

### A Brief History of the Garage



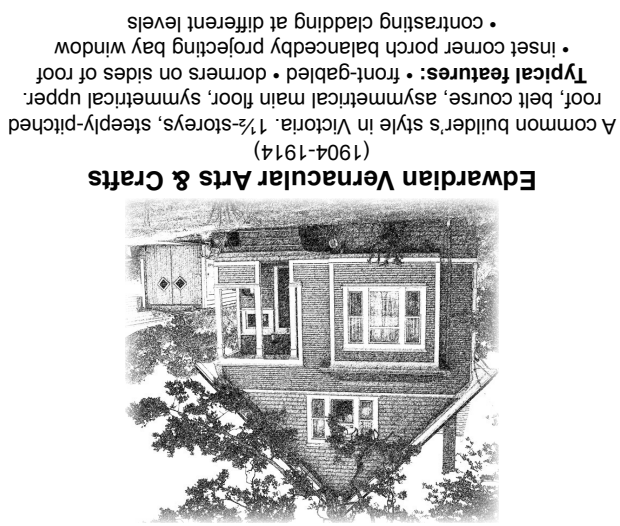
The first horseless carriages belonged to the wealthy and were kept in the carriage house. As the automobile became more affordable to the middle classes in 1910-20, they were housed in a new type of outbuilding, often matching the architecture of the house. Garage doors evolved from double doors, to sideways sliding tracks, to vertically hinged folding doors, and then to the overhead folding door. By 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 also led to the development of the suburbs. There are many period detached garages in this neighbourhood. Outbuildings can also be Heritage-Designated.

### Edwardian Vernacular Arts & Crafts

(1904-1914)

A common builder's style in Victoria. 1½-stories, steeply-pitched roof, belt course, asymmetrical main floor, symmetrical upper.

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

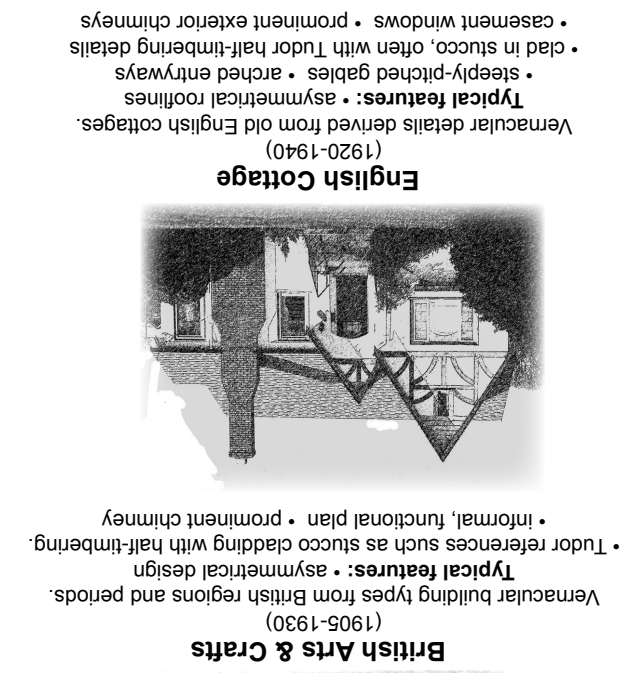


### British Arts & Crafts

(1905-1930)

Vernacular building types from British regions and periods.

**Typical features:** • asymmetrical design • Tudor references such as stucco cladding with half-timbering • informal, functional plan • prominent chimney



### Craftsman Bungalow

(1900-1929)

North American Arts & Crafts style in natural building materials.

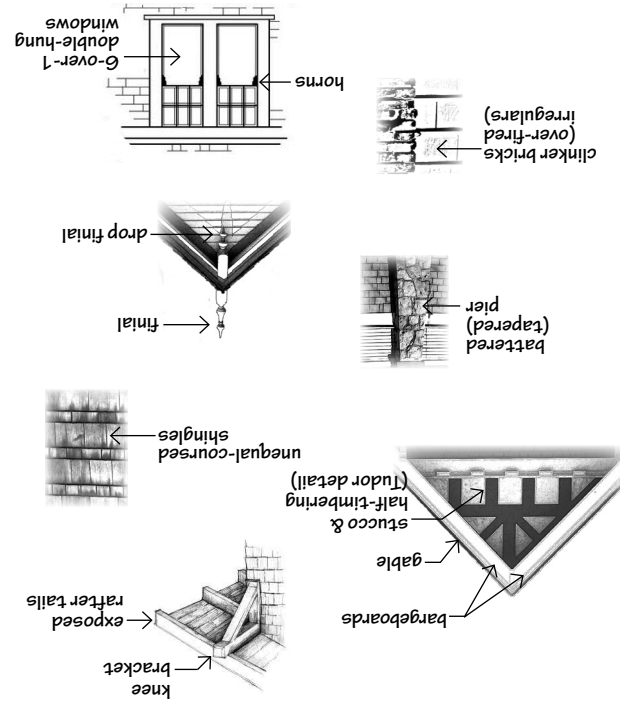
**Typical features:** • 1 to 1½-stories • low to medium-pitched roof with wide overhang • exposed rafter tails, beams & knee brackets • large front porch • posts on battered (tapered) piers



Victoria Heritage Foundation has produced *Neighbourhood Heritage Walking Tour* brochures for parts of James Bay (2), North Park, Fernwood, Fairfield, Hillside-Quadra, Burnside, Vic West & Oaklands. 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 Hillside-Quadra buildings listed on the City of Victoria's Heritage Register, can be found in the Victoria Heritage Foundation's website and in the 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 available at Victoria City Hall & local independent booksellers.



## ARCHITECTURAL FEATURES

## SMITH HILL HOUSING STYLES

### 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 homelands 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 of the larger homes being converted into suites.

Quadra Village, the two-block commercial area at Quadra & Hillside, is the centre of this diverse community. The Village is home to unique shops and restaurants as well as a period 1949 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 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.

For more information about the residential funding program for Designated houses, contact  
Victoria Heritage Foundation  
250 383.4546  
vhf@victoriaheritagefoundation.ca  
www.victoriaheritagefoundation.ca

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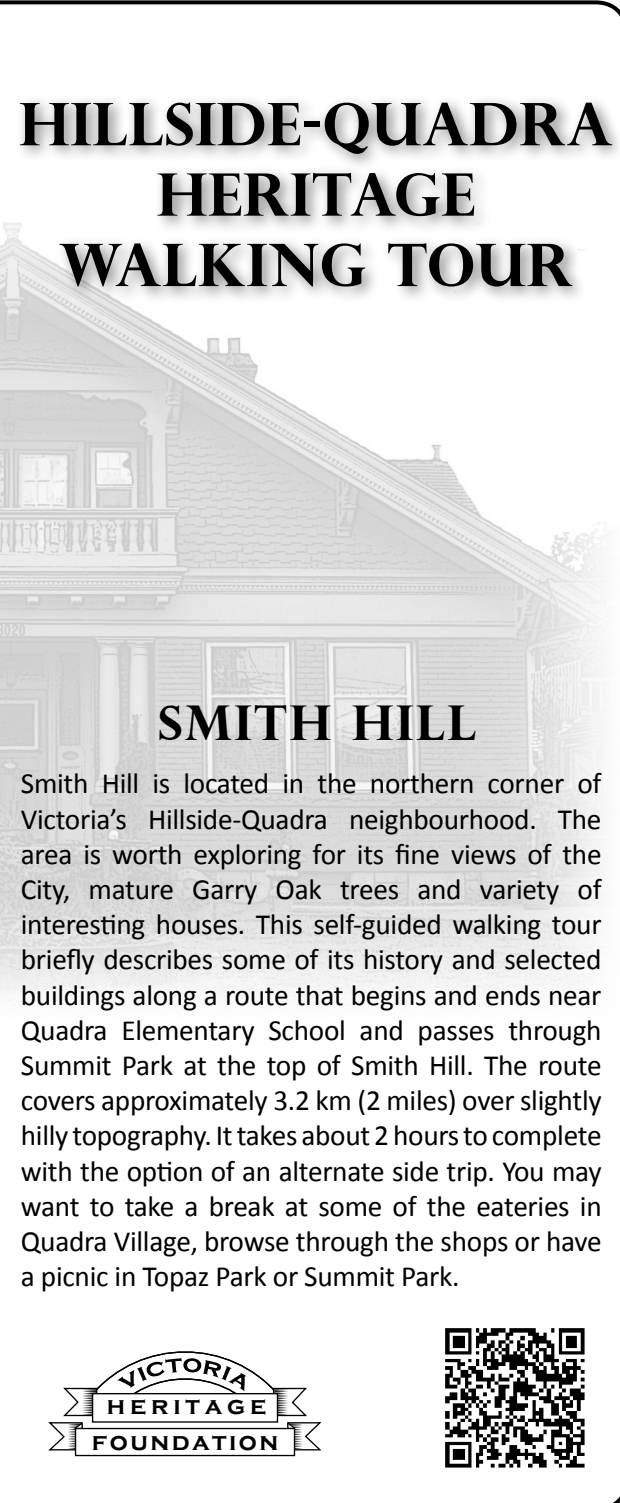


The Victoria Heritage Foundation is funded by the City of Victoria

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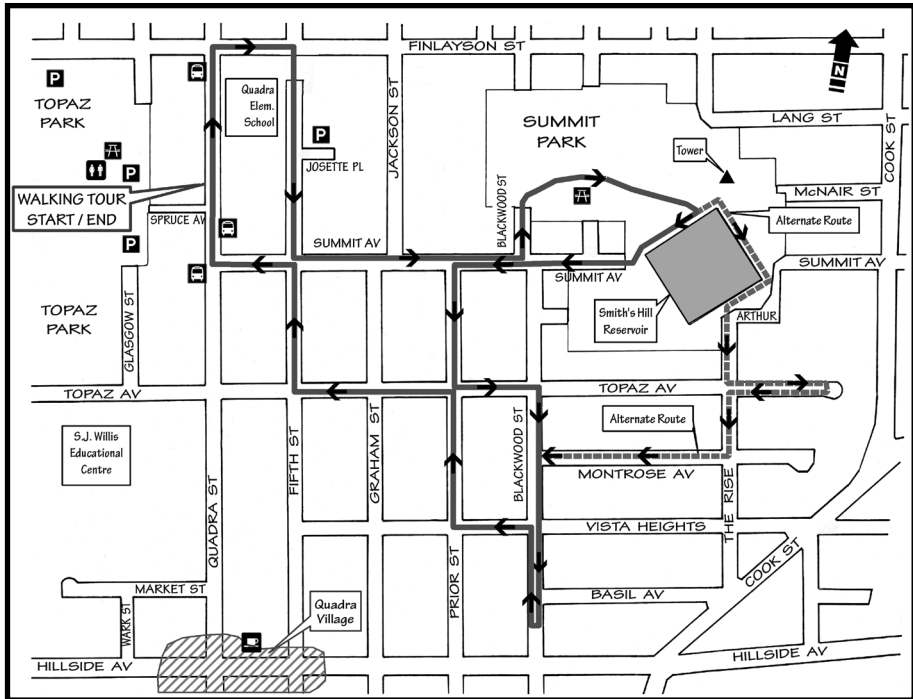
## HILLSIDE-QUADRA HERITAGE WALKING TOUR

### SMITH HILL

Smith Hill is located in the northern corner of Victoria's Hillside-Quadra neighbourhood. The area is worth exploring for its fine 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 eateries in Quadra Village, browse through the shops or have a picnic in Topaz Park or Summit Park.

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

## ↑ 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 (one Palladian set) & double-hung with coloured Queen Anne glass. Porch has been partially filled in. First owner, Benjamin Gonnason, co-owned a millwork & moulding mill. 1981 Hallmark Award for rehabilitation.

**3012** **D** 1919, well-built British Arts & Crafts; Tudor half-timbering in upper, brick lower, granite & sandstone foundation. Front box bay, side angled bay, dentil beltcourse, sandwich brackets, chamfered porch posts. Double-hung sash windows with horns. 1<sup>st</sup> owner Robert Dinsdale was a contractor & civil engineer.

**3020** **D** (cover photo) *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, architect 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, note northeast 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 with single bracketed post. Brick walls, wood windows, folding garage doors, outdoor hoist at back. It was likely built by the 1<sup>st</sup> owners of **3107** & still belongs to the owners of the house.

**3107** **R** 1922, Edwardian Foursquare with high beltcourse & upper windows. Arts & Crafts 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, first classes were held in a tent. Two-room brick *Annex* on Finlayson served as classrooms until main school was built, then as Industrial Training Centre 1916-50. *Quadra Elementary (photo)* 1914, architect 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. Seismic upgrades and vinyl replacement windows in 2014.



## → TURN RIGHT ON FIFTH AV THROUGH SCHOOL PLAYGROUND

**3026 Fifth** 1912, Edwardian Vernacular Arts & Crafts; 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, architect H.T. Whitehead. Craftsman Bungalow; renovated in 2008, retaining some of its original features, right side entry, stucco with half-timbered gables, bracketed box bays. New second entrance, siding, shingles & windows.

## ← TURN LEFT ON SUMMIT AV

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

**1037** 1913, Craftsman Bungalow; side-gabled with large shed dormers front & back, angled side bay, exposed rafter tails, knee brackets, notched bargeboards, period wire fencing.

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

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

**1144** 1933, British Arts & Crafts; 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, architect F.M. Rattenbury for Judge Richard Elliot. Edwardian Arts & Crafts; 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, British Arts & Crafts; cross-gabled with gable dormer, stucco & half-timbered upper, double-bevel siding on main, unequal-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
- for alternate route (see below), take stairs up to reservoir which has good views including of the Olympic Mtns.

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

- follow 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

**1290 Topaz (entry off The Rise)** 1922, dormers & stucco are later additions. Period garage, granite balustrade & garden wall.

## ← TURN LEFT ON TOPAZ AV

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

**2906 Cook (glimpsed through trees at the end of Topaz Av) Spencer Castle (Fort Garry, The Rocks)** **R** 1911-14, architect H.S. Griffith's own miniature castle is the area's best known landmark. British Arts & Crafts/Tudor Revival; square castellated turret, roughcast 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. Parts of its once spectacular grounds & garden remain.

## TURN BACK ALONG TOPAZ, ← LEFT ON THE RISE, → TURN RIGHT ON MONTROSE

**The Rise & Montrose**, Two large sequoia trees are remnants of entrance to W.J. Smith's 2½-storey brick house & stables, built 1892 for \$8,000. In 1923 the property was purchased by Victoria mayor A.J. Morley (who lived at 1246 Montrose) & converted into Sunhill (TB) Sanatorium. Windows were replaced with purple tinted "Vitaglass" allowing the sun's beneficial UV rays to filter inside. Building demolished 1936.

**1269 Montrose** 1914, concrete block main floor with interesting stucco in front gables, unusual bargeboards.

**1235** 1922, Craftsman Bungalow; jerkinhead gables, small dormer, unequal-coursed shingles, battered piers, corner porch.

**1231** **D** 1922, Craftsman Bungalow; unequal-coursed shingles, exposed rafters, knee brackets, half-timbered gable, rock chimney.

- note the many stone walls & street-level period garages

## ← TURN LEFT ON BLACKWOOD, CONTINUE TO 2821

## CONTINUE BACK ALONG SUMMIT AV TO PRIOR ST

**2987 Blackwood** 1938, architect J.Graham Johnson for owner/builder Harold Parfitt. British Arts & Crafts; hipped roof & dormers, stucco with brick trim on balustrade, entry arch, corner quoins, window sills & chimney. Matching garage.

## ← TURN LEFT ON PRIOR ST

**2940 Prior** 1911, Edwardian Vernacular Arts & Crafts; finials with drops, whalebone bargeboards, bracketed box bay, 3 chamfered posts on inset corner porch.

**2930 Oak Cottage** 1914, architect D.C. Frame. Craftsman 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, architect E.J. Parker. Craftsman 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** **D** 1939, 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 clinker brick pier, trellis, original garage doors.

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

## → TURN RIGHT ON BLACKWOOD ST

**1210 Topaz (northeast corner) Gurdwara (Khalsa Diwan Society)** 1912, 1969. This Gurdwara (Sikh temple) dates from 1969. The original concrete block & brick building was designed by architect 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.

**2841 Blackwood** 1915, builder A.H. Mitchell. Granite piers & main with heavy beltcourse - unusual in a modest Victoria house. Stucco & half-timbered upper, 2 full-width verandahs.

**2821** 1911, British Arts & Crafts; finial & stickwork in gable, side entry, box bays, banks of multi-paned casement windows, double-bevel siding, shingled basement & gable peaks. 1936 alterations by architect 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.

**2715** **D** 1911, builder/architect James Fairall. Colonial Bungalow; bellcast hipped roof & dormer, small sleeping porch with wrap-around 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 Construction 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)

**1130-1170 Vista Heights** 1937-38, five spec-built bungalows by R.H. Harrison; stucco, arched entries, basement garages. **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, architect E. Butterfield. Craftsman Bungalow; gabled porch, shed & gabled dormers, exposed rafter tails, knee brackets, unequal-coursed shingles on main, stucco with half-timbering on gables & between upper windows, front & side box bays.

**2829** 1912, architect E.J. Parker. Craftsman 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.

**1052 Topaz (photo)** **D** 1906, owner/builder Walter Cronk. Colonial Bungalow; bellcast hipped roof with 4 dormers, box & cutaway bays, arches between chamfered posts in recessed porch, art glass windows.

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

**1046** 1912, Edwardian Vernacular Arts & Crafts; stone foundation & battered piers, brick main floor & porch posts, stucco box bay & gables.

## → TURN RIGHT ON FIFTH ST

**2928 Fifth** 1911, Colonial Bungalow; bellcast hipped roof & dormer, recessed corner porch, beaded double-bevel siding.

## ← TURN LEFT ON SUMMIT AV

**2943 Quadra** 1912, architect 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 Quadra** 1937, English Cottage; stucco with half timbering & waney-edged boards in steep gables, arched entryway, casement windows, prominent front brick chimney.



c.1910 coll. Karen (Cronk) Borden