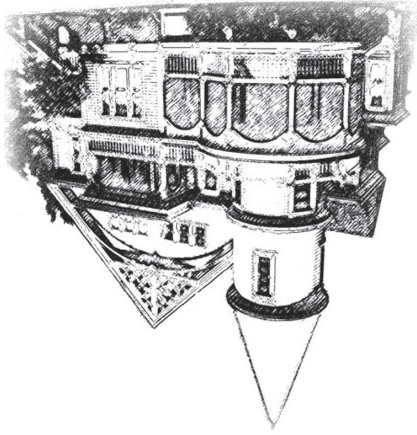


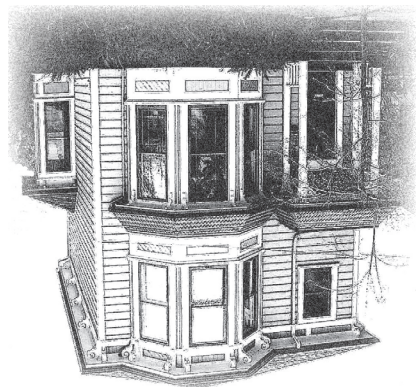
- cutaway angled bay windows • double-hung windows
  - prominent front porch with spindlework
  - turrets, finials, decorated cornices & bargeboards
- Typical features:** • a variety of surface treatments  
Asymmetrical facade with a steeply-pitched roof  
(1880-1910)

**Queen Anne**



- tall, narrow double-hung windows • no beltcourse
  - angled & box bay windows, often 2-storied
  - overhanging eaves with decorative brackets
- Typical features:** • small front porch  
Cubical, symmetrical facade with a low-pitched roof  
(1860-1900)

**Italianate**



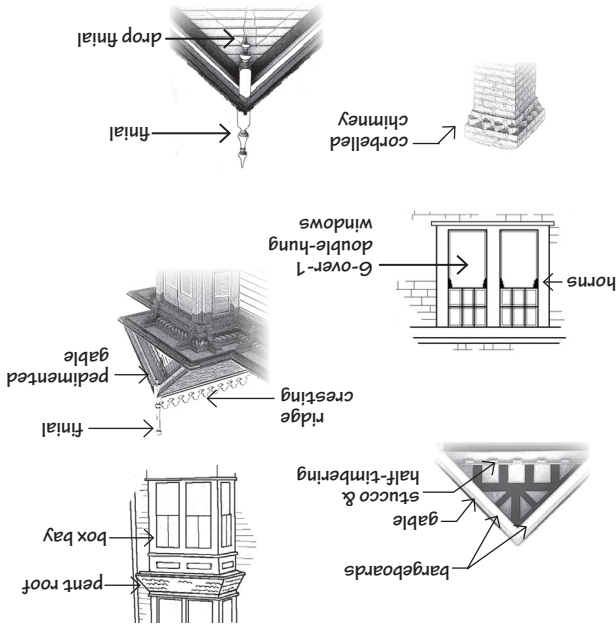
**HOUSING STYLES**

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

*This Old House, Victoria's Heritage Neighbourhoods, Volume 2: James Bay (revised 2018)*

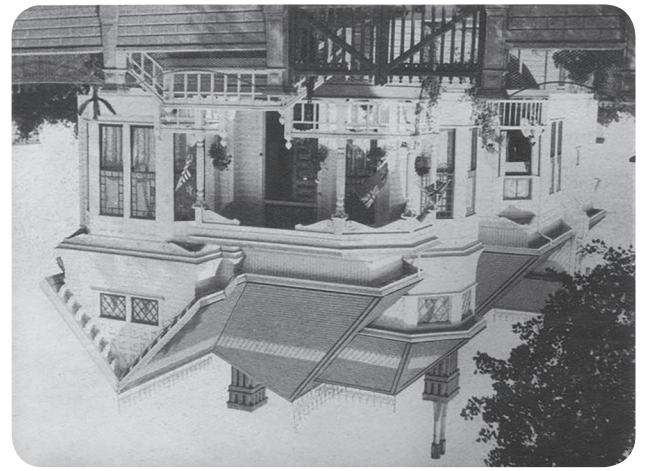
Detailed information on James Bay buildings listed on the City of Victoria's Heritage Register, can be found on the Victoria Heritage Foundation's website and in the publication

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 web versions of the tours complete with photos of all buildings.

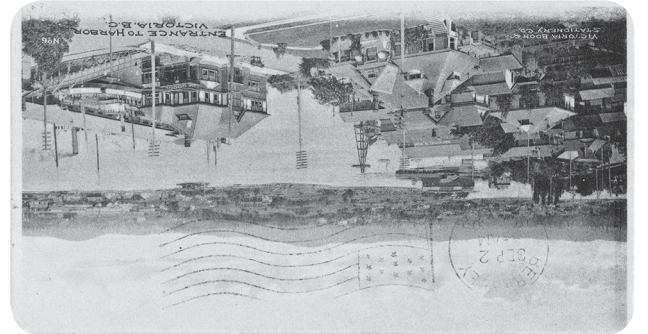


**ARCHITECTURAL FEATURES**

301 Kingston St, Spring Cottage. Photo c.1900. Coll. Max Anderson



243 Kingston St in 1911. Inner Harbour, Belleville & Menzies Sts. Thomas Hooper's house moved to Postcard c.1905. Coll. Nick Russell



309 Belleville St, Pendray's Garden with topiaries. Postcard c.1910. Coll. Nick Russell



**VINTAGE JAMES BAY**

**About James Bay**

The fertile flat peninsula across the harbour from Fort Victoria is the neighbourhood we now know as James Bay. When the Europeans arrived, seasonal camps belonging to the ancestors of the Songhees First Nation dotted the cliffs, and a burial ground dominated Laurel Point. Sir James Douglas had established the Fort in 1843, and he set aside much of the peninsula for Beckley Farm, to supply Hudson's Bay Company personnel. (The home farm stood near the intersection of Menzies & Simcoe.) Douglas built himself a fine home in 1852 on the north shore, facing the fort (now site of the Royal BC Museum). Later, Queen Victoria appointed Douglas as Governor of Vancouver Island, then of British Columbia. Douglas Street and the original James Bay were named for him. His son-in-law, Dr. J.S. Helmcken, the colony's first doctor, built next door the same year, and his home, Arbutus Lodge, survives on its original site, beside the museum, the oldest surviving building in the city.

After construction of the first legislative buildings for the Colony of Vancouver Island in 1858-60, and the first James Bay Bridge in 1859 (now the Causeway), the surrounding area became desirable residential property for Victoria's social and political elite, who built substantial homes nearby. Woodlands, built in 1861, (140 Government) is the oldest surviving residence still in use in James Bay, but many other villas have succumbed to development. Several of the Carr family homes have survived.

During the 1880s and '90s, James Bay's west end became an important industrial area, with a flour mill, grain elevator, shipyard, furniture factory, biscuit factory, woollen mill and fish-processing plant. This prompted further modest residential construction. The increased population led to building the substantial South Park School in 1894 and the Beacon Hill School (now residences) in 1914. The popularity of the area was cemented by the opening of the vast new Legislature in 1898 and the reclamation of the original James Bay for the Empress Hotel in 1901. The "Outer Wharves" at the tip of the peninsula (now cruise-ship docks) and completion of the huge Ogden Point Breakwater (1917), to encourage shipping, also spurred home-building. Grand homes continued to be built until the First World War. Whole streets of modest workers' cottages were also added during World War II, to accommodate busy shipyards. Redevelopment and modernization in the 1950s-70s destroyed many historic structures.

Community activism in the 1970s persuaded municipal government to restrict the tide of highrises and to preserve some of James Bay's heritage buildings. Unfortunately the current building boom is once again taking its toll on James Bay's beautiful old homes and streetscapes.

**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

Researched, written & produced by VHF staff  
Brigitte Clark (Executive Director) & volunteers  
Theresa McFarland, Jennifer Nell Barr & Nick Russell



The Victoria Heritage Foundation is funded by the City of Victoria

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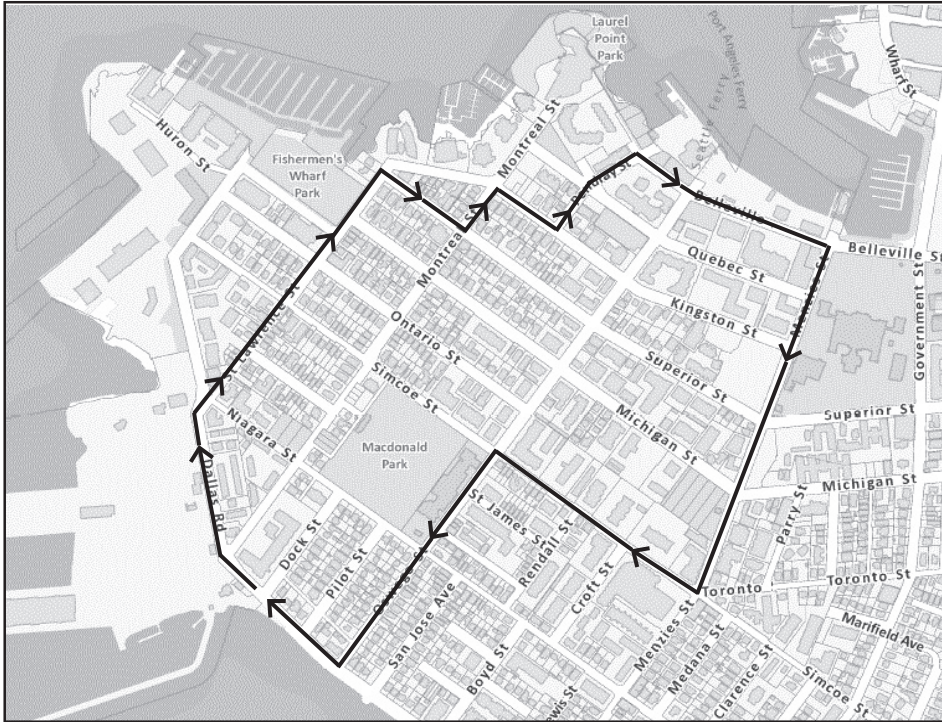
**JAMES BAY HERITAGE WALKING TOUR No 2**

**OGDEN PT BREAKWATER to INNER HARBOUR**

James Bay is the oldest residential neighbourhood in Victoria. This self-guided walking tour begins and ends at Ogden Pt near the breakwater and cruise ship terminal. It takes you to the Inner Harbour before heading towards historic James Bay Village and then back to the Dallas Rd waterfront. The route is approximately 3.5 km (2.2 miles) in length. If you want to take a break, there are several parks and places for refreshments along the way.



# JAMES BAY HERITAGE WALKING TOUR N° 2



**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

• Some buildings described are not on the City's Heritage Register

## ↑ START NEAR OGDEN PT BREAKWATER, HEAD NORTHWEST ON DALLAS RD

**Ogden Point Breakwater** Completed in 1917, the 2,500 ft. breakwater consists of over 10,000 granite blocks stacked in a pyramid of 9 layers. Built to take advantage of the anticipated increase in marine traffic from the opening of the Panama Canal. The lighthouse at the end is a popular walking destination. National Historic Civil Engineering Site.

**Ogden Pt Wharves** were formed from dredged material. The shipping boom resulted in the construction of grain elevators, cold storage plants for fish processing and warehouses for lumber exports. A rail spur serviced the wharves. By the 1970s these resource activities had declined. Docks now accommodate cruise ships. National Historic Civil Engineering Site.

**Lekwungen Grave Markers** Look for three grave markers (in grass beside west sidewalk directly across from 152 Dallas) where Lekwungen remains were discovered during road construction. Victoria is located on the historic lands of the Lekwungen (Songhees & Esquimalt) people.

**152 Dallas** **D** 1879 small workers' cottage was extended in 1989 when the Scottish (5-sided) dormer and verandah were added. Originally closer to the shoreline, before it was filled in to construct the Ogden Pt. Wharves.

**138 Dallas** **D** *Newcombe House* was designed in 1907 by architect William Ridgway-Wilson for Dr. Charles Newcombe. This eclectic brick house features a double loggia, Classical columns, bracketed eaves and three levels of balustrade. Charles Newcombe's many interests included anthropology & natural history. His photographs of coastal aboriginal culture remain an important component of the Royal BC Museum. Son William lived in the house until his death in 1959. He was friends with artist Emily Carr and helped promote her work.

## → TURN RIGHT ON ST LAWRENCE ST

**120 & 124 St Lawrence** 1892 & 1894 workers' cottages with hipped roofs and angled bay window. Both have been altered.

**142** 1909 Colonial Bungalow by designer/builder James Fairall. Hipped bellcast roof and dormer, angled front and side bays and inset porch. Raised and converted to four units in 1992.

**147** Handsome 1908 Edwardian front-gabled cottage with finial, cutaway bay and inset front porch.

**101 Simcoe** 1891 shop with corner entrance, residential above. Attributed to architect C.J. Soule and built by George Mesher. For many years it was home to the Ogden Pt. Market.

**212-219-221-225 St Lawrence** Built 1911 as four identical 1½-storey rental cottages for druggist Thomas Shotbolt. All have front box bays and inset corner porches - now closed in. Most have been altered, but retain their original charm.

**215-2215 St Lawrence** Pair of mirror image duplexes built 1943 by Wartime Housing Ltd. From 1941-47, Wartime Housing Ltd (later CMHC) built and managed over 30,000 houses in Canada to provide affordable rental housing for returning veterans and their families.

**Fisherman's Wharf Park** Major Bay offered protected anchorage and was home to shipyards and a houseboat colony. A streetcar connected the wharf with downtown as early as 1890. Bay was filled in 1960s to create Fisherman's Park. Park was improved in 2012 to include a raingarden that helps manage storm water.

**Fisherman's Wharf** provides moorage for working fish boats, float homes, food kiosks and a harbour ferry stop. It provides a pleasant stop for lunch or to take in the harbour activities.

**330 St Lawrence** **D** 1969 Mid-Century Modern design by Victoria architect Alan Hodgson. Victoria's youngest heritage house. Built as a studio for artist/sculptor Elza Mayhew. Two of Mayhew's sculptures are displayed in the Native Plant Garden outside the Royal BC Museum.

**426** **D** *Hollybank*, built 1889 for the Milligans. Italianate with twin chimneys, eave brackets and widow's walk is hidden behind vegetation. One of the last remaining early houses on the harbour waterfront. One-storey on the street side, it is 2-storeys with verandahs on the harbour side.

## → TURN RIGHT ON SUPERIOR ST

**106 Superior** **D** 1914 brick *Connaught Seaman's Institute* by architect J.C.M. Keith features a double-arched entrance with sandstone window headers and sills. Built to provide safe overnight accommodation in an Anglican environment for seafarers. Later penthouse addition.

**119** 1911 2½-storey British Arts & Crafts. Hip-roofed porch with paired chamfered columns shelters an angled bay. Stucco and half-timbering in gable topped by finial.

**148** 1913 brick commercial building originally designed with two storefronts. Businesses have included a cabinetmaker, candy company, fish & chips shop and grocery stores. One grocer was known to take orders from fishermen and deliver to their boats at Fisherman's Wharf. Pathway connects to Kingston St.

## ← TURN LEFT ON MONTREAL ST, → RIGHT ON KINGSTON ST

**234 Kingston** Circa 1887 for Dominico Morello, fruiterer. Italianate with hipped roof, original windows, angled bays and bracketed eaves. 1960s alterations include front porch and composite siding. It has great potential to be restored.

**243** **D** *Haterleigh*, 1900 American Arts & Crafts/Edwardian style. Architect Thomas Hooper's own home. Decorative elements include wrap-around porch, small balconies, stained glass, brackets and other fine millwork. Roofline has been altered with rear gable and large shed dormer on left side. House moved here in 1911 from corner of Belleville & Menzies.

**301** **D** *Spring Cottage*, designed 1891 by architect John Teague for Capt. Charles & Agnes Spring. Elaborate Queen Anne style with a complex hipped roof, several dormers, double entry doors, stained glass and impressive chimneys.

## ← TURN LEFT ON PENDRAY ST

**225 Quebec** **D** 1891 by architect John Teague for the Borthwicks. Queen Anne and Italianate elements, 2-storey angled, tapered bays on front and side facades, small multi-paned oriel window in upper gable.

## → TURN RIGHT ON BELLEVILLE ST

**254 Belleville** **D** 1912 brick industrial *Stores* building built by John Raymond, used by Canadian Pacific Railway (CPR) to store linen to supply its nearby ships.

**309** **D** 1895 Queen Anne with an octagonal tower and wrap-around porch. Built for the Pendrays who operated the White Swan soap factory and then British America Paint Co (BAPCO) factory at nearby Laurel Pt. The property was once well-known for its topiary *Pendray's Gardens*.

**321** **D** 1877 Italianate has undergone several additions but still retains its angled bay with paired arched windows above, wide drop siding and split stack brick chimney. Owner/bldr. James Clark.

**327** **D** 1877 by Arch. James Symes for the Grays. 2-storey cubical Italianate with hipped roof, gabled shallow square bays, wide siding, paired one-over-one windows with horns and bracketed hoods.

**470** **R** *CPR Steamship Terminal*, 1924 by architects Francis Rattenbury & P.L. James. Neoclassical Revival stone and concrete. Temple-like building with 23 Ionic columns was Victoria's earliest large-scale use of precast concrete. Intricate carvings, including Poseidon, god of the sea, created by George Gibson.

**Inner Harbour Causeway** **D** Constructed in 1903, the causeway's granite retaining wall allowed for the development of the James Bay mud flats and the subsequent construction of the Empress Hotel by the Canadian Pacific Railway, which established Victoria as a primary tourist destination on the west coast of Canada. It replaced three earlier bridges across James Bay. Lower causeway was completed in 1977.

## → TURN RIGHT ON MENZIES ST

**Confederation Garden Plaza** Provincially-owned plaza includes a water feature flanked by Canada's provincial coats of arms. Glacial striations in the rocks near Menzies are geological evidence of the last ice age. This corner was the original location of house now at 243 Kingston. Weeping sequoia on Quebec St. was moved from a demolished house on Superior St.

**501 Belleville** **R** *BC Legislative Buildings*. Architect Francis Rattenbury was 25 years old when his Romanesque Revival style design was selected. He later designed the Empress Hotel. Built with mostly local materials and workers. Completed 1898 with subsequent 1911 east and west wings and 1916 additions. Illuminated with lights at night since 1897 Queen's Jubilee.

**421-431 Menzies** 1893 *Drill Hall & Ordinance Stores* by architect Henry James for Federal Dept. of Militia & Defence. Brick Romanesque Revival style with arched entry and window bays, slate roof, stone foundation, window and entry trim. Replaced by the Bay St Armoury, the building was transferred to BC Government in 1921.

**401** In 1911 Rattenbury designed this 3-bay Tudor-style garage for the Legislative Assembly. Details include period colour scheme, slate roof with finials, copper downspout collectors and decorative door hinges.

**332** Edwardian with 2-storey gabled square bay on side. Built 1904 as a residence, converted to a grocery store in 1913. Tea room since 1980s.

**328** Mirror image of 332 Menzies. Originally one of a row of four identical Edwardian houses built 1904.

**511 Michigan** James Bay United Church by architect Thomas Hooper, 1892. Rare original wood-frame church. Front and side gables have large recessed arches with narrow, arched stained glass windows separated by reeded pilasters and rosettes.

**Irving Park** Site of Capt. John Irving's 1884 ornate house that included stables and large garden. Giant sequoiadendrons, now among the tallest in Victoria, were planted by the Irvings. From 1917-19 the house served as a military hospital for returning vets. It then stood empty until demolished in 1929. The City purchased property at a tax sale and created park.

## → TURN RIGHT ON SIMCOE ST

**409 & 403** **D** *Simcoe* 1892 pair of hip-roofed workers' cottages built for the Rendalls. Typical of rental houses built throughout James Bay in the 1890s and early 1900s.

**351** **D** *Kildonan* is a 1912 Arts & Crafts built for Margaret Stout. Two large angled bays, inset front porch, half-timbered gables with whalebone bargeboards and finials, original concrete wall.

**333** **D**, **329 & 327** Group of three 1911-12 Edwardian 2-storey houses by architect C. Elwood Watkins for contractor James Atkins.

**309** **D** Hip-roofed Italianate decorated with angled bay, ornate front porch, eaves brackets and window casing mouldings. Built by carpenter Weert-Dirk Aden in 1892.

## ← TURN LEFT ON OSWEGO ST

**151 Oswego** **D** 1885 Italianate cottage built by carpenter William Patton with lavish use of millwork and decorative trim. Large arched bargeboards capped by finials in the main gables are reflected in the wall dormer and flattened arches over the porch. Fretwork and diamond shingles on two pent roofs and the unusual triangular bay. Lot subdivided in 2014 and house was rehabilitated.

**117** **D** & **119** **D** Pair of simple Victorian workers' cottages built 1892 by carpenter George Maidment. Once common in James Bay, few workers' cottages still exist in original condition. Clad in drop siding with one-over-one double-hung windows.

**300 Beckley** Circa 1908 corner commercial building with adjoining residential has housed several business including grocers and a bakery with brick ovens at rear.

**101** **D** 1888 Queen Anne cottage built for the Dempsters has retained most of its original details including the whalebone bargeboards, drop finials, angled bay with mouldings, brackets and fish-scale shingles in the gable and front porch roof. Side windows have small hoods.

**65 Oswego** **D** Circa 1897 hip-roofed bungalow with later rear additions. Symmetrical front façade has small entry porch between two-over-two sash windows.

**36-88** Varied examples of 1942 Wartime Housing. All have been modified.

**59-61** **R** Early 1905 duplex has symmetrical façade with a central chimney on hipped roof. Cutaway porches at each end are decorated with spindled sunburst brackets on posts.

**55** **R** & **51** **D** Pair of originally identical Homestead style houses built 1892 by Peter Shandley. Gables with cornice returns and temple-style corner boards, Italianate full-width porch with chamfered supports and brackets.

**41** 1907 Edwardian with two porches - one gabled; one hip-roofed either side of recessed entry. Details include finials and dentils. Original upper window replaced with hip-roofed extension below triangular attic window.

**37** 1911 Edwardian shingled bungalow built by Dunford & Son. Gabled, cantilevered box bay, recessed hip-roofed corner entry porch supported by paired posts on shingled tapered piers. Upper rear additions.

**27 & 21** Pair of 1940s bungalows clad in bottleglass stucco with hipped roofs, recessed entries and basement garages.

## → TURN RIGHT ON DALLAS RD

**290 Dallas**, *Surf Motel* is an iconic mid-century landmark designed by architect Robert Sidall in the International Style. Built in 1960 for the Mangels, it remains in the same family and retains much of its retro atmosphere.

**242** 1946 hip-roofed bungalow with horizontal stucco imitating wide lapped boards, tapered chimney between octagonal windows. Concrete garden wall with corner steps.

**226** **D** 1891 Italianate with gabled roof, bracketed porch and 2-storey angled bay. Moved from Superior to Michigan St in 1910 by Charles Beaven, then relocated by barge in 2016 and rehabilitated.

**222** **D** 1911 for Charles Beaven. 2½-storey Homestead clad in double-bevel siding. Full-width verandah with Tuscan columns over angled bay, solid balustrade with centre sawn balusters. Relocated by barge in 2016 from Michigan St and rehabilitated.

## RETURN TO START AT OGDEN PT BREAKWATER