

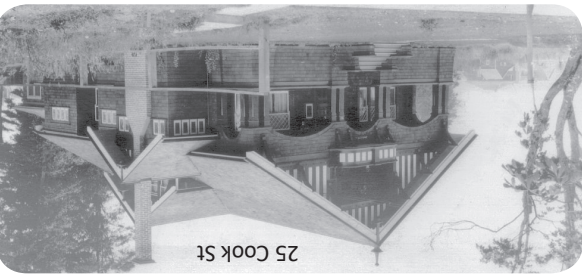
1917 postcard, coll. Greg Windwick



c.1912, coll. Ron Greene



1913, plans: G.C. Mesher



c.1913 photo: York family

## VINTAGE FAIRFIELD

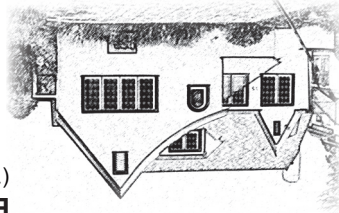
### About Southwest Fairfield

This low-lying area of Fairfield was once open meadows, grasslands and marshes with two small streams. These were important to the Songhees First Nations people as a winter canoe portage to avoid the dangerous approach to the harbour during heavy seas. In 1843 James Douglas landed at Clover Point to establish a trading post for the Hudson's Bay Company. Queen Victoria later appointed him Governor of Vancouver Island and then British Columbia. Douglas subdivided the land and purchased 418 acres for himself, naming it Fairfield Farm. To the east were the lands of Joseph Pemberton and of Isabella Ross, the first female landowner in BC. Douglas leased out most of his land for cattle grazing and farming. In the mid 1860s the Henley family leased some farmland on Dallas Rd near Linden Ave and soon opened a roadhouse known as Henley's Hotel and later as Cliff House. There was a military presence established on the waterfront between Cook St and Clover Point as early as 1866. A rifle range was located on the waterfront from 1900 until 1931.

Fairfield was still largely undeveloped until the arrival of the electric street car line. This coincided with Victoria's largest building boom that began in 1907 and ended in 1913. Swamps were drained and the streams culverted. The dairy farms, Chinese market gardens and the skating ponds disappeared. Boulevard streets with residential lots were laid out in a rectilinear grid. The No. 6 Foul Bay streetcar line began operating in 1909 and intensive development took place along the route soon after. Fairfield evolved into a streetcar suburb. The land boom resulted in a very competitive building industry with many spec-built houses. Houses were often built and financed on the installment plan by local builders such as W. Oliphant, J. Moggey and A. McCrimmon as well as larger construction companies such as The Ward Investment Co. and The Bungalow Construction Co. They often purchased several lots in a row and built similar looking homes. This rapid development of Fairfield resulted in a cohesive and successful, middle-class neighbourhood of mostly single-family homes with small private gardens.

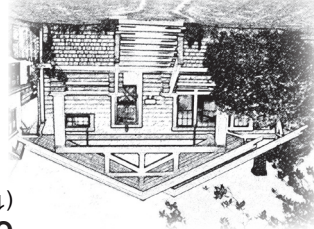
Fairfield has remained a dynamic community that is a reflection of its residents and their times. The WWII war-time demand for inexpensive accommodation and the difficulties of sustaining large houses in the post-war period resulted in many homes being converted into suites. A similar trend is seen today, with homeowners and developers renovating and sometimes raising houses to create additional suites. It is hoped that this will be done in a sympathetic way that preserves the architectural style of the buildings and the human scale of the streetscape.

Simple, clean lines with variety of details  
**Typical Features:** • asymmetrical sloping cat-side roofline  
 • clad in stucco, sometimes with half-timbering  
 • Tudor detail) or rustic boards • arched entryways  
 • casement windows • dove-cote-like attic vents  
 • small windows beside entry



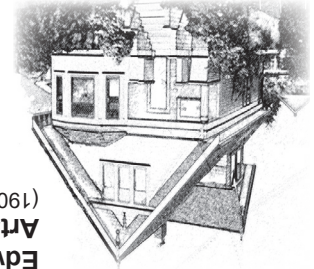
English Cottage  
(1920-1940)

North American Bungalow is an orientalized version, built closer to ground. **Typical Features:** • 1 to 1½-stories  
 • low to medium-pitched roof with wide overhang  
 • exposed rafter tails, beams & knee brackets  
 • large front porch • posts on tapered piers



California Bungalow  
& Craftsman  
(1900-1930)

1½-stories, 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



Edwardian Vernacular  
Arts & Crafts  
(1904-1914)

## HOUSING STYLES

### 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 offered funding assistance to owners of Heritage-Designated houses, and since 1983, the Victoria Heritage Foundation (VHF) has administered this grants program. Grants are awarded for structural work, seismic upgrading, and rehabilitation and maintenance of exteriors and designated interiors, outbuildings, walls and fences. There are now over 400 Designated houses, the newest being built in 1969; most have received grants, 91 have won Hallmark Heritage Society Awards for rehabilitation. In 1989, the City established Victoria Civic Heritage Trust to extend its successful program of grants to include commercial, institutional, industrial & apartment buildings, and in 1998 the City began a tax incentive program to help fund seismic upgrading.

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

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For more information about the residential funding program for Designated houses, contact:

Victoria Heritage Foundation  
 ☎ 250 383-4546  
 vhf@victoriaheritagefoundation.ca  
 www.victoriaheritagefoundation.ca

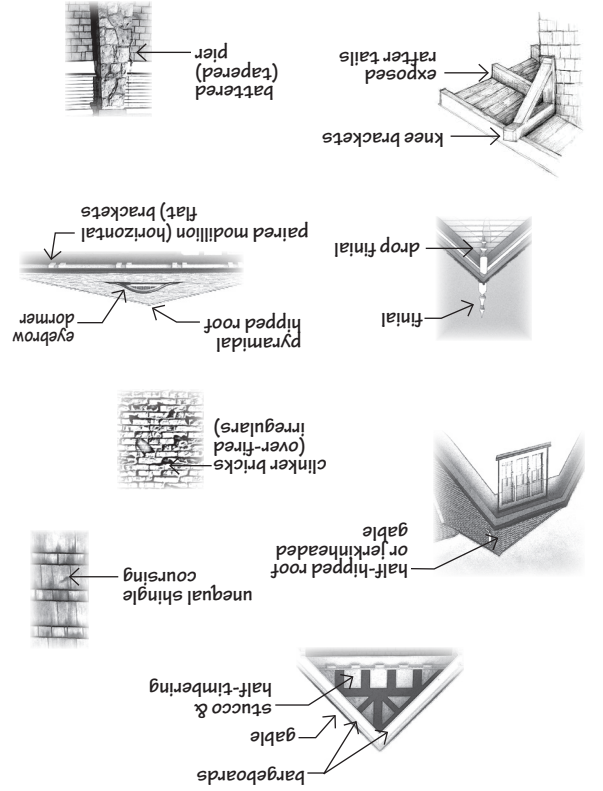
Researched, written & produced by VHF Executive Director Brigitte Clark & Education Committee volunteers: Jennifer Nell Barr, Nick Russell, Sharon Russell, Audrey Prendergast, Bill Muir & Gwen Ewan.



The Victoria Heritage Foundation is funded by the City of Victoria

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All four volumes of *This Old House* are available at Victoria City Hall & local independent booksellers.  
*Volume 4: Fairfield, Gonzales & Jubilee*  
*This Old House, Victoria's Heritage Neighbourhoods*, website and in the publication:  
 listed on the City of Victoria's Heritage Register, can be found in the Victoria Heritage Foundation's  
 Detailed information on Fairfield buildings complete with photos of all buildings.  
 The VHF website includes the walking tours, VHF and locations throughout the neighbourhoods, the Tourist Info Centre on the Inner Harbour, these are available from Victoria City Hall, Vic West, Oaklands & Gonzales neighbourhoods.  
 Fernwood, Fairfield, Hillside-Quadra, Burnside, for parts of the James Bay (2), North Park, *Neighbourhood Heritage Walking Tour* brochures  
 Victoria Heritage Foundation has produced



## ARCHITECTURAL FEATURES

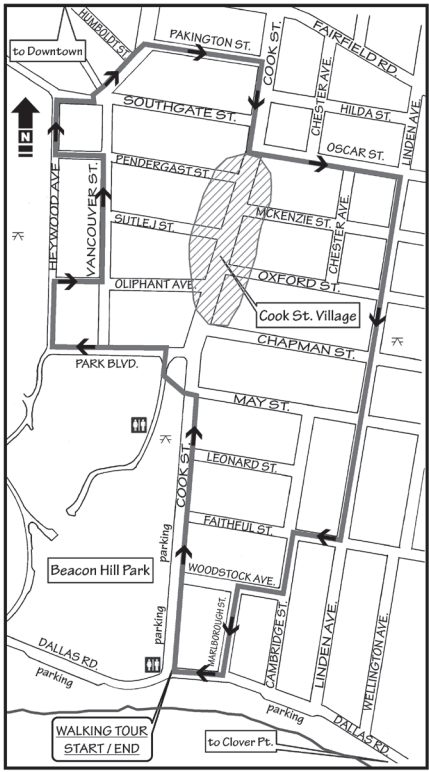
# FAIRFIELD HERITAGE WALKING TOUR

## SOUTHWEST FAIRFIELD

The southwest corner of Fairfield is a picturesque neighbourhood with pedestrian-friendly, tree-lined streets. This self-guided walking tour briefly describes some of the buildings of interest along a route that begins & ends by the waterfront at Dallas Rd & Cook St, passing alongside Beacon Hill Park. The tour covers approximately 3.2 km (2 miles) and takes about 2 hours to complete. You may want to take a break for refreshments in Cook Street Village, browse through the shops or have a picnic in Beacon Hill Park.



# SOUTHWEST FAIRFIELD HERITAGE WALKING TOUR



**D** Heritage-designated properties are protected by municipal bylaw. Exterior cannot be altered or building demolished without City approval. Designated houses are eligible for rehabilitation grants from VHF.

**R** Heritage-registered properties are not formally protected. Heritage values are recognized and may warrant future preservation.

- Please respect residents' privacy
- Many buildings described are not on the City's Heritage Register



↑ **START AT SE CORNER OF COOK ST & DALLAS RD**

**1 Cook** **D** *Dashwood Manor* 1912, architect Mitton & Whitehead. British Arts & Crafts with Tudor half-timbering & faux pegs; wide eaves with brackets & modillions, granite lower, box bays, porch with one massive bracket, elaborate chimneys.

**15 R** 1913, Craftsman Bungalow; side-gabled with large front dormer, wide eaves with large knee brackets, exposed rafter tails, sleeping porch flanked by diamond-shaped windows, foundation with stone piers.

**25 D** *Inglenook* 1910, architect H.J. Rous Cullin. Picturesque British Arts & Crafts/Chalet style; large bracketed gable, finials, sleeping porch with projecting balcony above verandah, front door with semi-circular window & 2 small sidelights, wood lattice upper window sashes with horns. Designation includes interior inglenook around fireplace & entry foyer.

**59 D** *Southern Manor* 1913, architect Thomas Hooper for Christina Haas who also owned a brothel at 715 Broughton. 5-bay Georgian; prominent semi-circular front porch, 2-storey Greek Ionic columns with volutes in capitals, porte cochère, 3 bedrooms plus boudoir - each with own entrance & bathroom, secret door to liquor cellar.

**75 D** 1926, British Arts & Crafts/Cotswold Cottage; asymmetrical gabled roof, shed-roofed dormer, roughcast stucco & arched entry.

**97 D** 1911, builder John Avery pioneered use of concrete block in Victoria. Craftsman Bungalow with slate roof, exposed rafter tails. Note different textures of blocks & colours of tuck pointing, corner quoins simulating stone, matching garden walls.

**105** 1925, British Arts & Crafts; roughcast stucco, jerkinhead gable & dormer, triangular brackets, exposed eaves, parged chimney.

**139 R** 1911, builder John Avery. Craftsman Bungalow similar to **97**. Slate roof, upper porch, wraparound verandah with pergola, stained glass. Concrete block garden walls, verandah piers & chimney.

**159 D** 1913, architect/builder George Mesher. *Hampton Court* was one of Victoria's earliest & most elegant apt. blocks. Owned for many years by British Guinness family. Tudor half-timbering, tiers of bay windows, inset balconies, leaded lattice windows.

**165** 1935, British Arts & Crafts cottage; prominent tapered chimney with niche.

**D** *Beacon Hill Park's* original 1850 size was over 220 acres. About 154 acres remains useable as park today. This walking tour enters a 32 acre section of land formerly part of the park at Park Blvd and continuing north. The Hudson's Bay Company sold the northeast corner of the park before 1864. Now buried under city streets, sidewalks and boulevards is another 30 acres of park land. The boulevard and sidewalk on the east side of Heywood Av is still officially part of Beacon Hill Park.

← **CROSS COOK AT MAY CROSSWALK, FOLLOW PATHWAY THROUGH BEACON HILL PARK, ← TURN LEFT ON PARK BLVD**  
**1020 Park** *Park Blvd Apts.* 1959, architect W.R. Brownlee. International Style Modernism; simplified lines, uniform wall & window surfaces with a lack of ornamentation, original aluminum windows.

**900 R** *Tweedmuir Mansions Apts.* 1936, architect W.J. Semeyn. Streamline Moderne; Machine Age geometric elements, fluting details on stepped parapet & canopy over corner entrance, original door & wood casement windows. Victoria's first building with a penthouse suite.

→ **TURN RIGHT ON HEYWOOD, → RIGHT ON OLIPHANT**  
**905-911 Oliphant** 1976, architects Wagg & Hambleton. Townhouses in natural materials & finishes, unequal-coursed shingles, angled bay entries, oriel windows, stained glass, chimneys with arched tops.

← **TURN LEFT ON VANCOUVER ST (formerly Wallace St)**  
**303, 307, 311, 315 & 319** 1907-12, builder W. Oliphant for #307, 319. Cluster of Edwardian Vernacular Arts & Crafts houses typical of many affordable middle-class homes built in Fairfield during building boom of 1907-13. Most have been altered.



**Sidewalk Tiles** - Blue & white ceramic tiles with street names. Installed beginning in 1907, made in Ohio until 1935 using the encaustic technique. They were often destroyed during sidewalk reconstruction - now they are cut out with the surrounding concrete and embedded in new cement. There are approximately 60 left in the City - over 30 in Fairfield.

**940 Heywood** **D** 1916, unusual Foursquare; low-pitched bellcast hipped roof with eyebrow dormer, paired modillion brackets, angled front bracketed bay with piano window & two side 2-storey box bays. Designated garage has rear extension - necessary as cars became longer.

**936 D** 1939, architect Hubert Savage for the Garmans. English Cottage; simple design in original condition & colour scheme, including garden path. Shallow or non-existent eaves, round side window, louvered gable vent, chimney with clinker bricks.

→ **TURN RIGHT ON SOUTHGATE ← LEFT ON VANCOUVER**  
**970 Southgate** 1977, Gregory Tull Design. Townhouses staggered in height & setbacks conform to irregular-shaped lot.

**490 Vancouver** *Avon Court Apts.* 1948, architect D.C. Frame. Courtyard apartment complex unique in Victoria. Tudor details include jettied bays & half-timbering. Note horizontal tripartite corner casement windows.

**998 Humboldt** *Beaconsfield Inn B&B* 1908, architect Samuel Maclure for L. & G. Geare (daughter of R.P. Rithet; Victoria Mayor, MLA). Foursquare with Tudor half-timbering; hipped roof, stained glass & leaded lights, corbelled brick chimneys. Maclure's 1919 alterations included changes to porch & entrance.

→ **TURN RIGHT ON PAKINGTON**  
• note Birch boulevard trees

*Boulevard Trees enhance the streetscape and urban forest. Herb Warren, Parks Supt. from 1931-70, promoted many "beautification" projects that included planting ornamental boulevard trees such as the newly-popular Japanese Cherry and starting Victoria's hanging flower basket program in 1937.*

**1029-31 Pakington** **D** 1890, architect Thomas B. Norgate. Vernacular Italianate with Eastlake porch balustrade; bellcast hipped roof, fish scale shingles in belt course, bay window with brackets, west side balcony, recessed entrance, period colours.

**1034 D** 1929, this British Arts & Crafts Cotswold Cottage was promoted as a middle-class "model home." Rolled roof edges imitating thatch, brick chimney, entryway arch & balustrades. Original concrete garden wall, corner steps, diagonal walkway.

**1035 R** 1928 & **1039** 1931, English Cottage style. Note details: louvered vents in gable, porches with arched entry, leaded glass, stucco, half-timbering.

**1043** 1932, architect Spurgin & Graham. British Arts & Crafts; multi-hipped roofs & dormers, three side angled bays.

→ **TURN RIGHT ON COOK ST**

**402-10 Cook** 1940, five attached Cottage-style units contribute to Cook Street's "village" atmosphere. Updated in 2004, received Hallmark Award for rehabilitation.

**1069 Southgate** *Casa Verde* 1949, architects Birley, Wade & Stockdill. Apt. block, flat stucco façade interrupted by horizontal banding & prominent elongated diamond motifs with up/down can lights.

← **CROSS COOK AT OSCAR CROSSWALK, EAST ON OSCAR**

*Cook Street Village is located in the 3 short blocks to the south. It retains its small-town atmosphere & includes unique shops, cafés & a pub. Note large Horse Chestnut trees planted 1893.*

**1141 Oscar** 1910, well-preserved Edwardian Vernacular Arts & Crafts; two shed-roof dormers, offset porch with four chamfered posts.

**1148** 1911, builder H.T. Knott. Foursquare; bellcast hipped roof & 4 dormers, wide eaves, shingle siding & half-timbering, side entrances, boxed bays. Altered windows & sleeping porch.

• at Linden, look north at two corner houses:

**404 Linden** 1913, 2½-storey Foursquare; hipped roof & dormers, upper porches, curved verandah, half-timbered upper, tapered posts on granite piers, matching garden walls.

**403** 1908, builder A. McCrimmon. Fine Edwardian Vernacular Arts & Crafts; finials, whalebone bargeboards, upper sleeping porch, two front cantilevered box bays, side entrance in partially recessed porch. 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.

→ **TURN RIGHT ON LINDEN AVE**

**357 Linden** 1927, architect C. Elwood Watkins. Spanish Colonial Revival; display home for Victoria Electric Assoc. - City's first completely "electric home." Original stucco now covered by stone veneer, tower over entry, triple-arched windows.

**353** 1915, asymmetrical Foursquare (raised); bellcast roof, arched window on porch side, brackets, exposed rafter tails, clinker brick chimney. Note small hidden upper corner balcony.

**349 D** 1922, Craftsman Bungalow; side entrance, picture windows with paired leaded transoms, original Designated garage.

**345** 1913, architect J.H. Park. California Bungalow; full-width porch, battered posts, gable stickwork with orientalized posts & beams, split bargeboards, extended lintels over windows & door.

**320 D** 1912, well-preserved Arts & Crafts Colonial Bungalow; symmetrical façade, triangular gabled dormer with no sidewalls, recessed verandah & classical Edwardian details on porch posts.

**310 Vancouver** 1911, builder J. Moggey. Craftsman Bungalow with stone piers in tapered rubble stone, triangular brackets under eaves.

**325** 1910, builder Wm. Oliphant. Colonial Bungalow (raised); bellcast hipped roof & dormer, modillion brackets under eaves.

**335** 1920, builder J. Moggey. Hip-roofed bungalow with gabled front porch, exposed rafter ends, large porch brackets. Side addition.

**405** 1909, architect Wm. D'Oyly Rochefort. British Arts & Crafts/Chalet; chamfered porch posts, dentil belt course, beaded double-bevel siding main.

← **TURN LEFT ON PENDERGAST**  
→ **RIGHT ON HEYWOOD**

Beveled glass in front door with leaded glass sidelights, paired wood lattice windows in dormer.

**273 R** 1912, California Bungalow; decorative beam & bargeboard ends, half-timbering in gables, unusual window casings, clinker brick chimney, full-width verandah with granite piers, front & side box bays, unequal-coursed shingles. Large south side shed-roofed addition.

**245 R** 1912, "Trueman" Bungalow; low-pitched roof, exposed beams & rafters, bargeboards with slotted tips, corner verandah with river rock piers, double-coursed shingles, angled door with multi-paned beveled glass.

**242** 1913, architect E.E. Green. Craftsman Bungalow; L-shaped corner porch with original front door & hardware, stickwork on side gables, large clinker brick piers & side chimney, Craftsman windows. Famous hockey family Lester Patrick's home until 1960s. They built Patrick Arena (Canada's 1<sup>st</sup> artificial ice arena, burned down 1929) where he led Victoria Cougars to Stanley Cup in 1925.

**217** 1911, Craftsman Bungalow; front box bay, large knee brackets, block, on bargeboards imitating beam ends.

**1190 May (at Linden)** 1912, architect D.H. Bale. 3-storey apt. originally with corner store. Shallow cantilevered box bays, modillion brackets under eaves. Altered: siding, doors, steps. Store windows replaced, but most others retain original wavy glass.

*Electric Streetcars shaped the development of the area. The No. 6 Foul Bay line began operating in 1909 down Cook and May to Fairfield Rd, ending at Foul Bay Rd. Development followed the route. Corner shops and small apartment blocks grew up near its stops. May St was wider than other streets to accommodate the streetcars. By 1948 they were replaced with buses, using the same route.*

↑ **CROSS MAY (formerly Snowden St), CONTINUE ON LINDEN**  
**155 Linden** 1922, British Arts & Crafts cottage; jerkinheaded gables, side entrance, unusual double knee brackets, exposed rafter tails, curved, angled & box bays, wood & leaded multi-paned windows.

**139** 1925, Eclectic French cottage; pyramidal hipped roof, large chimney, roughcast stucco with concrete corner quoins, round-arched entry hood on double brackets, multi-paned casement windows with flower boxes. Note matching garage.

**135** 1913, architect D.C. Frame. British Arts & Crafts with Tudor details; asymmetrical roofline, shed-roofed dormer, corner porch with English brackets to posts, double-coursed shingled main, double-coursed siding lower, art glass transoms, cantilevered box bay, large side wall chimney.

**134** 1911, architect Bresemann & Durfee. Craftsman Bungalow; multiple gables with knee brackets, exposed beams & stickwork.

**120** 1912, Foursquare; offset front entrance, double-bevel & shingle siding. Windows replaced, porch enclosed.

**119** 1928, English Cottage; asymmetrical catslide front gable, shed dormer, bowed bay & multi-paned windows, arched entry.

• at Faithful, look south at two corner houses:

**93, 94 Linden** 1912, similar Craftsman Bungalows; designer/builder A. McCrimmon. Note different details on each.

→ **TURN RIGHT ON FAITHFUL ST, GO TO CAMBRIDGE ST**  
• at Cambridge, look west at two corner houses:

**1150 Faithful** 1912, British Arts & Crafts; side-gabled with large front-gabled dormer (possibly former sleeping porch), jettied side upper box bay, long English brackets on verandah.

**1149** 1921, architect Percy Fox. California Bungalow; low-pitched roof, oriental details in porch gable. Alterations include upper gable addition.

← **TURN LEFT ON CAMBRIDGE ST**

**62 Cambridge** 1922, California Bungalow; large open porch with battered piers & orientalized gable details. Stucco replaces original siding.

**51, 53** Recent in-fill housing, sympathetic in scale & style.

→ **TURN RIGHT ON WOODSTOCK AVE**

**1140 Woodstock** 1916, architect H.S. Griffith. Arts & Crafts Foursquare; granite foundation, piers, chimney & garden wall, heavy timbered porch with Tudor arch, coved corner oriel bays, art glass, original garage doors.

**1145** 1926, Federal cottage; classical details; lunette windows in half-round dormer & pedimented temple-front portico with Tuscan columns, multi-paned windows.

**1121 Romland Manor** 1912, builder H.T. Knott. British Arts & Crafts; open gable eaves with no bargeboards, heavy granite piers, leaded casement windows, long brackets, newer stucco.

← **TURN LEFT ON MARLBOROUGH ST (formerly Chester Av)**  
• note Spanish Chestnut boulevard trees

**51 Marlborough** *Marlborough House* 1912, architect Thomas Hooper. British Arts & Crafts with Tudor half-timbering & faux pegs; 3 angled & 2 2-storey bays, roughcast stucco, heavy porch posts, corbelled brick chimneys, matching garage. Converted to 7 apartments in 1941.

**32 Marlborough Apts.** 1919, architect H.J. Rous Cullin. Foursquare with Tudor half-timbering; symmetrical façade, bellcast roof & dormer, tapered concrete block piers, wood lattice upper sashes. Converted to 4 apts. in 1944.

**28 R** 1922, architect Samuel Maclure. British Arts & Crafts; stucco with curved half-timbering, angled bay, side entrance, tall parged chimney. Former home of Herb Warren, influential Victoria Parks Superintendent 1931-50.

**1124 Dallas** 1912, Foursquare; architect Jesse M. Warren. Granite porch with battered piers, portico entrance with Tudor arches, oval cameo window, leaded glass, bellcast roof & 2 dormers, one gabled dormer, clinker brick chimney, 2 cantilevered corner box bays facing Dallas. Converted to 5 suites in 1942.

*The Dallas Rd waterfront between Cook & Clover Pt was used as a rifle range from 1900-31 with targets on the grassy loop at Clover Pt. Today it's a popular recreational area with views of the Strait of Juan de Fuca, Port Angeles and the Olympic Mountains beyond in Washington State.*

→ **TURN RIGHT AT DALLAS RD & RETURN TO START**