

HOUSING STYLES



Edwardian Vernacular Arts & Crafts (1904-1914)

Common builder's style in Victoria. 1½-storeys, steeply-pitched roof, belt course, asymmetrical main floor, symmetrical upper. **Typical features:**

- front-gabled
- side dormers
- inset corner porch balanced by bay window
- contrasting cladding at different levels



Craftsman & California Bungalow (1900-1930)

North American Arts & Crafts in natural building materials. California Bungalow is an orientalized version, built closer to ground. **Typical Features:**

- 1-1½-storeys
- low to medium-pitched roof with wide overhang
- exposed rafter tails, beams & knee brackets
- large front porch
- posts on tapered piers

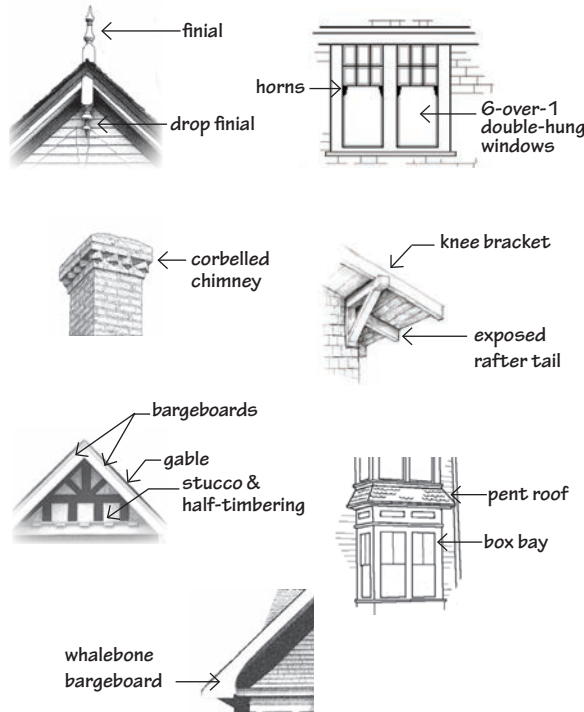


Colonial Bungalow (1905-1925)

Economical 1-storey, hip-roof (often bellcast) bungalow **Typical features:**

- at least 1 dormer
- wide projecting eaves
- inset verandah with Classical columns with simplified capitals

ARCHITECTURAL FEATURES



Victoria Heritage Foundation

has produced *Neighbourhood Heritage Walking Tour* brochures for parts of the James Bay (2), North Park, Fernwood, Fairfield, Hillside-Quadra, Burnside, Vic West, Oaklands & Gonzales neighbourhoods.

These are available from Victoria City Hall, the Tourist Info Centre on the Inner Harbour, VHF and locations throughout the neighbourhoods. The VHF website includes the walking tours, complete with photos of all buildings.

Detailed information on Gonzales buildings listed on the City of Victoria's Heritage Register can be found on the Victoria Heritage Foundation's website and in the publication

This Old House, Victoria's Heritage Neighbourhoods, Volume 4: Fairfield, Gonzales & Jubilee

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

VINTAGE GONZALES



BC Electric Railway streetcar on Oak Bay Ave looking south from Bank St. photo: c.1905, Henry Dunell, City of Victoria Archives #M06938



1867-73 Oak Bay Ave: Watkins Spices, Oak Bay Fish & Chips, Norma's Pastry Shop. photo: 1959, City of Victoria Archives #M04690



Oak Bay Ave at Davie St looking east with A & W drive-in behind gas station. photo: 1969, City of Victoria Archives #M04691

About Gonzales

Prior to the arrival of Europeans, Victoria was home to the indigenous Coast Salish people of the Lekwungen nation, known today as the Songhees and Esquimalt People.

The Gonzales neighbourhood is named for Spanish explorer Gonzalo Lopez de Haro, first mate of the Spanish ship *Princesa Real*, who helped chart the waters around Vancouver Island in 1790. In 1885 Joseph Despard Pemberton, the first colonial land surveyor, named his large farm and home *Gonzales*.

The introduction of the electric streetcar line along Oak Bay Avenue in 1891 was instrumental in encouraging early subdivisions. However, it was not until after the turn of the century that the improved infrastructure and 1907-1913 real estate boom, turned this area into a popular residential neighbourhood. Many houses were built and financed on the installment plan by local builders and developers who often purchased several lots in a row. The residential building boom ended in 1913-14, and the neighbourhood took many more years to infill with more modest homes.

The 2nd World War demand for inexpensive accommodation and the difficulties in sustaining large houses in the post-war period resulted in many homes being converted into suites. Following the 2nd World War, another housing boom saw the remaining vacant land developed.

Well-known Victorians are remembered in local street names. Charles E. Redfern was a jeweller and watchmaker who served as mayor. Dr. John Chapman Davie was a medical doctor and a Member of Parliament. Amphion St is named for *HMS Amphion*. Somenos, Quamichan and Cowichan Streets honour some of Vancouver Island's First Nations.

Today Gonzales is a desirable neighbourhood characterized by its tree-lined residential streets, historic homes, and landscaped gardens. While it appears to be mainly a single family neighbourhood in character, there are many secondary suites, strata and heritage conversions.

The Gonzales neighbourhood has evolved from Garry Oak meadows and farmland to one of Victoria's most popular neighbourhoods in less than 150 years.

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

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www.victoriaheritagefoundation.ca

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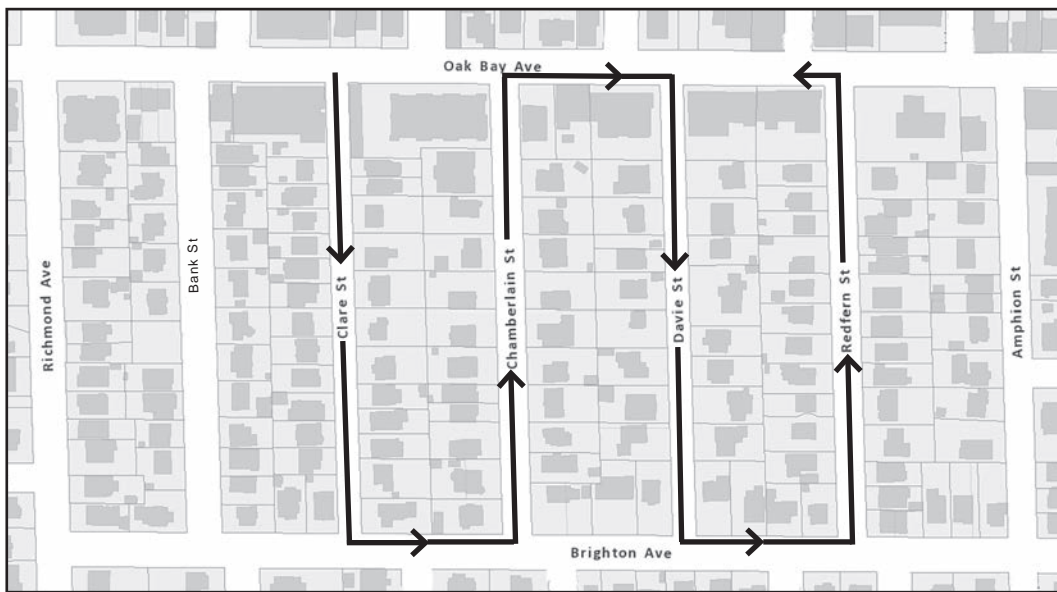
GONZALES HERITAGE WALKING TOUR

NORTH GONZALES

North Gonzales is located at the eastern boundary of Victoria south of Oak Bay Avenue between Foul Bay Road and Richmond Avenue. The area includes a diversity of historic houses on quiet, walkable tree-lined streets. This self-guided walking tour briefly describes some of the buildings along streets beginning and ending at the commercial strip on Oak Bay Avenue. The route covers 1.5 km (1 mile), taking about one hour to complete.



GONZALES HERITAGE WALKING TOUR



D Heritage-designated properties are protected by municipal bylaw. Exterior can not be altered or building demolished without approval.

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

- Please respect residents' privacy

- Most buildings described are not on the City's Heritage Register

START AT OAK BAY AVE & CLARE ST,

↑ TURN ON CLARE ST (ex-Clara St)

1046 Clare 1912. Built by contractor Henry M. Parker. Two-storey Craftsman with knee brackets, dentils on stringcourse, art glass transom windows. Clad in narrow beveled siding and shingles.

1042 1912. Built by contractor Henry M. Parker. Front-gabled with steep roof, upper balcony inset over pent roof, diamond-paned closet windows, full-width front porch with heavy chamfered columns. Box bay on left side.

1043 1912. *Glengarry*. Large front-gabled Edwardian Arts & Crafts has two gabled dormers - all with finials, dentils on stringcourses, angled bay & offset recessed front verandah with chamfered columns. Clad in lapped bevel siding, shingles at foundation level & gables. Converted to a duplex in 1953, but the exterior remained largely unaltered.

1034 1912. Yelland & Riley Architects. Craftsman clad in shingles with unequal courses, exterior brick chimney, multipaned-over-one windows, knee brackets, notched bargeboard ends, partially recessed corner porch.

1025 1912. Edwardian Arts & Crafts with a contemporary update. Half-width front porch with heavy square columns, balanced by multipane-over-one triple window assembly.

1022 1914. Attributed to architect J. Lennox Wilson. California Bungalow features low-pitched, front-gabled roof and porch with heavy timber beams and trusses. Porch roof is supported by panelled, tapered columns on square, stuccoed pedestals. Casement windows have geometric muntin designs, angled ends on extended upper window casings. Later upper storey addition.

1018 1912. Colonial Bungalow with bellcast hip roof and dormer. Inset half-width front porch on right with angled bay on left, and box bay on left side.

1019 1912. Craftsman Bungalow by architect E.E. Green for Bungalow Construction Co. has full-width arched verandah with heavy piers, shingles with unequal coursing, exposed rafter tails.

← TURN LEFT ON BRIGHTON AVE

← TURN LEFT ON CHAMBERLAIN ST (ex-Wilson St)

1000 Chamberlain 1910. Recently rehabilitated Edwardian Arts & Crafts with bellcast hip roof & front dormer. Inset front porch with heavy columns and brackets, side box bays.

1006 1910. Designed by George V. Bishop. Unusual house has a concrete block foundation, hip roof with cross-hip dormers, inset second floor porch above the entry. An octagonal turret, now enclosed, covers the verandah extension.

1009 1910. Architect H. Bunting. Front-gabled Edwardian Arts & Crafts has full-width shed roof verandah, gable over entry, heavy porch columns, solid balustrade, flared front steps, panelled front door flanked by cross-leaded sidelights. Upper storey paired casement windows have cross-leaded uppers, bracketed hood. Birdsmouth bargeboards ends.

1012 1909. Designed by George V. Bishop. Edwardian Vernacular with hip roof, exposed rafter tails, full-width inset verandah with solid balustrade.

1015-17 1910. English Arts & Crafts by architect H. Bunting. Side-gabled with timber & stucco gabled entry, front box bay, decorative knee brackets, cross-leaded transoms. Gabled front dormers have engaged bargeboards and rafter ends, crossing in the middle. Converted to duplex 1943.

1020 & 1022 1912. Pair of mirror-image Arts & Crafts bungalows on narrow lots designed by architect Jesse Warren. Front-gabled with gabled extension over inset corner entry porch, decorative knee brackets, box bays on front and both sides.

1027 1909. Front-gabled, shingled Edwardian Arts & Crafts with side entry, gabled dormers, inset upper floor balcony. Twinned ground floor projecting square bays have triple window assemblies with crossed mullions in upper sash. Built on a speculative basis by Dunford & Matthews. First known resident was Albert A. Belbeck, secretary-treasurer of the BC Saddlery Co.

1028 1911. Designed by George V. Bishop. Built by Dunford & Son for \$2,800. Edwardian Arts & Crafts with bellcast, hipped roof & front dormer, paired eave brackets. Inset corner entry has tapered stone piers supporting paired square columns. Shingled foundation & upper floor, bevel siding at main level. First resident was Burton Van Horne, CPR conductor.

1031 Chamberlain 1910. Designed by George V. Bishop. Built by Dunford & Son for \$2,400. Arts & Crafts Bungalow has bellcast hip roof with front gable. Angled bays on front & side, offset recessed porch with square columns, dentils on stringcourse, half-timber detail in gable.

1034 1908. Arts & Crafts Colonial Bungalow with bellcast hip roof and front dormer, angled bay at right, paired brackets in eaves above dentil moulding. Recessed verandah has been enclosed on left side. Corbelled exterior wall chimney.

1038 R 1912. Spec-built bungalow by Beaumont & Drummond. Hip roof and three hipped wall dormers. Double-bevel siding on the main floor and shingles above and below. An angled bay counterbalances the inset corner porch, with chamfered columns. Multipaned upper sash in double-hung windows. Exposed rafter ends cut in a decorative scroll pattern. Converted to duplex in 1942.

1041 1909. Designed by George V. Bishop, built by Dunford & Son. Edwardian Vernacular Arts & Crafts. Recessed front porch, angled bay, upper balcony, square columns in balcony and porch. Shingled upper gable & basement, double-bevel siding on main floor & upper gable, corbelled brick chimney, drop finial.

1057 1908. Colonial Bungalow with symmetrical bellcast hip roof and high dormers. Front angled bay, recessed half-width porch with paired chamfered columns. Paired scroll-cut eave brackets, dentils on stringcourse. Spec-built by Doane & Cady. Converted to triplex 1949.

1063 1909. English Arts & Crafts by owner/builder Thomas Cox. Front-gabled with gabled dormers and whalebone bargeboard ends. Full-width front verandah with square columns and solid balustrade. Original windows with wood storm windows.

→ TURN RIGHT ON OAK BAY AVE

1863 Oak Bay Nit-i-Nat was built circa 1903 as a simple one-storey bungalow with full-width front verandah. The current form dates from 1908 when architects Hooper & Watkins designed second floor additions for Edward Hardwick, timber cruiser, broker. Four bellcast hipped dormers were added - two with inset curved balconies facing adjacent streetfronts. Angled bays on front and both sides, dentils on stringcourse. Full-width front porch with chamfered columns and spindled balustrades. Converted to duplex 1951; now offices.

1867-69-71 1913. Three-unit, one-storey brick commercial building with stepped parapet. Stores have been home to grocers, bakeries, upholsterers, fish & chips shops and more.

→ TURN RIGHT ON DAVIE ST

1077 Davie R 1909. Architect Wm. D'Oyly Rochfort. One of a number of speculative Tudor Revival style residences built on Davie St by the Bevan Bros. The house sits on a large lot and is mostly unaltered with a bellcast hip roof and several bracketed box bays. Offset front verandah features artglass front door assembly with paired sidelights. Shingled main floor, stucco and half-timbered upper. Leaded & multipane upper windows.

1082 1907. Designed by D.H. Bale. Colonial Bungalow has bellcast hip roof and dormer. Wide overhanging eaves with exposed rafter tails, corbelled brick chimneys. Inset front porch has been partially enclosed to create four strata units in 1981.

1076 1911. Spec-built by Andrew H. Mitchell, manager of the Bell Development Co. Unique symmetrical house has projecting central arched entry porch below hipped dormer. Stairs have a flared stone balustrade. Front door assembly with art glass. Windows have cross-leaded glass in upper sash.

1071 1908. Architect H.S. Griffiths, built by Parke & Bevan. Handsome English Arts & Crafts in mostly original condition. Inset porch features turned columns with scroll-cut capitals, lattice-work balustrade. Slightly projecting front triple window assembly has cross-leaded upper sash. Clad in shingles with half-timbered gable ends.

1070 1912. Front-gabled with two gabled dormers, recessed porch, clad in bevel siding with shingled foundation level & upper gable. Artglass and multi-pane upper windows.

1063 R 1909. Architect Wm. D'Oyly Rochfort, built by Bevan Bros. for \$4,000. Large Tudor Revival style with high bellcast hip roof, corbelled brick chimneys. Offset front porch, second side entry. Bevel siding at foundation level, shingle on main floor, half-timbered & stucco on upper.

1058 D 1908. Edwardian Vernacular Art & Crafts. Steeply-pitched front-gabled roof with matching side dormers. Recessed porch balanced by angled bay. Ionic porch column capital and matching decoration on whalebone bargeboards. Shallow bracketed box bay in gable. Matching garage.

1023 1908. Designed by architect Wm. D'Oyly Rochfort, who had previously worked for Samuel Maclure. Spec-built Tudor Revival built by Bevan Bros. This style was popular during the pre-First World War building boom. Bellcast, multi-hip roof, offset half-width front verandah. Shingled lower, stucco and half-timbered upper, bracketed box bays. Panelled, & leaded entry door. Landscape features several mature Garry Oak trees.

1003 Davie 1910. Two-storey shingled Edwardian has high basement and faces Brighton St. Side-gabled with front and back gabled dormers. Pair of box bays with triple window assemblies below pent roof on Davie St side.

← TURN LEFT ON BRIGHTON AVE (ex-Cowan Ave)

1910 1927. One-storey bungalow with complex multi-hipped roof and attached garage. Stucco cladding, partially-enclosed porch has arched openings with wrap-around red brick steps.

1932 1910. Edwardian Vernacular with recessed entry, box bay with art glass upper windows, shallow box bay in gable, side dormers, later basement garage. Stuccoed in 1961. Note boulevard landscaping.

1936 1909. One of nine identical spec-built houses on Redfern and Brighton built for Lewis W. Toms. Contractor George Mesher is listed as agent for the owner. Toms was a civil engineer and Oak Bay Councillor. Despite many alterations, most houses have retained their angled, cutaway bays, two-over-one windows, pair of upper, bracketed, shallow box bay windows, unique bargeboard ends. Some still have the original decorative half-timbering in the upper gables. Many original inset entries have had porches added.

1940 Same as 1936 Brighton. Renewed cladding, replacement windows, front porch.

← TURN LEFT ON REDFERN ST (ex-Hulton St)

1003 Redfern 1913. California Bungalow with Oriental-style flared roofline, notched bargeboard ends, full-width recessed porch supported by square posts on stone piers. Two box bays on right side of house. Built for Sidney C. Trerise of contracting firm Williams & Trerise.

1007 1913. Craftsman built for Sidney C. Trerise. Shallow-pitched, front-gabled roof with shed roof over part-width inset porch, square wood columns on tapered, stuccoed piers, rounded rafter ends. Triple window assemblies have centre mono-light with art glass transoms, flanked by multipane-over-ones. Small box bay on left side.

1012 Same as 1936 Brighton. Stucco over original siding.

1016 Same as 1936 Brighton. Most original features remain, including stucco and half-timbering in upper gable.

1020 Same as 1936 Brighton. Enclosed shed roof porch added.

1024 Same as 1936 Brighton. Brick over original siding on lower, gabled porch added.

1023-25 & 1049-51 1911. Colonial Bungalows built for E. LeBus. Originally identical with reversed plans. One-storey with hip roof and dormer, paneled and glazed front doors. Both have been altered, converted to front/back duplexes in 1950s.

1028 Same as 1936 Brighton. Stucco over original lower siding, scalloped shingles in upper gable.

1032 Same as 1936 Brighton. Shed roof porch added.

1036 Same as 1936 Brighton. Composite siding, hip roof porch added.

1053 1911. One-storey Colonial Bungalow with hip roof and dormer, inset front porch with square columns. Converted to duplex in 1950.

1057 1908. Gable on hip roof, double-bevel siding, symmetrical façade has angled cutaway bracketed bays on both sides of recessed entry, eave brackets below pent roof.

1040 1912. Architects Fleet & Beale. Edwardian with jerkinhead gables, shed dormers on both sides, closet windows in lower gable. Recessed verandah has been enclosed.

1069 1895. Owner/carpenter John D. McDonald. One of the earliest remaining houses in the area. Vernacular example of a one-storey Italianate cottage with simple detailing. Hip roof with angled bay on north side. Shed roofed verandah has been partially enclosed.

1071 1912. Builder James Fairall. Hip-roofed with pair of front gabled extensions. L-shaped entry stairs lead to inset porch, box bays at right front and on left side. Clad in shingles with stucco and half-timbering in gables. Corbelled brick chimney. Box bays at right front and partway down left side. Clad in shingles with stucco and half-timbering in gables. Corbelled brick chimney.

1044 1908. Front-gabled Edwardian Vernacular with whalebone bargeboard ends, shed-roofed dormers, box bay on left side. Recessed corner verandah with round column. Stucco over original siding. Both **1044** and **1050** next door were built for J.P. Burgess for \$1,900 each.

1050 1908. Edwardian Vernacular built for J.P. Burgess. Front-gabled with whalebone bargeboard ends, gabled dormers, corbelled chimneys. Shallow upper bracketed bay with double window below tapered horizontal beam. Recessed corner verandah with round column. Shingled upper & foundation levels, double-bevel siding on main.

1083 Built 1911, this house was originally located around the corner at 1937 Oak Bay Ave. It was the home of the Gravlin family until the 1950s. They had a paperhanging/decorating business with a storefront attached to front the house. In 1962 the storefront was demolished and the house was moved to Redfern St, converted to duplex, stuccoed in 1965.

RETURN TO START ON OAK BAY AVENUE