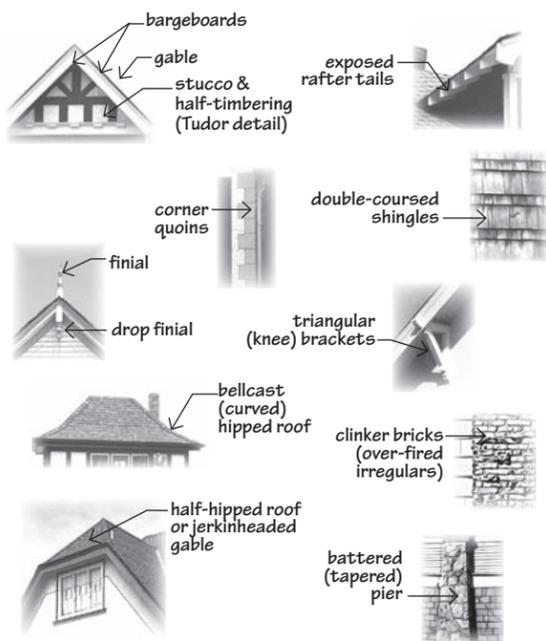
# HILLSIDE-QUADRA HERITAGE WALKING TOUR No 1

## SMITH HILL

Smith Hill is located in the northern portion of the Hillside-Quadra neighbourhood of Victoria. It is an area worth exploring for its views of the City, mature Garry Oak trees and variety of interesting houses. This self-guided walking tour briefly describes some of its history and selected buildings along a route that begins and ends near Quadra Elementary School and passes through Summit Park at the top of Smith Hill. The route covers approximately 3.2 km (2 miles) over slightly hilly topography. It takes about 2 hours to complete with the option of an alternate side trip. You may want to take a break at some of the excellent eateries in Quadra Village, browse through the shops or have a picnic in Topaz Park or Summit Park.



## ARCHITECTURAL FEATURES



### Victoria Heritage Foundation (VHF)

in partnership with the **City of Victoria**, has produced *Heritage Walking Tour* brochures for parts of the **James Bay, North Park, Fernwood, Hillside-Quadra & Fairfield** neighbourhoods. These are available from Victoria City Hall, the Tourist Info Centre on the Inner Harbour or VHF.

Detailed architectural information on Hillside-Quadra buildings listed on the City of Victoria's Heritage Register, with a great deal of social history & many photographs, old & new, can be found in

### Victoria Heritage Foundation's

publication

### This Old House,

**Victoria's Heritage Neighbourhoods, Volume 3: Rockland, Burnside, Harris Green, Hillside-Quadra, North Park & Oaklands**

All four volumes of This Old House are now available at

Victoria City Hall & local independent booksellers

## TYPICAL SMITH HILL HOUSING STYLES



### Craftsman Bungalow (1900-29)

N. American Arts & Crafts style in natural building materials.

**Typical features:** • 1 to 1½-storeys

- low to medium-pitched roof with wide overhang
- exposed rafter tails, beams & knee brackets
- large front porch • posts on battered (tapered) piers



### Edwardian Vernacular Arts & Crafts (EV A&C) (1904-14)

A common builder's style in Victoria. 1½-storeys, steeply-pitched roof, asymmetrical main floor, symmetrical upper, horizontal belt course, tips of bargeboards meet ends of belt course.

- Typical features:** • front-gabled • dormers on sides of roof  
• contrasting cladding at different levels  
• inset corner porch balanced by projecting bay window



### British Arts & Crafts (1905-30)

Vernacular building types from British regions and periods. Frequent Tudor references such as stucco cladding with half-timbering.

**Typical features:** • asymmetrical design

- informal, functional plan
- prominent chimney



### English Cottage (1920-40)

Vernacular details derived from old English cottages.

**Typical features:** • asymmetrical rooflines

- steeply-pitched gables • arched entryways
- clad in stucco, often with Tudor half-timbering details
- casement windows • prominent exterior chimneys

## A Short History of the Garage



The first horseless carriages belonged to the wealthy and were kept in the carriage house. As the automobile became more affordable to the middle classes in 1910-20, they were housed in a new type of outbuilding, often matching the architecture of the house. Garage



doors evolved from double barn-style outward opening, to sideways sliding tracks, to vertically hinged folding doors and then to the overhead folding door. After the 1930s, cars began to move into the house, first to the basement



and later attached to the side. This greatly affected the overall footprint and design of houses and led to the development of the suburbs. There are many period detached garages in this neighbourhood. Outbuildings can also be Heritage Designated.

# SMITH HILL HERITAGE WALKING TOUR

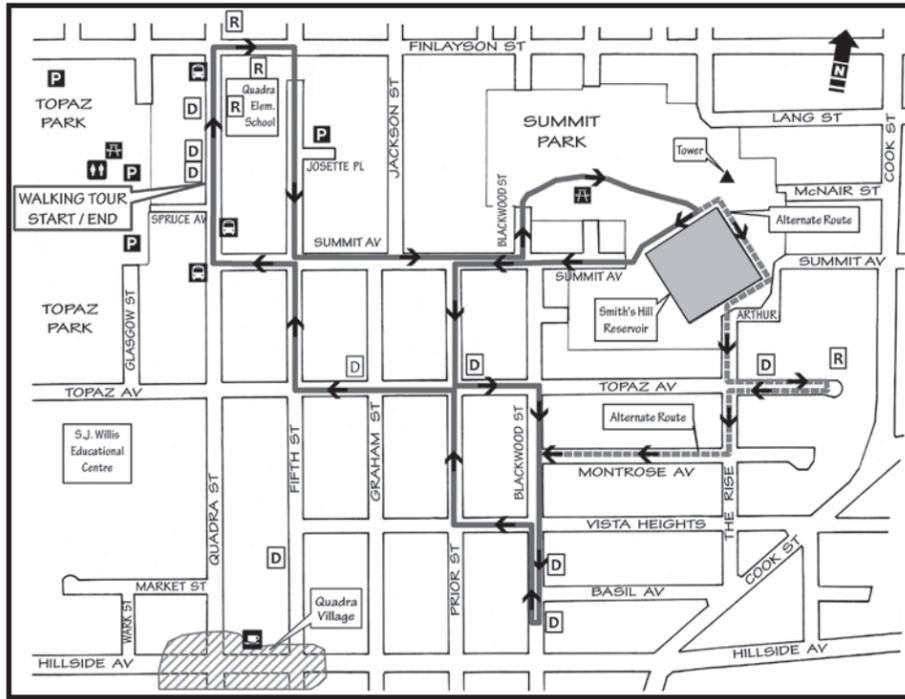


## LEGEND

### ABBREVIATIONS

- P**.....Parking
- W**.....Washrooms
- A**.....Picnic Area
- B**.....Bus Stop
- R**.....Refreshments
- D**.....Designated Heritage
- R**.....Registry Heritage
- A&C**.....Arts & Crafts
- arch**.....architect
- bldr**.....builder
- Br**.....British
- Col**.....Colonial
- Crafts**.....Craftsman
- Eng**.....English
- EV**.....Edwardian Vernacular

Please respect residents' privacy



### Start across from Quadra School playground

**3010 Quadra** **D** *Gonnason House (Linnaea)* 1900 Queen Anne Revival with a wealth of details; corbelled chimneys, angled bays, octagonal pepperpot turret, brackets & mouldings. Windows include round-topped (1 Palladian set) & double-hung with coloured Queen Anne glass. Porch has been partially filled in. 1st owner, Benjamin Gonnason, co-owned a millwork & moulding mill. 1981 Hallmark Award.

**3012** **D** 1919 A well-built Br. A&C; Tudor half-timbering in upper, brick lower, granite & sandstone foundation. Front box bay, side angled bay, dentil beltcourse, sandwich brackets, chamfered porch posts. Multi-paned/1 double-hung sash windows w horns. 1st owner Robert Dinsdale was a contractor & civil engineer.

**3020** **D** *Robert Dinsdale House* 1902 Dinsdale family home until **3012** was built. Symmetrical Chalet-style with granite foundation, brick main & dogtooth shingled gable. Classic details include paired Tuscan columns on entry porch, balustrade on upper bracketed sleeping porch.

**3024** 1931 arch. Spurgin & Johnson. Dutch Colonial Revival; side gambrel roof with full-width shed dormer, multi-paned double-hung windows, gabled portico with columns, front door has sidelights & transom.

• at Finlayson St look across at NE corner buildings

**3103 Williams' Automotive (Twin Oaks Service Station)** 1925 One of Victoria's last remaining neighbourhood garages originally had gas pumps under the hip-roofed extension & 1 bracketed post. Brick walls, original wood windows, folding garage doors, outdoor hoist at back. It was likely built by the 1st owners of **3107** & still belongs to the owners of the house.

**3107** **R** 1922 Edwardian Foursquare with high beltcourse & upper windows. A&C details include exposed roof rafter tails, multi-paned leaded lights, art glass transoms. Unusual features are the porte cochère, semi-circular front bay with granite lower & matching garden wall.

→ Turn right on Finlayson St

**3031 Quadra** **R** *Quadra School* 1912 1st classes were in a tent. 2-room brick Annex (now Jewish Community School) on Finlayson served as classrooms until main school was built, then as Industrial Training Centre 1916-50.

*Quadra Elementary (see photo)* 1914 arch. C. Elwood Watkins. Hipped roof (originally slate), exposed rafter tails, massive chimneys, symmetrical façade in light & dark brick, sandstone panels & keystones in segmental-arched entrances, concrete water table, 6/1 double-hung windows. Additions in the 1960s & '70s.

→ Turn right on Fifth Av - School playground

**3026 Fifth** 1912 EV A&C; shed dormer, knee brackets, exposed rafter tails, dentilated beltcourse, bracketed bay, diamond motifs in upper sashes of double-hung windows, inset corner porch, side-facing steps, stepped balustrade.

**3027** 1913 arch. H.T. Whitehead. Crafts. Bungalow; renovated in 2008, retaining many of its original features, right side entry, stucco with half-timbered gables, bracketed box bays. New 2nd entrance, siding, shingles & windows.

← Turn left on Summit Av

**1028 Summit** 1911 Col. Bungalow; bellcast hipped roof & front dormer, 2 side gabled dormers, cutaway bay window with art glass transoms, shingle basement & dormer, double-beveled siding on main. Porch has been altered, right side enclosed.

**1037** 1913 Crafts. Bungalow; side gabled with large shed dormers front & back, angled side bay, exposed rafter tails, knee brackets, notched bargeboard ends, period wire loop fencing.

**1042** 1921 Craftsman in original condition. Shingled lower, stucco with half-timbered gables, knee brackets, notched bargeboard ends. Later garage addition.

**1136** 1938 Eng. Cottage; steeply-pitched gables, leaded lattice windows, arched hood over entry, window boxes, downspout leaders, basement garage, rounded concrete steps.

**1144** 1933 Br. A&C; stucco with half-timbering, 2 hipped roof & a shed dormer, box bay, no eaves, prominent exterior brick chimney, multi-paned casement windows.

← Turn left on Blackwood St

**1150 Summit** 1909 arch. F.M. Rattenbury for Judge Richard Elliot. Edwardian A&C; bellcast multi-hipped roof, 1 shed

dormer, roughcast stucco & half-timbered upper, shingle lower, angled bay, double-hung windows - some with bracketed hoods, brick chimneys, matching garages. Converted to suites in 1912.

**3018 Blackwood** 1914 Br. A&C; cross-gabled with a gable dormer, stucco & half-timbered upper, double-beveled siding on main, double-coursed shingles on basement, wraparound corner porch with square posts & knee brackets, 2 box bays.

• from the end of Blackwood St, follow path through Summit Park in direction of the summit & Tel. tower

Summit Park protects one of the City's largest remnants of the endangered native Garry Oak meadow ecosystem, which includes wildflowers in the spring such as fawn lilies, satin flowers and camas. The rocky outcrops at the summit afford views of Mt. Baker, the Saanich Peninsula & beyond.

• upon reaching the paved path, turn right & follow back to Summit Av

• or scramble up to reservoir to take alternate route below which has more views that include the Olympic Mtns.

### ALTERNATE ROUTE AROUND THE RESERVOIR, TO SPENCER CASTLE & MONTROSE AV

• follow dirt path part way around the reservoir

Smith's Hill Reservoir, completed in 1909, was built to increase the water pressure of the City's water supply from Elk Lake. It's 5.8 m (19 ft.) deep. The reservoir was no longer used after 1964 when the Sooke Lake Reservoir was completed. It now serves as an emergency water supply, while providing habitat for migratory and resident birds.

← Walk downhill on The Rise, ← turn left on Topaz Av

**1310 Topaz** **D** 1911 *Oakleigh* Crafts. Bungalow; low-pitched roof, deep sleeping porch with projecting balustrade, inset corner porch, front & 2 side box bays.

**2906 Cook** (*glimpses through trees at the end of Topaz Av*) **R** *Spencer Castle (Fort Garry, The Rocks)* 1911-14 arch. H.S. Griffith's own miniature castle is the area's best known landmark. Br. A&C/Tudor Revival; square castellated turret, rough-cast stucco with half-timbered upper, granite foundation, main floor, turret & chimneys. Economic difficulties forced Griffith to sell. In 1918, David Spencer, son of the founder of Spencer's Dry Goods, purchased and occupied it for 50 years. In the 1970s it was incorporated into the surrounding condominium project & now serves as its social centre. Some of its once spectacular grounds & garden remain.

Turn back along Topaz Av, ← turn left on The Rise (formerly Jones St), → turn right on Montrose Av

The Rise & Montrose Av 2 large sequoia trees are located near the former entrance to W.J. Smith's 2½-storey brick house & stables, built in 1892 for \$8,000. In 1923 they were purchased by former Victoria mayor A.J. Morley (who lived at **1246 Montrose**) & turned into Sunhill (TB) Sanatorium. Windows were replaced with purple tinted "Vitaglass" which allowed the sun's beneficial UV rays to filter inside. The building was demolished in 1936.

**1235 Montrose** 1922 Crafts. Bungalow; jerkin-head gables, small dormer, double-coursed shingles, battered piers, corner porch.

**1231** 1922 Crafts. Bungalow; double-coursed shingles, exposed rafters, knee brackets, half-timbered gable, rock chimney.

• note the stone walls & street-level period garages

**1216** 1919 *Hillside House* Crafts. Bungalow; dentils above upper multi-paned casement windows & beltcourse, stone wall. Large verandah has been enclosed.

← Turn left on Blackwood Av, continue at **2821** →

→ Continue back along Summit Av to Prior St

**2987 Blackwood** 1938 arch. J. Graham Johnson, bldr./owner Harold Parfitt. Br. A&C; hipped roof & dormers, stucco with brick trim on balustrade, entry arch, corner quoins, window sills & chimney. Matching garage.

**2940/42 Blackwood** 1908 Br. A&C; hipped roof & front dormer, stone steps, balustrade & foundation, stucco & half-timbering, leaded lattice casement windows, large gabled dormers likely a later addition.

← Turn left on Prior St

**2941 Prior** 1931 Eng. Cottage; asymmetrical sloping catslide front gable, stucco, brick arched entry, casement windows.

**2940** 1911 EV A&C; gabled dormer, finials with drops, whale-bone bargeboards, bracketed box bay, 3 chamfered posts on inset corner porch.

**2930 Oak Cottage** 1914 arch. D.C. Frame. Crafts. Bungalow, low-pitched roof, exposed rafter tails, knee brackets, box bay, balcony with long English brackets.

**2927** 1893 One of the oldest houses in the area. Italianate; gable-on-hip roof with sandwich brackets, wide drop siding, double-hung windows with horns, angled & panelled box bays, concrete block foundation & matching garden wall.

**2915** 1912 arch. E.J. Parker. Crafts. Bungalow; exposed rafter tails, notched bargeboards, dentils, stucco & half-timbered gables, cutaway angled bay, corner box bay, granite porch, matching garden wall.

← Turn left on Topaz Av

**1128 Topaz** 1939 **D** Bungalow with retro Craftsman details; hipped roof, wide cedar shingle siding, concrete steps, plate glass window, dog-tooth shingles in double gables, leaded lattice transom windows, tapered casings, battered porch post on linker brick pier, trellis, original garage doors.

**1132** 1913 arch. E.E. Green. Col. Bungalow; low-pitched hipped roof & dormer, battered granite piers, shingled lower, beveled siding upper, corbelled brick wall chimney.

→ Turn right on Blackwood St

• look across to NE corner Sikh temple with tall flagpole

**1210 Topaz Gurdwara (Khalsa Diwan Society)** 1912, 1969. This Gurdwara (Sikh temple) dates from 1969. The original concrete block & brick building was designed by arch. H.S. Griffith in 1912. There are several Gurdwaras in this area. Sikhs have been part of the community since the first immigrants from India came to Victoria in 1904. Many found work in the forest industry or nearby lumber mills along the Gorge.

→ **2821 Blackwood (see photo)** 1911 Br. A&C; finial & stickwork in gable, side entry, box bays, banks of multi-paned casement windows, double-beveled siding, shingled basement & gable peaks. 1936 alterations by arch. J. Graham Johnson.



**2733** **D** 1913-17 Built with 8 patterns of moulded concrete block (Hydrostone) on basement, main floors, balusters & Ionic columns. Stucco & half-timbered upper, angled dentils on bargeboard.

**2715** **D** 1911 bldr./arch. James Fairall. Col. Bungalow; bellcast hipped roof & dormer, small sleeping porch with wraparound balustrade. Sleeping porches & verandahs were popular in the early 1900s when fresh air & sleeping outdoors were thought to be healthy & beneficial for those with tuberculosis & other respiratory illnesses. Many have since been enclosed.

Turn around & head back up Blackwood St

**2714, 2726, 2728, 2732 Blackwood** 1924 Pattern book houses by the Star Bungalow Constr. Co. When the economy began to recover after WWI in the 1920s, pattern book house plans were revived from the pre-war years, resulting in slightly old-fashioned "Bungalow lifestyle" houses.

← Turn left on Vista Heights (formerly Seaview Av)

**1130-1170 Vista Heights** 1937-38 Five spec-built bungalows by R.H. Harrison; stucco, arched entries, basement garages. Only **1130** has retained most of its original features.

→ Turn right on Prior St

**2809, 2811, 2815 Prior** 1911-12 Similar Edwardian houses built by F. Eiler. Hipped roof, front & side gables with 2-storey projecting angled bays. Upper balconies may be later additions. Very similar designs by same owner in 1912 at **2712** & **2726** Prior.

**2826** 1914 arch. E. Butterfield. Crafts. Bungalow; gabled porch, both shed & gabled dormers, exposed rafter tails, knee brackets, double-coursed shingles on main, stucco with half-timbering on gables & between upper windows, front & side box bays.

**2829** 1912 arch. E.J. Parker. Crafts. Bungalow; front gable stucco with half-timbering, dentils, notched bargeboards decorative beams, corner porch with recessed entry, shingles, fieldstone porch & foundation, leaded lattice windows.

← Turn left on Topaz Av

Topaz & Graham unusual rock walls built in layers (courses) of different sizes and textures of stone. Rock walls can also be Heritage Designated.

**1052 Topaz** 1906 **D** bldr./owner Walter Cronk. Col. Bungalow; bellcast hipped roof with 4 dormers, box & cutaway angled bays, segmental arches between chamfered posts with capitals in recessed porch, art glass windows.

**1051** 1912 arch. E. Butterfield. Crafts. Bungalow; double-bevel siding main, shingle basement, stucco & half-timbered upper, exposed rafter tails, knee brackets, drop finials, posts on concrete battered piers, front box bay, triple windows, art glass.

**1046** 1912 EV A&C; stone foundation & battered piers, brick main & porch posts, stucco box bay & gables.

→ Turn right on Fifth St

**2928 Fifth** Col. Bungalow; bellcast hipped roof & dormer, recessed corner porch, beaded double-bevel siding.

← Turn left on Summit Av

**2943 Quadra** 1912 arch. W. L. Lanning's house. Edwardian Foursquare; hipped roof with gabled dormers, corner entry off wrap-around verandah with square posts, pedimented gables over entry & dormers, bevel siding, art glass.

→ Turn right on Quadra St & return to start

**3001** 1937 English Cottage; stucco with half timbering in steep gables, arched entryway, casement windows, prominent front brick chimney.

We're always interested in acquiring new information or seeing old photographs. Please contact VHF.