

## HOUSING STYLES

## About Burnside

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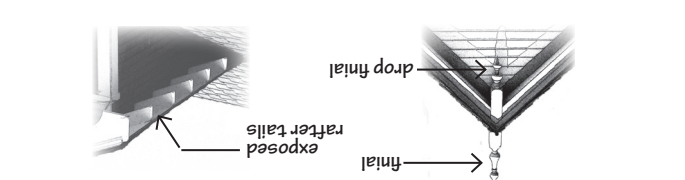
In the late 19<sup>th</sup> century properties along the Gorge waterway were fashionable. In 1894 architect W. Ridgway-Wilson designed a Queen Anne style residence for industrialist Charles Spratt. Premier Richard McBride acquired it in 1908 and called it “Glenelg.” Unfortunately only one residence from this period – “The Dingle” (1885) – still stands. But Edwardian-era houses are still prevalent. Many were built after the Lohbrunner Estate was subdivided in 1908. New streets – Irma, Balfour, Albany, and Carroll – were laid out at this time. Wesley Mitchell, an entrepreneur from Manitoba, developed several nearby properties. In 1910 he was advertising “choice lots on Washington Avenue, close to the Gorge Road” for \$700. Half-acre lots, “all cleared and fenced,” sold for \$1,500. Some of these large residential lots still remain on Washington Avenue.

Residential development was facilitated by new infrastructure. In 1912, Gorge Rd East was paved and a new bridge over Cecelia Ravine was built. A new streetcar line, route № 10, opened that year: It traversed Burnside Rd East to Carroll Street. In 1912-13, an elementary school was built on Cecelia Rd. A striking number of “motorneers” [street car operators] lived in this neighbourhood. It also attracted middle-class school teachers, store managers, and professionals.

In 1916 the Canadian Northern Railway (an antecedent of the CNR) completed its line through the ravine, which is now parkland and part of the Galloping Goose Regional Trail. It crossed the trestle bridge over the Selkirk Water to rail yards in Victoria West. In the other direction, the railway went to Patricia Bay. Until the 1920s, there was a passenger service to Pat Bay.

Despite the Depression in the 1930s, several new homes were built. Residential construction accelerated towards the end of the 2<sup>nd</sup> World War. In the 1950s, motels sprouted along the Gorge Rd, which extended past Harriet Rd and connected to the “old” Island Highway at Craigflower Bridge. This was the main route to the Western Communities and the Malahat until the Trans-Canada Highway was completed in the late 1960s. Most of the motels have now been converted into apartments or social housing. But out-of-town visitors can still find accommodation at a few places, including a motel (279 Gorge Rd E) that occupies the site of Sir Richard McBride’s residence, “Glenelg.”

# ARCHITECTURAL FEATURES



**Victoria Heritage Foundation**

produced *Neighbourhood Heritage Walking Tour* brochures for parts of the James Bay (2), North Park, Fernwood, Fairfield, Gonzales, Hillside-Quadra, Vic West & Burnside neighbourhoods. These are available from Victoria City Hall, the Tourist Info Centre on the Inner Harbour, VHF and locations throughout the neighbourhood. The VHF website includes the walking tours, complete with photos of all buildings.

Detailed information on Burnside buildings listed on the City of Victoria's Heritage Register, with social history & photographs, old & new, 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-Quadrant, North Park & Oaklands*. All four volumes of *This Old House* are available at Victoria City Hall & local independent booksellers.

# HISTORIC BURNSIDE GORGE



*Burnside Elementary School* 1912 **R** Architect C. Elwood Watkins designed three brick schools in Victoria during the building boom: Burnside, Oaklands and Vic High. Due to declining enrolment this school closed in 2006. In 2018 rehabilitation including seismic upgrades began.

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photo: COV Archives M07187

ex-63 Gorge Rd East

present hospital building.

*Asholia* was a brick and stone Jacobean-style manor on 11 acres, designed 1889 by architect L.B. Trimm as a wedding present for Robert and Joan Dunsmyth's daughter Emily and husband N.P. Snowden. By 1901 it was owned by enter-preneur and politician Edgar Crow Baker who renamed it *Sissinghurst*. By 1963 it served as nursing home and then George Rd Hospital. Demolished in 1971 and replaced with the present hospital building.



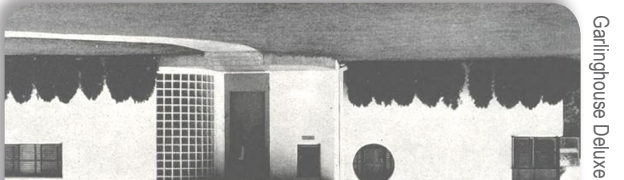
Plan Book of Harris Homes, 1915

**Craftsman Bungalow**  
(1900-1930)

(1900-1930)

- low to medium-pitched roof with wide overhang

- large front porch • battered (tapered) posts and piers



Garlinghouse Deluxe Small Homes c.1940

**Art Moderne / Moderne**  
(1925-1950)

(1925-1950)

smooth stucco wall finishes with horizontal emphasis

that roots, often with coping at roof line

- porthole windows and glass blocks



# BURNSIDE GORGE HERITAGE WALKING TOUR



## ↑ START NEAR BURNSIDE GORGE COMMUNITY CENTRE

**458 Cecelia** Built 1909 for Frederick Tubbs at cost of \$700, this workers’ cottage with a pyramidal hipped roof, survives in a now industrial area. Mr. Tubbs, letter carrier, lived here until 1929.

## CROSS CECELIA RAVINE & GALLOPING GOOSE TRAIL

- *Construction on the Canadian Northern Pacific Railway started in 1911. It ran to Sooke and beyond, servicing sawmills at Shawnigan and Cowichan Lakes. The abandoned railbed is now the Galloping Goose Regional Trail, named after the noisy gas-powered passenger railcar that ran to Sooke from 1922-31.*

**414** circa 1910, tiny shed-roofed cottage with original drop siding and later decorative elements was BC Electric Railway conductor James Petticrew’s bunkhouse while he built his adjoining house at 3101 Washington Av in 1912.

## → TURN RIGHT ON WASHINGTON AVE

**3106 Washington** 1915, Arts & Crafts (A&C) house built for Walter Carter, streetcar motorneer. Motorneers who were well-paid. Several lived in the area. Front porch now enclosed. Beaded double-bevel siding lower & shingled gables & dormers.

**3107** 1910, Edwardian with front-gabled gambrel roof - uncommon in Victoria. Façade has been altered and re-clad. 1<sup>st</sup> owner was Ernest Clare, streetcar motorneer.

**3111** 1911, front-gabled with hip-roofed porch. Many alterations but bargeboards & corbelled chimney remain. 1<sup>st</sup> owner-Donald Gallie, streetcar motorneer.

**3135** 1913, small cottage built for \$700 overlooks ravine; 2 box bays, original siding, windows and corbelled chimney.

## → TURN LEFT ON BURNSIDE RD

- *Note Edwardian-era houses on N side of Burnside in Saanich*

**361 Burnside** 1912, *Burnside Grocery & Post Office*. Corner was terminus of the No. 10 streetcar (1912-47). Note upper box bays.

## ← TURN LEFT ON BALFOUR AVE (Emma St until 1917)

**3172 Balfour** 1912, built by Robert Wilkie. James Murray, grocer, lived here for years. Craftsman Bungalow with angled side bay, original multipane-over-one double-hung windows, added Victorian-style scroll-sawn brackets.

**3164** 1913, side-gabled Craftsman Bungalow with a wide shed dormer, chunky porch brackets & original front door assembly, added Victorian-style brackets and modern stucco. 1<sup>st</sup> owner-Thomas Palmer, Victoria’s deputy police chief.

**3162** 1912, builder Robert Wilkie’s own Craftsman house with double front-facing gables, 3 tripartite heavy porch piers, knee brackets, box bay on right side, newer vinyl siding.

**3165** 1913, Colonial Bungalow with hipped, bellcast roof & gabled dormer, paired Classical porch columns & unusual colonettes on dormer. Owner/builder Wm. Taylor, carpenter.

**3140 D** 1914, California Craftsman Bungalow with clinker brick-work, bellcast roof over verandah, central gabled dormer, knee brackets. Owner/builder Charles Cousins was sash & door manufacturer on Garbally Rd.

**3130** 1913, architect Elmer Ellsworth Green. Symmetrical California Bungalow-now stuccoed. Three gables, knee brackets & pyramid ends on bargeboards, tripartite windows, tapered posts on battered river rock piers. Built for Alex Smith, branch manager of the Hollywood Meat Market in Fairfield.

**3126** 1912, Arts & Crafts Colonial Bungalow by David Herbert Bale, one of Victoria’s most prolific designer/builders. Low bell-cast roof & dormer with wide eaves & exposed rafter ends, inset side entry, angled & box bays & leaded diamond-paned upper windows. 1<sup>st</sup> owner George Hughes, clothing salesman.

**3135** 1913, Edwardian Bungalow with hipped roof and dormer, gabled porch, tapered wall chimney, narrow bevel siding.

**3127** 1913, Edwardian Craftsman-now stuccoed, retains many original elements including recessed porch, angled and box cantilevered bays, wood windows with tapered casings.

**3107** 1913, California Craftsman Bungalow for Albert Waring, teacher & carpenter. Low-pitched roof, wide open eaves, gabled entry porch with chunky posts on battered piers, tapered window casings with extended headers, later garage.

**3103** 1930, front-gabled house with roughcast stucco, split bargeboards, porch with arched entry and side facing steps.

**3096** 1944, **3082** 1941, **3076** 1940, **3070** 1941; all 1940s bungalows by builder John Henson Jr.

- *Note small playground & path leading to Chown Place - United Church’s Gorge View Society residences.*

**3025** 1939, English Cottage with small attic window in catslide roof. Porch has brick-trimmed arched entry & side window.

**3015** 1939, bungalow with bottle-glass stucco, window boxes & rolled roof edges imitating thatch. Angled steps to porch with witch’s cap. Basement garage has original-style doors.

**3010 & 3014** 1939, both bungalows were built for salesman/realtor Charles Farrant as rental properties. Wall shakes on **3014** are a later addition. Note battered chimney on **3010**.

## FOR EXTENDED ROUTE, TURN RIGHT ON GORGE RD

## FOR SHORTER ROUTE, TURN LEFT ON GORGE RD

### LOTUS - IRMA ROUTE

**70 Gorge D** 1933, Depression-era English Cottage with pebble-dash stucco, brick-arched entry & side basement garage. Likely built to a pattern-book design for the Dalziels, owners of Dalziel Box Co located at Bridge & Ellice St.

## → TURN RIGHT ON IRMA PL

**2906 Irma** 1931, bungalow faces Gorge. Brick-clad front, stucco side with half-timbered gable.

**2909** 1931, brick main, stucco & half-timbered gables, jerkin-head gable, leaded casement windows, arched entry. Originally designed to face Gorge. Owner/builder Arthur Ralfs.

## → TURN BACK, THEN RIGHT ON GORGE RD

**30 Gorge** 1949, Moderne flat-roofed split level. Horizontal features include wide fascia & mullioned windows, with vintage aluminum awnings. Curved concrete steps & iron railings, front door has sidelights. Built for Ray Maitland, City detective, for \$8,000.

**4** 1944, unusual design with angled corners, hipped roof, Scottish (3-sided) dormer and cornice, corner concrete steps with recessed entry porch, many original windows. Wartime-era stucco imitates wide lapped boards.

## CROSS GORGE AT HARRIET CROSSWALK, CONTINUE DOWN HARRIET, ← TURN LEFT ON LOTUS ST

**4 Lotus** 1931, owner/builder W. Gaskill. Spanish references include dramatic front arched window, recessed front porch with double arches, stucco with diamond tile feature. Tapered side chimney, original basement garage.

**15** 1912, for years this was the only house on Lotus St. 1<sup>st</sup> owner-J. Burt Morgan, regional manager of Great West Life Assurance Co, died in 1917. Edwardian Vernacular A&C backs onto Gorge waterway. House has had several additions and decorative features applied. Two gabled dormers & corbelled brick chimneys are original.

**36** 1937, English Cottage clad in bottle-glass stucco, curved half-timbering and waney-edge siding in front gable. Recessed entry has faux stone ogee arch. Basement garage, window box brackets, shouldered chimney & piano windows. Built for Joseph Addison, City policeman.

**31** 1940, architect Hubert Savage for Rowland Halls, BC Electric Railway manager. Stucco with waney-edge boards in gable.

- *Gorge Rd Hospital is located on the former site of “Ashnola”, an 1890 mansion built on 11 acres for coal baron Robert Dunsmuir’s daughter Emily Snowden. It was renamed “Sissinghurst” by subsequent owner E. Crow-Baker. Demolished in 1971.*

## RETURN TO GORGE RD VIA IRMA ST

**2807 Irma** 1941, cross-gabled bungalow with asbestos shingles and no gable roof overhang. Original stone steps and terrace lead to porch with heavy post and brackets.

**2808 & 2812** 1949, twin bungalows with corner steps, recessed entries, shouldered front chimneys.

## TURN RIGHT AT GORGE, → RIGHT DOWN LANE

**137 Gorge D** *The Dingle*, 1885, architect John Teague. Built for Charles & Matilda Thompson. Charles was secretary of the Victoria Gas Co. This ornate Italianate villa with full-width verandah and elaborate bracketed cornice, originally sat on 12 acres facing the water. It was one of many mansions along the Gorge. In the 1980s the house was turned to face Gorge Rd and moved closer to the road; it now contains three condo units as part of Chapman Pt. complex.



**D** Heritage-designated properties are protected by municipal bylaw. Exterior can not be altered or building demolished without approval. Houses are eligible for VHF grants.

**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

## RETURN TO ALBANY ST

- *Note the tall sequoia tree at 136 Gorge. It was planted c.1908 when a pair of fine houses were built here.*

**3038 Albany (cover photo)** 1913, contractor Ernest Nordin’s handsome Edwardian Arts & Crafts 1½-storey house with unequal-coursed shingle cladding, offset half-width verandah on heavy granite piers, bracketed box bay, knee brackets, 3-over-1 windows, roughcast stucco in gables with stickwork & finials.

**3042 & 3046** 1941, similar stucco bungalows; hipped roofs, recessed front entry with archway, multipane-over-1 windows & shouldered wall chimneys.

**3065** 1907, Edwardian Vernacular A & C clad in beaded, double-bevel siding & shingles with 2-storey bay on right, dentils on bargeboards & stringcourse. Inset corner porch has been enclosed. Built for Clarence Bradshaw, barrister. Oldest house on block.

**3099** 1916, Arts & Crafts with gable-on-hip roof, double-bevel & shingle siding, side entry porch, angled & box bays on right side.

**3098** 1913, spec-built Arts & Crafts Colonial Bungalow clad in unequal-coursed shingles with bellcast hipped roof & dormer, front & side cantilevered box bays. Front porch is later addition.

## → TURN RIGHT ON DORIC ST, RIGHT ON CARROLL ST

**3153 Carroll** (NE corner) 1946, Moderne style with attached garage, stucco with rounded corners & bands of horizontal fluting below flat roof, tripartite horizontal-mullioned windows.

**3084** 1912, side-gabled with finials in peaks, front-gabled porch supported by clusters of chamfered posts, art glass piano windows. Now covered with aluminum siding. Original owner J.W. Herman was lineman for the BC Electric Railway.

**3054** circa 1911, symmetrical façade, hip-roofed dormer, inset porch with chamfered posts, box bays, basement garage. Many original features. Side dormers are later addition. Built for Frederick Jones, grocery salesman.

**3050** 1913, designer/builder David Herbert Bale. Charming A&C Colonial Bungalow with hipped roof & dormer, exposed rafter tails, inset corner porch, wide front angled bay, pair of side box bays, many original leaded windows. Side dormers are later additions.

**3069** 1911, architect Arthur Murrell for owner/builder Ellsworth Punderson. Edwardian Bungalow with bellcast hipped roof and gabled porch. Symmetrical façade includes box bays and original front door with sidelights.

**3040 D** 1912, side-gabled, shingled Craftsman Bungalow for school teacher Marguerite Ozard. 2013 owners won Hallmark Heritage Award for rehabilitation, including removal of non-original stucco cladding.

**3026 Minnedosa**, 1908, cross-gabled Edwardian Arts & Crafts with recessed sleeping porch, finials, cutaway bay and moulded concrete block foundation. Built for widow Mary Davidson.

## ← TURN LEFT ON GORGE, ← LEFT ON WASHINGTON

**3059 Washington** 1911, spec-built by Wesley Mitchell. Side-gabled with large gabled front dormer. Now covered in composite siding. Mitchell was advertising building lots for \$700 and ½ acre lots for \$1,500.



photo: Brigitte Clark, 2014

**3070** 1912, handsome Edwardian Foursquare by owner/builder Wesley Mitchell. Hip-roofed dormer & jettied square upper corner bays. Inset porch, large overhang, exposed eaves & rafters and a variety of original wood windows.

**3065** 1911, built by prolific Washington Av developer Wesley Mitchell for Frederick Mitchell, car dealer. Edwardian Arts & Crafts has hipped roof & 3 heavy dormers, enclosed eaves, porch with slender Tuscan (round) columns, stained glass.

**3069** 1914, builder Wm. Holt’s last house. His 1<sup>st</sup> house was built in 1893 at 408 Alpha Tce. This Craftsman Bungalow has open eaves, decorative bargeboard ends, front porch with tapered square posts on shingled piers. Original siding covered by asbestos shingles.

**3071** 1912, side-gabled Edwardian Arts & Crafts has large front dormer, inset porch with square chamfered posts, balanced by box bay with triple window.

**3093** 1913 Well-maintained Edwardian Vernacular A&C has a shallow upper oriel box bay, lower angled front bay balanced by inset porch with Tuscan columns. Finished in period colour scheme. Original owner Edward Parsons was an accountant.

## → TURN RIGHT ON CECELIA RD, RETURN TO START AT CECELIA RAVINE & GALLOPING GOOSE TRAIL