

Working class houses, owner or carpenter-built  
 Typical features: • Simple house forms lacking stylistic tendencies • Borrowed elements from other styles • decorative trim mass-produced or from pattern books



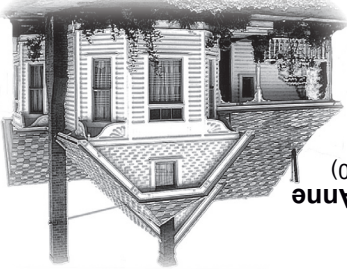
**Vernacular (Folk) Victorian**  
 (1870-1910)

Cubical, symmetrical facade with low-pitched roof  
 Typical features: • small front porch • no beltcourse • overhanging eaves with decorative brackets • angled & box bay windows often 2-storeys • tall, narrow double-hung windows



**Italianate**  
 (1860-1900)

Asymmetrical facade with steeply-pitched roof  
 Typical features: • variety of surface treatments • turrets, finials decorated cornices & bargeboards • cutaway angled bay windows • double-hung windows • prominent front porch with spindlework



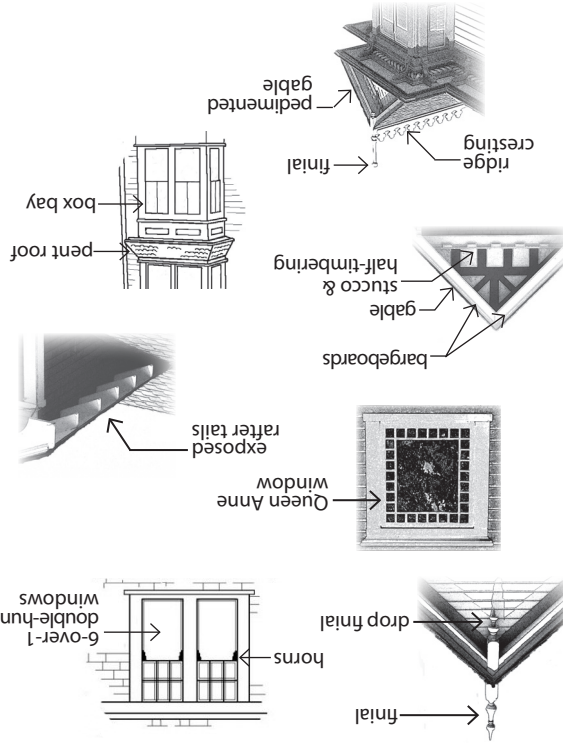
**Queen Anne**  
 (1880-1910)

## HOUSING STYLES

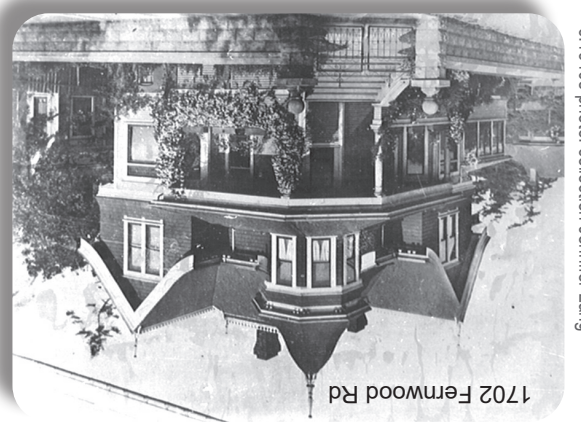
All four volumes of *This Old House* are available at Victoria City Hall & local independent booksellers.

Volume 1: *Fernwood & Victoria West*  
*This Old House, Victoria's Heritage Neighbourhoods*, website and in the publication can be found on the Victoria Heritage Foundation's listed on the City of Victoria's Heritage Register  
 Detailed information on Fernwood 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 neighbourhoods. Fernwood, Fairfield, Hillside-Quadra, Burnside has produced *Neighbourhood Heritage Walking Tour* brochures for parts of the James Bay (2), North Park, Victoria Heritage Foundation



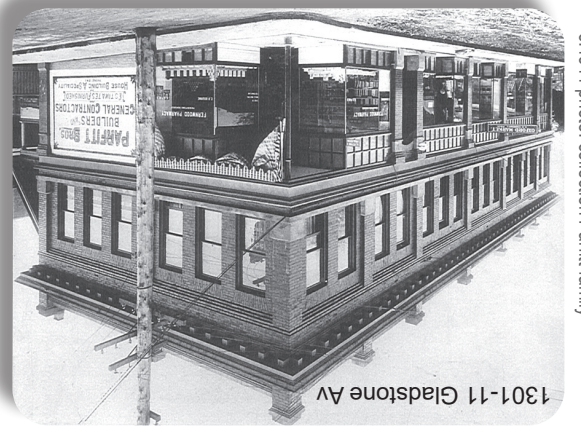
## ARCHITECTURAL FEATURES



c.1910s photo: collection Jennifer Lang



1933 photo: collection Sheila Haeger



c.1911 photo: collection Parfit family

## VINTAGE FERNWOOD

### About Fernwood

Fernwood is part of the homelands of the Lekwungen people (today's Songhees and Esquimalt First Nations). Originally a wilderness area of Garry Oak meadows and wildflowers, natural springs, swamps and ponds, the landscape also contained extensive sand and gravel deposits left after the retreat of the last Ice Age.

In 1850 James Douglas purchased land surrounding Fort Victoria for the Hudson's Bay Company and then sold large parcels to early colonists. Ten acres was set aside as School Reserve, now site of Central Middle School. The 95-acre parcel east of Fernwood Rd was sold to surveyor Benjamin Pearse. In 1860 he built a substantial fieldstone Italianate Villa on the hill near Fort and Fern and named it *Fernwood Manor*. The house, demolished in 1969, was the source of the neighbourhood's name.

The 1858 California gold rush spurred the expansion of Victoria and by the 1880s much of Fernwood had been subdivided. Some of the earliest houses were cabins and cottages.

The fresh water springs emerging from the gravel ridge were an important source of drinking water for the growing town until the mid 1870s, when Victoria started piping water from Elk Lake. Water was carried in barrels by horse carts and later piped to households in wooden pipes. Concrete block factories operated on the site of what is now Victoria High School to take advantage of the abundant gravel. The gravel deposits were later extracted to pave roads and sidewalks and to fill in the James Bay mudflats for the construction of the Causeway and the Empress Hotel.

In 1891 the streetcar line from James Bay to Fernwood via Pandora, Cook, Caledonia, Chambers and Gladstone was opened. Commercial buildings were built at the end of the line and nearby residential development accelerated. Today's streets and many houses date from this era (1890-1912).

Many of the early inhabitants were builders and tradesmen of all types - builders, bricklayers, stone masons and carpenters - attracted to the area by the proximity of the brick and gravel yards. Their skills created outstanding and enduring examples of Victoria's housing. Many of these houses are now on the City of Victoria's Heritage Register and homeowners are conserving them for future generations to appreciate.

### 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 owners 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 the City of Victoria.

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 Maria Buhne & Education Committee volunteers Jennifer Nell Barr, Nick Russell, & Brigitte Clarke



The Victoria Heritage Foundation is funded by the City of Victoria

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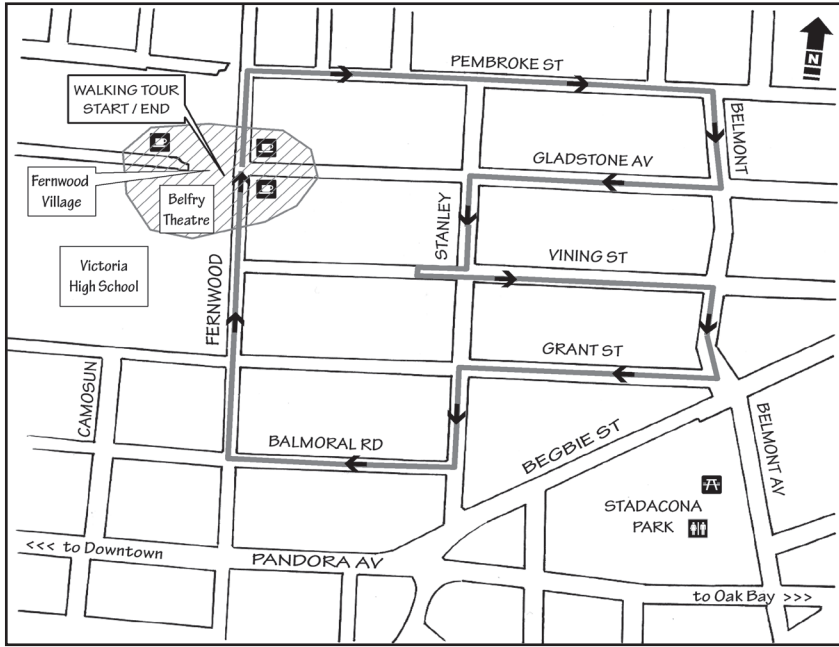
## FERNWOOD HERITAGE WALKING TOUR

### FERNWOOD VILLAGE

Fernwood is a friendly, eclectic community with a wealth of old houses and a revitalized village centre. This self-guided walking tour briefly describes some of the buildings along streets beginning and ending at the Belfry Theatre in the heart of Fernwood Village. The route covers 2.3 km (1.5 miles), taking about 1½ hours to complete. You may want to take a break in nearby Stadacona Park or in one of the village's cafés.



# FERNWOOD VILLAGE HERITAGE WALKING TOUR



**D** Heritage designated properties are protected by municipal bylaw. Exterior can not be altered or building demolished without approval. Designated huses 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 THE BELFRY THEATRE ON SW CORNER OF FERNWOOD RD & GLADSTONE AV

**1900 Fernwood** **D** *Belfry Theatre* since 1976, has won several awards for rehabilitation. Cool-Aid Society owned building and provided social services here 1970-90. Chapel facing square built 1886 for Baptists. In 1892 architect Thomas Hooper designed main sanctuary with Romanesque arch stained glass window, 3-storey belfry with octagonal steeple.

**Fernwood Square** was the terminus of the Spring Ridge streetcar from 1891-1948. The village once included a bank, butcher, grocery, bakery and pharmacy. In the 1970s Gladstone Av was closed & the square was created as part of the Spring Ridge Neighbourhood Improvement Program.

**1284-98 Gladstone** **R** 1911, with 1919 & 1941 additions. Built by Parfitt Bros as Imperial Bakery for Rennie & Taylor. Bread was delivered via horsedrawn wagons. Outline of arched stable door still visible on Fernwood. The five Parfitt Bros were contractors who lived in the neighbourhood and built many residential, commercial & institutional buildings in Victoria.

**1302 Gladstone** 1904, *Fernwood Inn*. Grocery, bank & many other businesses have been here. Building altered over years.

**2008-10 Fernwood** **D** 1913, *Rennie & Taylor Apts*. Designer/builders Parfitt Bros. Brick with parapet, metal cornices. Originally 2 shop fronts. Rehabilitation was 2008 Hallmark Award winner.

**2009** 1893, *Odd Fellows Hall*, then a grocery & post office.

**2014** 1891, **2016** 1890, modest Vernacular Victorian cottages.



photo c. 1900, coll. Edna McLean

**2103 (NE corner)** **D** 1888-96, owner/builder Hutchinson Hodgson. Italianate style with Queen Anne details; pair of 2-storey bay windows, pent roof between floors, ornate porch, ridge cresting. Previously covered with aluminum siding.

## → TURN RIGHT ON PEMBROKE ST

**1307, 1309, 1311, 1315, 1317 Pembroke** 1890-93, modest workers' cottages. Many alterations, some were raised, likely in the 1920s to accommodate garages.

**1335** 1912, Craftsman with shallow box bay and large knee brackets in front gable. Note restored granite garden wall.

**1342-44** 1892, left side with cutaway bay and Queen Anne window is original. Right side is 1990s duplex addition.

**1347** **R** 1889, symmetrical Victorian cottage with 2 cutaway bays. Owner/builders were 3 sea captains from Newfoundland.

**1400** **D** 1893, owner/mason John Terry. Brick houses are rare in Victoria, most were built by bricklayer owners. Note decorative feature in gable on this Homestead style house.

**1414** **D** 1889, Victorian 1-storey, rebuilt 1907-14 as Edwardian Vernacular Arts & Crafts with 2 angled bays. Porch now enclosed.

**1417** **D** 1892, *Tintern*. Owner/mason Billy Heatherbell. Wife Annie died in Pt Ellice Bridge disaster. Decorative concrete in peak, lintels & quoins. Timber Arts & Crafts porch is a c.1910 addition.

**1421** 1900, Arts & Crafts Bungalow with steeply-pitched bellcast hipped roof & dormers, cantilevered bay.

**1439** **D** 1893, Queen Anne cottage with brick foundation, pedimented gable over cutaway angled bay. 1<sup>st</sup> owners Oliver & Gudrun Johnson were part of Fernwood's Icelandic community.

**1444-46-48** **D** 1891, Italianate cottage with paired eaves brackets, symmetrical ornate angled bays. House was moved from corner in the 1990s and is now 3 strata units.

**1449** **D** 1889, owner/builder John Henry Adams. Cubical Italianate with 2-storey bay, pent roofs, cresting & brackets on porch.

**1461** **D** 1911, *Earl Clarke House*. Clarke was sculptor and art teacher at Vic High who lived here until 1954. British Arts & Crafts with shingle cladding, half-timbered gable, box bay, leaded lights.

**1516** **D** 1914, brick Arts & Crafts Bungalow with half-timbered front gable and bracketed oriel window. Shed roof in front of recessed porch is a later addition.

## → TURN RIGHT ON BELMONT AV

**2024 Belmont** **R** 1913, architect E. Stanley Mitton. British Arts & Crafts with tapered granite piers, double-gabled roof with exposed rafters, beams & brackets, no bargeboards. Original siding is covered by asbestos shingles.

**1924-26** **D** (SW corner) 1891, *Oak Villa*. Architect likely John Teague. Queen Anne with diagonal 2-storey box bay, Queen Anne windows including a Palladian version on north side.

## → TURN RIGHT ON GLADSTONE AV

**1466 Gladstone** **R** 1912, owner/builder H.T. Knott. Edwardian house with open eaves, stucco & Tudor half-timbering, finial and decorative trusses at gable peak.

**1460** **R** 1891, owner/builder Thomas Matthew. Queen Anne with a variety of surface treatments including several shingle patterns. Turned posts and spindles on inset front porch.

**1456** 1907, Craftsman Bungalow with full-width porch, tapered columns, knee brackets under wide eaves.

**1446** 1907, contractor James Parfitt's home & first company office. Brick main, concrete lower, rock piers & garden wall.

**1441** **R** 1898, cross-gabled Folk Victorian with cutaway bay below porch, brackets under cornice returns.

**1427** **R** 1898, Queen Anne cottage with jerkinhead gable, 2 cutaway bays with sunburst brackets, dog-tooth shingles in gables.

## ← TURN LEFT ON STANLEY AV

**1915 Stanley** 1907, Edwardian Vernacular Arts & Crafts with angled bay window, whalebone bargeboards, eaves brackets and gable decoration.

**1911** 1928, architect K.B. Spurgin. English Cottage with excellent stained glass and original concrete steps and low garden wall.

**1834 Stanley/1359 Vining** **D** 1900, owner/builder Wm. Whittington. Son Ernest (1433 Vining) co-founded Moore & Whittington in 1893. Vernacular Victorian with wall dormer above pedimented entry porch, flanked by two square bays.

## → TURN RIGHT ON VINING ST

**1355, 1351, 1347 Vining** Early 1890s houses that were moved here in 1911 from the Victoria High School site. **1347** **D** 1891, Homestead style house with elaborate sunburst gable detail. Note restored set of Queen Anne double-hung windows.

## ↻ TURN AROUND AND HEAD BACK UP VINING ST

*Harris' Pond was a natural catchment basin, at Stanley & Vining, for the surrounding ridges. In the 1860s it served as a (poor) water source and seasonal skating rink. Harris' Pond was drained by a creek flowing north, meandering either side of Bay St and emptying into Rock Bay. Harris' Pond was drained by 1890 and the creek was culverted as residential development expanded. There is interest in daylighting parts of the creek.*

**1413 Vining** 1907, Colonial Bungalow with hipped roof, half-width front porch and angled bay.

**1423** **R** 1891, working-class brick cubical Italianate with ornate wood bay window and porch.

**1426-28** 1890, Vernacular Victorian. 1980s rear and side upper balcony additions.

**1429** **R** 1894, owner/plasterer E. Harris showcased his work in the interior. House was extended several times. By 1937 it was subdivided and known as *Lodge Apts*.

**1431** **D** 1891, originally a one-storey workers' cottage similar to 1433; they once shared same lot. Upper storey added in 1918. Ridge cresting replicates original. Wm. Moore owned house from 1894-1903. Moore co-founded of Moore & Whittington Lumber Co, builders of many Victoria homes.

**1433** **R** 1891, Vernacular Victorian cottage with sunburst pattern in pedimented porch. Ernest & Carrie Whittington (Moore & Whittington Lumber Co) lived here for several years.

**1434** **R** 1892, Homestead style with full-width front porch, turned columns, fretwork, eaves brackets and unusual gable decoration. 1990s rear addition.

**1437** **D** 1891, modest Vernacular Victorian features angled bay decorated with mouldings, dentils and upper Queen Anne window in bay. William & Lena Moore lived here 1899-1903.

**1449** 1891, Vernacular Homestead Victorian. Front door was moved to side and replaced by window. 1990s rear addition.

**1459** **D** 1898-1901, owner/mason Thomas Donovan. One of Victoria's finest Queen Anne brick houses. Note window lintels, patterned belt course, 2<sup>nd</sup> storey Romanesque arch, corbelled chimneys, stained glass and side sleeping porch.

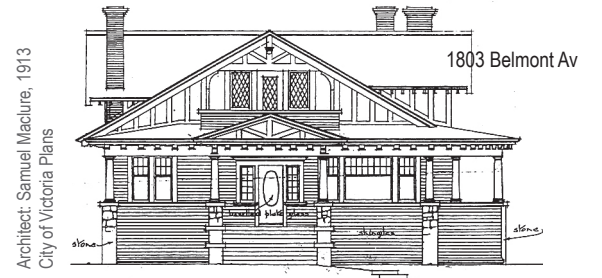
## → TURN RIGHT ON BELMONT AV

**1900 Belmont (NW corner)** **R** 1912, *Bonita* was designer/builder Wm. Gleason's own house. Arts & Crafts with knee brackets, granite chimneys, balustrade, steps and porch supports.

**1826** 1924, architect J.C.M. Keith also designed Christ Church Cathedral. British Arts & Crafts. Lower stucco covers original shingle siding.

**1815** **R** 1909, *Camp Hill*. Designer/builders Parfitt Bros. Edwardian Vernacular Arts & Crafts with steep gable & dormers, shallow box bays, inset side porch.

**1811** **R** 1912, architect L.W. Hargreaves for Jane & Henry Harkness. Arts & Crafts Bungalow with full-width front porch, granite piers and fluted columns; curved balustrade on sleeping porch.



Architect: Samuel Maclure, 1913  
City of Victoria Plans

**1803** **R** 1913, contractor Henry Harkness' home by architect Samuel Maclure. Curved wrap-around porch, Classical columns, prominent eaves modillions and granite entry.

**1802** **R** 1913, owner/builders Cameron Lumber Co. Edwardian Foursquare has Classical columns, exposed rafter ends below hipped roof & four dormers, two bracketed square oriel bays.

## → TURN RIGHT ON GRANT ST

**1454 Grant** 1908, Colonial Bungalow with Arts & Crafts details. Full width front porch, stained glass windows.

**1449** **D** 1907, Edwardian Vernacular style with gable-on-hip roof. Previously missing its verandah, covered in stucco, now rehabilitated.

**1448** **D** 1896, Queen Anne featuring angled bay with pent roof & Italianate eaves brackets, spindled porch, gable trusses, finials on peaks and roof corners.

**1429** 1912, Craftsman Bungalow with curved knee brackets and a moulded concrete block foundation.

**1425, 1421** **D** 1913, similar Arts & Crafts houses built by Parfitt Bros, same plan, different details including columns. Granite piers, stained glass windows on side. 1421 was Aaron Parfitt's home.

## ← TURN LEFT ON STANLEY AV

**1726 Stanley** 1905, Shingle style with complex tall gambrel (Dutch hipped) roof, cutaway bays.

**1715** 1911, Arts & Crafts with original details including handsome front door with art glass transom above.

**1702** **R** 1903, Vernacular Victorian cottage with wraparound porch, angled bay on side, Palladian-style windows in gable.

## → TURN RIGHT ON BALMORAL RD

**1340 & 1328 Balmoral** 1905, Edwardian Vernacular Arts & Crafts by designer/builder D.H. Bale. Both houses were originally owned by the Boorman family. The family's tennis court was between the houses.

**1324** **D** 1910, Arts & Crafts Colonial Bungalow by D.H. Bale also once owned by Boormans. Bellcast roof, dormer, cantilevered bay.

**1320** 1910, architect J.F. Farrabee. Wraparound verandah, sleeping porch, original moulded concrete block garden wall.

## → TURN RIGHT ON FERNWOOD RD

**1620 Fernwood (NE corner)** 1912, built as Unitarian Church originally faced Balmoral. Later known as the Orange Hall, it was converted to a residence in 2013.

**1621 Fernwood** **R** (SE corner) 1904, John & Jane Creed home. Queen Anne features cutaway bay with brackets.

**1702** **D** 1907, dry goods merchant E.E. Wescott's house. Symmetrical Edwardian Queen Anne with witch's cap tower, Classical columns and cutaway bay.

**1706-08** **D** 1903, Queen Anne with 2 cutaway bays, turned balusters, spindlework, and paired Italianate eaves brackets. Original owners were Percy (brother of Ernest, 1433 Vining) & Ellen Whittington. Note similar bellcast roofline to 1702 Fernwood.

**1710** 1909, designer/builder D.H. Bale. One of a group of 3 houses built for musical Bantly families on Fort St. Moved here in 2010.

**Victoria High School** **R** 1911-14, architect C. Elwood Watkins. Italian Renaissance style with tan brick, glazed cream terracotta entrances (boys, girls & staff) and trim. Note large arched windows over entrances.

**1809** 1888, Queen Anne with dog-tooth shingles, altered windows.

**1905 Fernwood/1304-06 Vining** 1929, designer/builders Parfitt Bros. Spanish/Mission style apt. block with 3 units with garages. Curved parapet & arched entry flanked by pillars on Vining. Parfitt Bros construction yard was next door between Vining & Gladstone.

**1923 Fernwood** **D** 1909; 1914, *Fernwood Community Assoc*. Owner/builders Parfitt Bros. Original 1½-storey front-gabled house, still visible in back, was Fred Parfitt's home. In 1914, architect C. Elwood Watkins designed brick & stucco commercial front.

**1301-13 Gladstone** **R** 1910, *Cornerstone*. Owner/builders Parfitt Bros. Two façades with recessed corner entry. Building was rehabilitated by Fernwood Neighbourhood Resource Group and now includes café, commercial units and upper apartments. Winner of 2007 Hallmark Heritage Award.

## ↑ RETURN TO START AT FERNWOOD & GLADSTONE