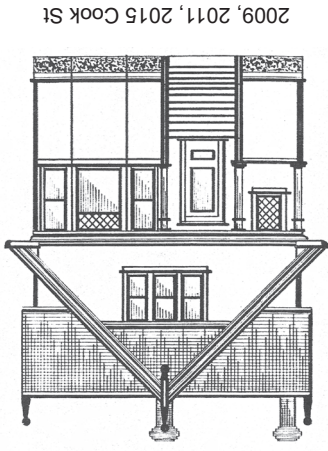


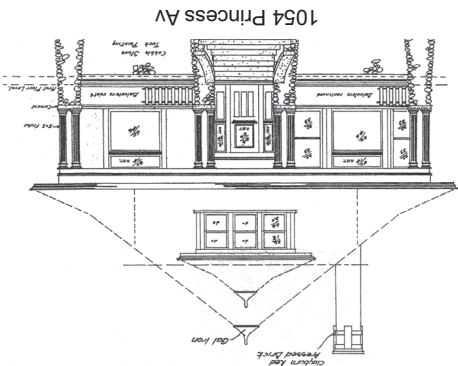
**Edwardian Vernacular Arts & Crafts (EV&C)**  
(1904-1914)  
A common builder's style in Victoria, 1½-stories, steeply-pitched roof, belt course, asymmetrical main floor, symmetrical upper. **Typical features:** • front-gabled • side dormers • inset corner porch balanced by bay window • contrasting cladding at different levels



Architect: R McKinney & Co, 1909  
City of Victoria Plans

2009, 2011, 2015 Cook St

**Colonial Bungalow**  
(1905-1925)  
Economical 1-storey, hip-roofed (often bellcast) bungalow **Typical features:** • at least 1 dormer • wide projecting eaves • inset verandah • Classical columns or posts with simplified capitals



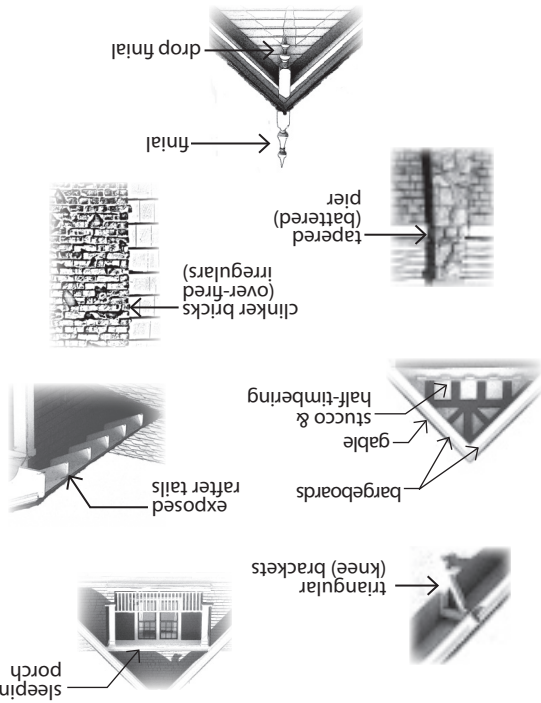
Architect: LW Hargreaves, 1911  
City of Victoria Plans

1054 Princess Av

## TYPICAL NORTH PARK HOUSING STYLES

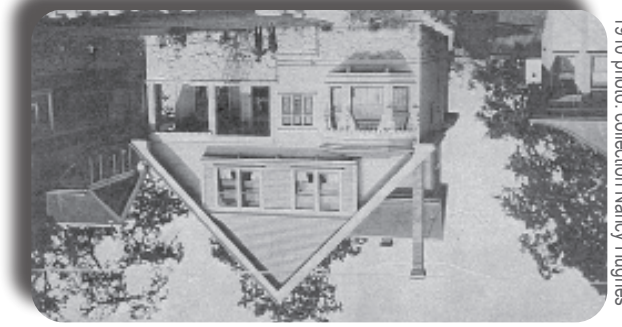
All four volumes of *This Old House* are available at Victoria City Hall & local independent booksellers

*This Old House, Victoria's Heritage Neighbourhoods, Volume 3: Rockland, Burnside, Harris Green, Hillside-Quadra, North Park, Oaklands*  
Victoria Heritage Foundation's publication photographs, old & new, can be found in the buildings listed on the City of Victoria's Heritage Register. Detailed architectural information on North Park complete with photos of all buildings. The VHF website includes the walking tours, and locations throughout the neighbourhoods. The Tourist Info Centre on the Inner Harbour, VHF These are available from Victoria City Hall, Hillside-Quadra & Fairfield neighbourhoods, for parts of the James Bay, North Park, Fernwood, Neighbourhood Heritage Walking Tour brochures in partnership with the City of Victoria, has produced Victoria Heritage Foundation (VHF)



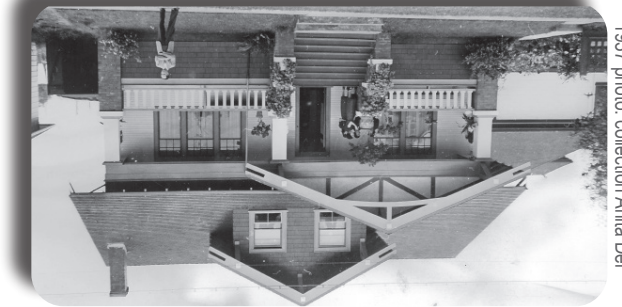
## ARCHITECTURAL FEATURES

2317 Dowler Place



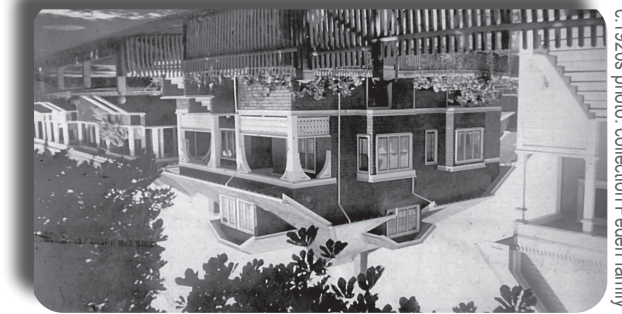
1910 photo: collection Nancy Hughes

953 Empress Avenue



1937 photo: collection Anita Der

820 Princess Avenue



c.1920s photo: collection Peden family

For information about these houses on the walking tour, see other side.

## NORTH PARK VINTAGE

### About North Park

The northern portion of North Park was developed much later than the southern, because it was originally part of Roderick and Sarah Finlayson's farm estate, Rock Bay. Finlayson, a Hudson's Bay Company Factor, was in charge of Fort Victoria from 1844 to 1849. He purchased 103 acres from the Hudson's Bay Company in the 1850s, and built Rock Bay in the block now surrounded by Douglas, Bay, Government and Queens. Finlayson died in 1892, Sarah (Work) in January 1906, and the estate was subdivided.

Shortly after the subdivision, the rock was blasted to allow for the construction of Bay Street between Wark and Quadra. The sale of lots was geared towards wage earners and investors. Many homes in North Park were built from 1907 to the beginning of World War I, a period coinciding with Victoria's greatest building boom, although the market had begun to collapse in 1913. The neighbourhood was conveniently close to downtown and City Hall. George Jay Elementary & Victoria High School were built nearby, and North Park can still boast of churches of many denominations.

This newly-developing area of North Park was the first suburban neighbourhood to which wealthy Chinese businessmen and their families moved before WWI. Possibly the finest house in the area, Lim Bang's (see 952 Queens), is now gone. By World War II, there were many Chinese families here, such as the Lees and Tongs on Empress, the Chus, Lowes and Wongs on Queens, the Lou-Poys, Lowes and Wongs on Pembroke, the Chans and Quans on Cook, and the Joes on Vancouver. Their children went to George Jay School for regular schooling, as well as the Chinese School, downtown on Fisgard Street, after hours.

Many of Victoria's oldest and best apartment blocks are in North Park, some include accommodation for shops on the main level. Several of the blocks have been demolished, but others remain as key elements of the historical character of the neighbourhood.

A number of the City's recreational venues are found here, including Royal Athletic Park, Save-On-Foods Memorial Centre, the Curling Club & the Crystal Pool. Central Park, the City's second oldest park, continues to be well-used for ballgames and other events.

### 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. 87 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 in downtown buildings.

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:



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## NORTH PARK HERITAGE WALKING TOUR

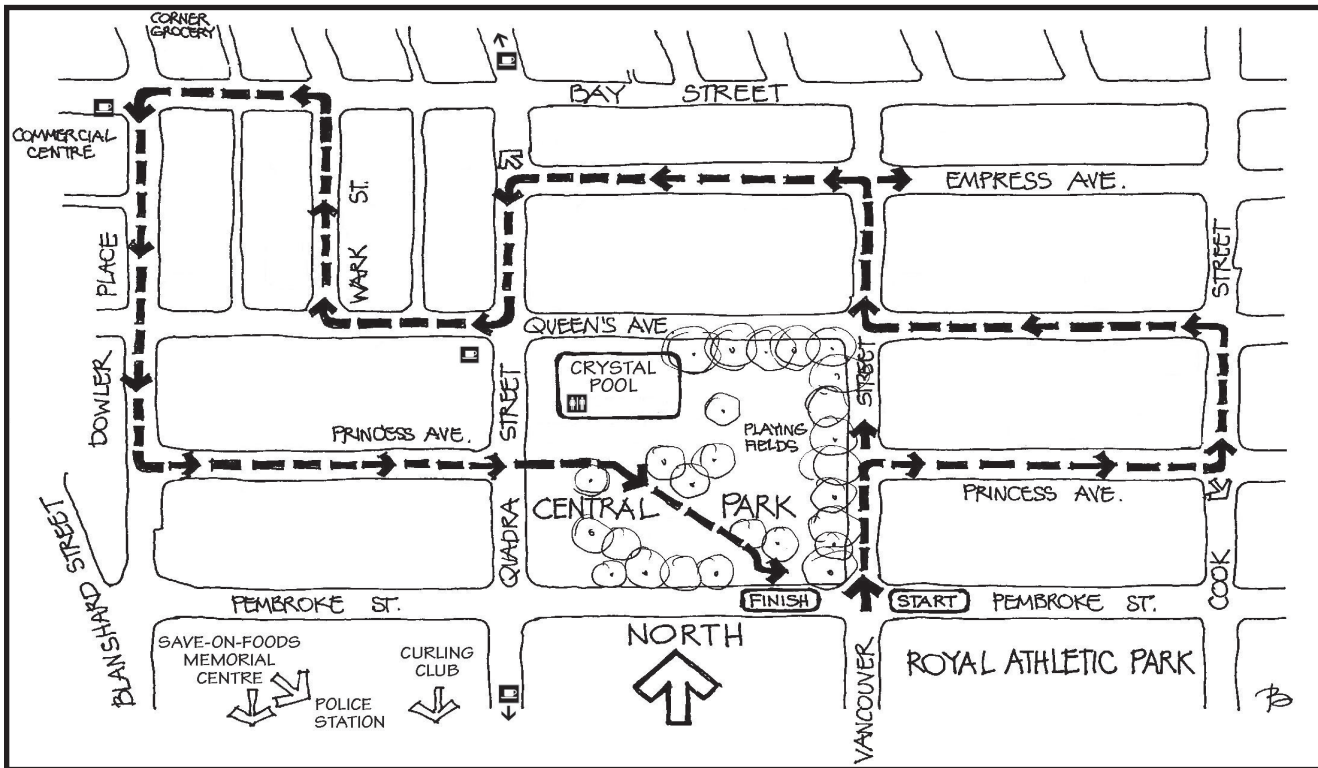
### CENTRAL PARK

North Park is a vibrant mixed-use community, adjacent to the downtown core, that retains much of its historical character. This self-guided walking tour briefly describes some of the historic buildings along tree-lined streets beginning and ending at Vancouver and Pembroke Streets between Central and Royal Athletic Parks. The route covers approximately 3.2 km (2 miles), taking about 2 hours to complete. You may want to have a picnic in Central Park or take a break for refreshments in one of the nearby restaurants and cafés.





# CENTRAL PARK HERITAGE WALKING TOUR



LEGEND & ABBREVIATIONS	
<b>D</b> .....	Heritage Designated
<b>R</b> .....	Heritage Registered
arch.....	architect
A&C.....	Arts & Crafts
EV.....	Edwardian Vernacular
.....	Refreshments
*	Washrooms



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

## ↑ Start at NE corner of Vancouver & Pembroke Sts

**2117 Vancouver** **R** 1910, Colonial Bungalow with Classical elements: dentil moulding, paired columns (verandah enclosed), bellcast hipped roof, front angled bay, side box bay, rusticated concrete block wall. Owners Jane & William J Clark, retired Prov Policeman, ran Richmond Rd dairy.

**2201** **D** 1911, arch. DC Frame. English A&C style, large knee brackets in front gable, note flat-roofed, gabled & through-the-wall dormers. Built for \$3,850. Owners Maria & William Cooke Thompson, salesman for Weiler Bros furniture store; now owned by 3rd generation of family.

**2209** **D** 1924, Craftsman Bungalow, granite tapered piers, foundation & chimney, pebbledash stucco, exposed rafter tails, curved knee brackets with chamfered ends, decorative bargeboard ends, bevelled leaded glass, medallion in gable. Original owner Charles Edwin Janes, BC Government book-binder, was living here when he died in 1961.

**Return to Princess Av (formerly Princes) ← turn left**  
• purple leaf plum boulevard trees

**1030** **R**, **1034** **D** **Princess** 1911, pair built for \$3,900. Edwardian Classical style mirror-image houses, bellcast hipped roofs, full-width verandahs. Laura & Robert Rutley, ladies' tailor, lived in **1030**; Robert died at 70, hit by a bicycle on Quadra St.

**1042** **D** 1909, \$2,400. EV A&C by arch. JCM Keith, whale-bone bargeboards, tiny brackets on front stringcourses, original garage.

**1054** **R** 1911, \$3,500, arch. LW Hargreaves for taxidermist/furrier William Lindley & Mrs Alfred Goodwin. Colonial Bungalow: bellcast hipped roof & dormer; paired fluted columns, full-width verandah; river rock tapered piers, foundation, staircase; inverted Queen Anne leg balusters; etched & stained art glass in front door & sidelights; "Clayburn" red pressed brick chimney.

## ← Turn left on Cook St

- note kitty-corner houses:

**2015, 2011, 2009 Cook** 1908/1909, designed by Robert McKinney & Co, "Architects, Builders & Builders' Supplies", who designed many houses in area. EV A&C style, triangular ends on bargeboards. Owner Frank Stephenson built grocery store at end of block & was a horse dealer.

**2202-04** 1933, \$3,500. Duplex built & owned by Parfitt Brothers: Aaron, James, Mark, Fred & Albert from Peasdown, Somerset, England, founded major contracting firm in 1908, lived in Fernwood, were notable musicians. Parfitts built Armouries, St John's Church & Hall on Quadra & Christ Church Cathedral. Brick houses are rare in Victoria; Parfitts & Luney Bros bought Victoria Brick Co in 1920 & Baker Brick & Tile Co in 1928.

## ← Turn left on Queens Av

- double white hawthorn boulevard trees

**1045 Queens** 1908, by contractor Robert Hetherington, a Victoria designer/builder from 1890 till his death in 1938. Owner James J Galbraith, salesman at Weiler Bros furniture store. EV A&C, porch enclosed sympathetically.

**1048-50** 1912, \$3,800, arch. Ernest Butterfield. Craftsman Bungalow, now stuccoed; random-coursed granite foundation, piers & balustrade on verandah (now enclosed); fine details.

**1033** **R** 1911, unusual A&C, jerkinhead (half-hipped) gable, recessed porch with square columns, dentils & small upper closet window.

**1029** 1921, apartments for Elizabeth Street Gunn, a widow who worked as a dressmaker & ran apartment blocks.

**1016** 1920, Craftsman Bungalow, battered columns & stone piers, half-timbered gables, exposed rafter tails, pointed bargeboards & decorative diamonds on the architraves.

**1014** 1911, Craftsman Bungalow, arch. C Elwood Watkins (designer of Victoria High School), owners/builders Luney Bros for sister Nellie & husband, builder Edd Williams. **1014** & **1016** have been rehabilitated to reveal original siding.

**1010** 1913-14, \$20,000. *Central Park Apartments* designed, built & owned by Thurston & Johnson Fairhurst; by 1917 they were on active WWI service, Thurston as gunner at Signal Hill Battery, Esquimalt. Note banks of 2-storey projecting angled bays.

**952** original 1912 property wall on corner, house was demolished in 1970s, townhouses were built. Original house designed by arch. Samuel Buttrey Birds for owners Lim Bang & wife Ng Shee. One of the wealthiest men in BC, Lim fought racial discrimination against the Chinese. Born in Victoria 1884, made Honorary Citizen 1973, died 1974.

## → Turn right on Vancouver St, ← then left on Empress Av

- purple leaf plum boulevard trees on Vancouver St, cockspear hawthorn & weeping silver birch on Empress Av

- note kitty-corner, 2nd building:

**1010 Empress** 1912, brick *Montana Apartments*, 4 suites on 2 floors. Second storey front balcony now enclosed. Owner Mrs Martha Muldoon also owned *James Bay Hotel*.

**953** **D** 1913-14 (see photo over), \$4,500, Seattle arch. Elmer E Green. Craftsman Bungalow; cement-capped brick piers, stepped balustrade & chimney; 1947 bottle-glass stucco over original siding. 1937-56 owners Tong Yen & wife Susannah were Richmond Rd market gardeners with a shop on Fort St.

**925** 1912, Craftsman Bungalow; original siding & details including heavy knee brackets.

**915** 1910, EV A&C; owner Peter Maclean, North Ward School janitor. Rehabilitated to reveal original siding; porch restored. Good paint scheme.

## ← Turn left on Quadra St (formerly Fourth St)

- note building across Quadra:

**2450 Quadra** 1941, arch. Johnson & Stockdill for owners Winnifred & Mason Sands of *Sands Mortuary*; was *Sandholme Apartments*, now *The Bedford*. Moderne style, original front windows, dining rooms in elegant round towers.



**2303** 1910, Craftsman Bungalow. Owners Nancy & Herbert Shade, City plumbing & building inspector, designed house; family owned till 1952. Clinker brick foundation, verandah piers & chimney; gate pillars replaced, river rock wall, concrete cap; double porch columns, unusual brackets; original siding now covered with stucco.

## → Turn right on Queens Av

- double white hawthorn & Schwedler's Norway maple trees

**859, 855, 853 Queens** 1909, three identical speculative houses, now modified, note 1920s basement garages. In 1912, **859** & **853** both owned by widows, Clara Graves & Emily Steele. Moore & Whittington, builders & lumber company owners, built many spec houses in area, including **827 Queens** in 1908.

## → Turn right on Wark St (formerly Third St)

- flowering ash, purple leaf plum & horse chestnut trees
- note rusticated precast concrete block garden walls

**2308 Wark** 1909, \$1,850; owner/builder timber broker Lorne Bell. Next owners, Chan Dun & wife Koo Shee; 11 of their 12 children were born in house after 1911. Chans owned *Panama Café* for decades, first on Johnson, then Government St. Note beaded, double-bevelled siding.

**2319** 1911, \$3,000, arch. Harry P Stagg for Barr of McIntosh & Barr, contractors & builders; McIntosh lived at **2315 Wark**. EV A&C: unusual dogtooth-cut shingles on top storey.



**2411** 1907 arch. Francis M Rattenbury, who designed BC Parliament Bldgs & Empress Hotel. A&C Tudor Revival style: ornate half-timbering & roughcast stucco above shingled main floor with hoods over windows; rusticated concrete block foundation & garden wall, wrought iron gate & concrete urns; carved brackets & bargeboard ends. Owners c.1912-55 were Elizabeth Kezia (Styles) & Frank Joseph Sehl. Prominent in Victoria music circles, she a harpist, he a bass with Arion Male Voice Choir & long-time conductor of St Andrew's Cathedral Choir. Elizabeth's uncle Samuel Styles built the row of houses on Amelia St.

**2412** 1907 EV A&C, owner Mrs Katie Verge. 1912 owner Ernest Scott of Scott & Peden retired by 1927 & lived at Union Club. Modern duplex rear addition.

## ← Turn left on Bay St

**838 Bay** plumbed in 1903 with new corner store. Address has changed many times, but thought to be an original worker's cottage for John & Josette Work's (Wark was original Irish name) *Hillside Farm*: begun in 1852, it grew to 1,300 acres. Daughter Sarah married Roderick Finlayson in 1849; the Finlayson farm estate *Rock Bay* ran south of Bay St from Rock Bay on Upper Harbour to beyond Cook St. Two of Sarah's sisters were wives of BC Premiers, Dr William Fraser Tolmie & Edward Gawler Prior.

## ← Turn left on Dowler Place (originally Blanshard)

**2317 Dowler** 1907 (see photo over) builder/owner William Luney. Bill & Walter formed Luney Bros Construction in 1910. The Company yard was across the street from Bay St to the south end of Island Farms block. House now stuccoed; note random-coursed foundation & wall. Descendant Nancy Hughes has published book *Built By Luney Bros Ltd*.

**804 Queens** 1910, *Grace English Lutheran Church*. Steeple removed & tower lowered, building stuccoed. Arch. JCM Keith designed Victoria's Christ Church Cathedral.

## ↑ Proceed 1 block, ← then turn left on Princess Av

**820 Princess** 1912 (see photo over), \$3,000; arch. LW Hargreaves for Chinese businessman Tim Kee. Owners 1914-48 were Sigridur Gudrun "Sarah" (Breidfjord - from Fernwood's Icelandic community) & William Peden, president of Scott & Peden, Flour, Feed, Hay & Grain on Store St. Son William "Torchy" (red hair) was in 1928 Amsterdam Olympics, a professional world-champion 6-day bicyclist, chocolate bar named for him; son Doug was all-round athlete, in 1936 Berlin Olympics, then long-time sports editor for *Victoria Daily Times*; son Ernie sold Scott & Peden to Buckerfields in 1967. House now stuccoed, verandah enclosed; original garage.

**821** 1911 (see cover photo), \$2,800. Contractors Wm Dunford & Son. A&C Chalet style; fish scale shingles on upper storey, brackets & bargeboards similar to 1907 Rattenbury house at **2411 Wark**. Upper sleeping porch now filled in. Owners Jessie & Thomas Hawkins of Hawkins & Hayward, Electrical Engineers. Victoria City Councillor 1931-45, promoted hanging flower baskets. Owners 1930-42 were Annie & John Moore, master mariner, sometimes on hydrographic survey ship the *William J Stewart*.

**830 & 832** 1908, \$1,500. Mirror image houses, owners/builders Moore & Whittington; shingled Colonial Bungalows with Classical A&C details: note entasis (curvature for decorative effect) on the 10 verandah columns.

**845** 1912, *Bon Accord Apartments*, boarding & rooming house, owner Maggie Duncan Christie, Victoria School Board Trustee from 1931 & first female Victoria City Councillor, 1944-54; worked tirelessly for underprivileged. Daughter Lily (Christie) Wilson on Council, 1956-69. Note paired front & side gabled dormers with turned finials; cantilevered bays, angled on front, box on side; small corner porch now enclosed.

**2120 Quadra** 1911, *Golden West Bakery*, owner David Hanbury was also a fur farmer; later *McGavin's Bakery*, then *Stan V Wright Ltd*, magazine & book distributors, from 1962-97, now *Payne's Marine Supply*.

## ↑ Cross Quadra St at Princess Av crosswalk

**2275 Quadra** *Crystal Pool*, arch. John A Di Castri. Built 1970 to replace original *Crystal Pool* behind Empress Hotel. Olympic-sized complex; acrylic domes were designed to provide natural, glare-free light in pool area & passive solar energy gain.

**Central Park** (originally called North Park), City's second oldest park: in 1906, 6.96 acres were acquired from Finlayson Estate for \$21,000. Outdoor basketball court built in 2006 by Steve Nash (hometown Victoria) Foundation.

- false acacia, sycamore maple, London plane & double-flower chestnut trees in the park

## ↑ Proceed through Central Park & return to start at Vancouver & Pembroke Sts