

Description of Areas Being Explored for Heritage Conservation Areas in Fairfield



Areas

1. South Cook Street/ portion of Dallas Road (Cook Street to Cambridge St)
2. Trutch Street (between Richardson Street and Fairfield Road)
3. Durban and Kipling Streets (between Richardson Street and Thurlow Road)
4. Memorial Crescent (portion of block, between Fairfield Road and May Street)

1. South Cook Street and Dallas to Cambridge

What is Special About this Area?

- South Cook contains six existing heritage status properties.
- Candidate properties from May to Street to Dallas Road consist of several large Tudor Revival and Arts and Crafts homes, built from the 1910's to 1920's, many in a good state of repair.
- South Cook and Dallas Road have excellent views of natural landscape features, such as Beacon Hill and the Juan de Fuca Strait.
- There has been prior interest in creating a Heritage Conservation Area that extends along Dallas Road between Cook and Clover Point.

Detailed Description

The proposed heritage conservation area on Lower Cook Street/Dallas Road is a treasured cross section of the architectural styles which typify the Fairfield neighbourhood. The block ranges from the Tudor Revival-style Hampton Court Apartments to the spectacular English Arts and Crafts house at 25 Cook Street. The area contains within its boundaries two rare examples of Craftsman bungalows constructed of concrete block, an unusual form of construction in Victoria. The area is anchored at the south end by a landmark British Arts and Crafts Tudor Revival mansion at #1 Cook Street, decidedly one of the defining buildings of the area. Later styles are represented by a 1926 British Arts and Crafts Cotswold cottage-style house at 75 Cook Street. These singular homes illustrate the historical development of the

suburban neighbourhoods of Victoria. They also exemplify the influence of American West Coast architectural styles in this key period in Victoria's suburban expansion.

The location of the lower Cook Street area across from Beacon Hill Park and along the Dallas Road waterfront is one of its character-defining features, forming the southwest corner of the Fairfield neighbourhood. Extensive mature landscaping, including beautiful horse chestnut trees, also contribute to the character of the neighbourhood. Numerous properties have low stone or cast stone walls and metal gates at the street front. This rich mixture of architectural styles, mature landscaping and high public visibility make the Lower Cook Street an important heritage area. It is representative of the diverse character of the Fairfield neighbourhood.

There has been prior interest in creating a Heritage Conservation Area that extends along Dallas Road between Cook and Clover Point. City Heritage staff have assessed the heritage qualities of the properties along Dallas Road and determined that the area between Cambridge and Cook Street is of the strongest heritage merit.

2. Trutch Street

What is Special About this Area?

- Trutch Street contains a collection of 17 existing heritage status properties, on both sides of the street.
- Candidate properties consist of a mix of Edwardian and Arts and Crafts styled homes, most built between 1909 and 1914, with the exception of one built in 1930. All homes are in excellent states of repair.
- Several candidate properties were designed by famous Victoria Architect Samuel Maclure.

Detailed Description

Trutch Street is an intact streetscape of Edwardian vernacular Arts and Crafts homes from the early twentieth century built on the estate of Sir Joseph William Trutch, the first Lieutenant Governor of BC in 1871. His original mansion, built in 1861, is one of the oldest remaining houses in Victoria, and sits at the top of rocky outcrop in the centre of the east block of Trutch Street. The area is an important illustration of early suburban development of Victoria through the sale of land originally owned by the Hudson's Bay Company.

The block features an abundance of mature landscaping, including the boulevard trees of flowering cherries, some of the first planted in the city. There are many examples of Edwardian vernacular Arts and Crafts homes, constructed in the period 1907 to 1912, which was a time of rapid expansion of the City of Victoria. At the northern end of the block are several substantial two-storey Edwardian four square houses which exemplify the importance of this area in accommodating the upper middle class of early Victoria. The considerable degree of integrity of this block contributes to its standing as representative of turn-of-the-century architecture in Victoria.

3. Durban and Kipling Streets

What is Special About this Area?

- Durban and Kipling Streets contain four existing heritage status properties.
- There is an exceptional row of four California bungalows, built circa 1911 on Durban Street. Additional California bungalows exist on Kipling Street with a mix of Arts and Crafts homes. Most homes on these two streets are in an excellent state of repair.
- The two streets form a unique assemblage of Californian bungalows in Fairfield Neighborhood.

Detailed Description

Like Trutch Street, Durban and Kipling Streets contain an intact collection of architecture, this time of California -style bungalows constructed by the Bungalow Construction Company around 1912. This remarkable streetscape is probably the most important collection of this architectural style in Victoria.

The common features of 1) low gable roof forms set over complex roof trusses; 2) exposed wood brackets and columns; 3) windows with complex muntin patterns and 4) walls of wood siding or shingles combine to present a unified streetscape. While other later styles are intermixed in the area, the unique character of the California bungalows sets the tone of the neighbourhood. The mature landscaping contributes to the pleasant residential scale of the two-block area.

Kipling Street moreover contains several English-cottage style dwellings circa 1928, which are usually finished in rough-cast stucco. The California-style bungalow is found on this street, too, of which the house at 435 Kipling is an outstanding example, with unique corner pillars built of the unusual clinker bricks. The Bungalow Construction Company built many of the California bungalows in this two-block area. This company was one of the most prominent post-World War I speculative housing companies in Victoria and employed both English and American architects (including the prominent Seattle architect E.E. Green) to design the dwellings. The area is a microcosm of the English and American influences which dominated Victoria's development patterns in the early twentieth century.

4. Memorial Crescent

What is Special About this Area?

- This block of Memorial Crescent contains five existing heritage status properties.
- Candidate properties consist of a mix of mostly 2-storey Italianate properties, built in 1892 as a cluster.
- Several houses feature unique fish scale shingles along the roofline, windows and between floors.

Detailed Description

The five houses on Memorial Crescent across from Ross Bay Cemetery were all built in 1892 and thus form a rare and well-preserved streetscape of Italianate and Queen Anne-style architecture typical of the late nineteenth century. They are of value as an example of the early development of the Fairfield neighbourhood in the area near the historic Ross Bay Cemetery. Their highly visible location across the street from the cemetery and public prominence contribute to their unique character as one of the defining streetscapes of early Fairfield. The tall vertical proportions of most of the houses and their proximity to the street confer a unique sense of scale to this short block. The two-storey height, finished with wood siding, "fish scale" wood shingles, and decorative Victorian mouldings distinguish these heritage homes from other examples in the City.