

The background is a complex marbled paper pattern with green, blue, and white tones. A central rectangular panel features a different marbled pattern in shades of blue, red, and yellow. The text is overlaid on this central panel.

ST PATRICK STREET, OAK BAY

~ OAK BAY AVENUE TO BRIGHTON AVENUE ~

AN ARCHITECTURAL & SOCIAL HISTORY



ROBERT TAYLOR & JANET MORNINGSTAR

No 339

VICTORIA
VOLUME
JULY 19

Auto X
Autos X
127

Auto X
175

Auto X
171

(rc) D
1/2

1382
15

178

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Auto X

X

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4
-60-

1383
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67
Auto X

Auto X
(rc)

181

(rc) D
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1360
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3432
(B/LK X)

56
656/

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1/2 (RC20)
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Auto X
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190

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(NOT OPEN)

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Auto X
1/B

(rc)

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AN ARCHITECTURAL & SOCIAL HISTORY



ROBERT TAYLOR & JANET MORNINGSTAR



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FOREWORD

Oak Bay is rich in heritage that we walk by every day. Robert Taylor and Janet Morningstar have taken the time to appreciate and document the heritage of their neighbourhood – one block of lovely oak-tree-lined St Patrick Street. Each house is showcased both graphically and in rich, architectural detail. But, it's not just about the houses. It's also about the people who lived in these houses over the years – educators, business executives, naval officers, retirees, and proprietors of iconic Oak Bay businesses such as the Golden Galleon and Goblin coffee shops. A fascinating history that shows how the boom, Depression, War and post-War years have influenced lifestyles and how this, in turn, has influenced architecture. Each of the houses has a story to tell. This book is both an enjoyable read and a valuable resource. And perhaps a guiding light for anyone contemplating a local heritage project.

GARY WILCOX

HISTORIAN, AUTHOR, CREATOR OF AWARD-WINNING
THE HISTORY OF OAK BAY WEBSITE

Who knew that just one block on this charming street had such a fascinating architectural and social history? Thanks to the careful work of Robert Taylor and Janet Morningstar, we now do. Properties that were once a plumbing store, a nursing home, and a lottery prize. Residents who worked as a timber cruiser, nurse, egg grader, forest ranger, physicist, miner, or chaplain. House styles from Edwardian, Arts and Crafts, and Cottages, to West Coast Modern. St Patrick Street is rich with cultural and heritage values for all of us to enjoy in this charming book.

MICHAEL J. PRINCE

COMMUNITY VOLUNTEER AND RESIDENT OF THE PROSPECT,
OAK BAY'S FIRST HERITAGE CONSERVATION AREA



LEKWUNGEN TERRITORIES

The authors acknowledge that the land on which these stories occurred is the traditional territory of the Coast and Straits Salish Peoples. Specifically we recognize the Lekwungen speaking people, known today as the Songhees and Esquimalt Nations, and that their historic connections to these lands continue to this day.

OPENING NEW STREETS 1907

The origin of St Patrick Street is described in the contemporary newspapers: “The Oak Bay municipal council is engaged in the task of opening up a number of new thoroughfares throughout the municipality, and a big gang of men are at work at present grading and building the streets. Four new streets are being made now and thrown open to traffic shortly. They are Monterey Avenue, St George Street, St Patrick Street, and Saratoga Avenue. Forty men are employed in the work. The construction of the new streets will throw a lot of valuable residential property on the market.”¹ (St George Street was renamed Monterey Avenue, and Saratoga Avenue was renamed Windsor Road)

In May 1911, Oak Bay Council announced: “A sewerage contract was let for work on St Patrick Street to Mr. Hugh MacDonald, his tender being the lowest of two received.”²

In October 1913, the Corporation of the District of Oak Bay published Local Improvements: “Constructed a five-foot cement sidewalk, walls and under-drain on both sides of St Patrick Street, from Oak Bay Avenue to McNeill Avenue.”³



OAK BAY AVENUE NEAR CLIVE DRIVE, c.1900⁴
The future St Patrick Street will be just beyond the rise of Oak Bay Avenue at top right

PROLOGUE

The northernmost block of St Patrick Street lies between Oak Bay Avenue, the main street through Oak Bay, and Brighton Avenue, a part of the Oak Bay Centennial Trail walking path. This block is representative of many of the outstanding qualities that people think of when they hear the words *Oak Bay*. It has large boulevards with Garry oaks that drape their canopy over the street. It has a series of well-tended gardens and yards. And then there are the houses, built over that last century or so, each with their own story and each making a contribution to what adds up to a classic Oak Bay streetscape.

Some would say this was planned. The subdivision for the block was drawn up in 1907, the year after Oak Bay was incorporated as a municipality. It was originally part of the old Pemberton estate and the planners made some decisions that all would benefit from in the years to come. The lot sizes on much of the block were generous. Many of the original subdivision lots were 120 feet wide – one lot was over 300 feet wide. It was all an attempt to appeal to the prosperous professional class. The planners



included boulevards on both sides of the street and incorporated the existing Garry oaks. The boulevards have been maintained by the municipality ever since.

There was even a park, of sorts, Brighton Place, located at the south end of the block on the west side. It was a combination of rocky outcroppings and Garry oaks and was used as a playground by local children until it was subdivided in the 1960s.

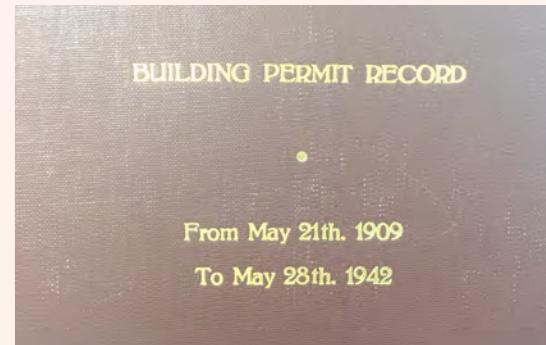
Rocky outcroppings were a common obstacle for some of the house builders of St Patrick Street. As dynamite was not a commonly used tool of the building trade in the early twentieth century, a few houses had some extra steps to the main floor to allow for usable basements. The basement was starting to become important to store that new necessity of day-to-day life, the automobile.

The houses were not all built in the same period. Eight houses were built before or just at the start of the First World War. It wasn't until years later that more building occurred, with three new houses added during the more prosperous twenties. Four of these early houses are attributed to local architect William D'Oyly Hamilton

Rochfort, the designer of the Royal Theatre, Victoria. In time, some of the larger lots were subdivided and seven houses were added in the 1930s and 1940s, and one in the 1950s and three in the 1960s. The twenty-first century has introduced two replacement houses.

Each of the houses has a story to tell and this history is designed to be a chronology of all of the houses that make up this block of St Patrick Street.

The views expressed are those of the authors and do not necessarily reflect those of Oak Bay Heritage or the District of Oak Bay.



SOURCES

The publicly-accessible sources are:

- The building permit and assessment records in Oak Bay Archives providing dates and the names of owners, contractors/builders, and, occasionally, architects
- The lots and building footprints from the *Insurance Plan of Victoria, BC Fire Underwriters Association*, Volume 3, July 1925, found in the Oak Bay Archives
- The name and street city directories 1905–1970 found at the Oak Bay Archives, the Greater Victoria Public Library, and the Vancouver Public Library⁵
- Subdivision plans from 1907, 1919, and 1940 courtesy of the Oak Bay Building Department
- *India List* and *India Office List* 1905
- Library and Archives of Canada
- Canada census 1911 and 1921
- Contemporary newspapers
- Land title records
- All images not otherwise referenced are from the Oak Bay Archives
- Current house photographs by Robert Taylor
- Other photographs courtesy of Marion Cumming (Loon image by Salish artist Charles Elliott, p. iv) and Arifin Graham (St Patrick Street, p. 1)

ACKNOWLEDGEMENTS

Thanks to Brian McKinnell and Patricia Wilson for the prologue.

Thanks to historian Jim Wolf who provided many valuable historical details on the early development and ownership.

Thanks to Caroline Duncan, the Oak Bay Archivist, for advice and assistance in using archival material.

Thanks to Jean Sparks, Oak Bay Archives, for providing additional information on the lives of the residents.

Thanks to Gary Wilcox, creator of award-winning *The History of Oak Bay Website*, for his invaluable advice and support.

Thanks to Arifin Graham of Alaris Design + Consultation for the design of this book.

And thanks to the neighbours and former residents of St Patrick Street who enthusiastically shared their family stories and histories.

Robert Taylor & Janet Morningstar
Oak Bay
AUGUST 2018

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<i>Part of St Patrick Street, Lot 6</i>		
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HOUSES BUILT DURING THE DEPRESSION, THE WAR, AND POST-WAR YEARS

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<i>The house was moved and replaced in 2009</i>		
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2323 OAK BAY AVENUE	1943	39
<i>The SW corner of St Patrick Street and Oak Bay Avenue</i>		
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names – even when the writing concerns only the women – is startling and illustrates the hierarchy of the times.

The occupations are dominated by professional men, often executives or proprietors of businesses. Retirees are very common. A number of residents were officers of the Royal Canadian Navy, and a former resident of this period described St Patrick Street as a *navy street*.

The records are not always complete and hence there are a number of gaps.⁶ The identities of the architects are largely lost; considering the range of excellent architecture this is especially disappointing.

Stories of residents are included where they provide insights into societal and cultural environments affecting the overall ambiance of the neighbourhood. The decision to provide residents' histories to 1970 only, with a few specific exceptions, is based on the date of the last house to be built on an empty lot, but it should not be assumed that 1970 represents the end of an occupancy or registered ownership.

The contemporary newspapers provide glimpses of Oak Bay life, from the trauma and anxieties of war

and the Great Depression, to the genteel tea parties and bridge games. The record reflects the social conditions of particular eras. Vacancies and frequent changes of residents are evident during the Great Depression and during the 1940s and early 1950s indicating rentals. These were also times when the status of houses changed to duplex, or had multiple seemingly non-related occupants, and one house changed to a rest home – times of unemployment and then wartime and post-war housing shortages.

From 1912 to the mid 1930s, there was a commercial building on the SW corner of St Patrick Street and Oak Bay Avenue. The address vanished in the later 1930s – presumably a victim of the Great Depression. The natural and undeveloped area of Brighton Place, believed originally to have been planned for a park, was subdivided in the early 1960s.

The purpose of this history is to gather and preserve this fascinating period of life in Oak Bay through the architectural development and social life of the street.



THE HOUSES

2 ♣ HOUSES BUILT C.1907 TO THE GREAT DEPRESSION

1352 ST PATRICK STREET

Conrad Schwengers House

BUILT: 1907–1908

ARCHITECT: original unknown

1910 ALTERATIONS: William Ridgway Wilsonⁱ

This house was the first to be built in the block, close to the street car line and adjacent to Brighton Place. The very large lot would have provided a park-like setting. It was built at a time when it was presumed such houses would have residential domestic staff. The owner was a very successful and well-known businessman and sportsman.

The house is a one-and-a-half storey with ground-level basement *Arts and Crafts* with a prominent through-roof front gable with *Tudor Revival* details that also feature in the dormer gable. Architectural drawings of 1910 indicate an *Edwardian Vernacular* style, prior to the addition (left in the photo above) which widened the front elevation.



The lot was purchased by Conrad Schwengersⁱⁱ and registered on May 25, 1907.ⁱⁱⁱ Interestingly, the water permit application⁷ for C.P.W. Schwengers on March 16, 1907 for lots 11 to 16 in Sec. 23, Oak Bay, predates the purchase registration. (Lots 11 to 16 includes all the current lots from 1352 north to 1400 St Patrick Street. See Appendix 2).

The grand house and large lot would indicate an

ⁱ William Ridgway Wilson, 1862–1957. Wilson designed many impressive residences, and commercial and military buildings, including: the Isolation Ward, Royal Jubilee Hospital, 1893; Dr. Jones Residence, 1171 Rockland Ave, 1908; St. John the Divine Anglican Church, 1611 Quadra, 1912; Bay Street Armoury, 1913

ⁱⁱ Conrad Peter William Schwengers (1874–1954), born in England, one of the four partners in the hardware firm of E.G. Prior & Company. In 1924 he and brother Bernard bought the company. Conrad was manager and, later, president of this firm until his retirement in 1951. Found in *Saanich Heritage Register*. Conrad also featured frequently in the local newspapers as a sportsman

ⁱⁱⁱ Title search 2017. All registered owners were found through title searches

architect of some standing would have been engaged, but the name of the architect is unknown. Conrad Schwengers had purchased a Tiarks^{iv} designed house on Prospect Avenue in 1900.⁸

The following newspaper report indicates that the house would have been built in 1907 or early 1908. In April, 1908, a social event was reported at the St Patrick Street house: “Mrs. Conrad Schwengers gave a most enjoyable children’s party in honour of her little daughter Dorothy’s birthday last Thursday at her charming new residence at Oak Bay.”⁹

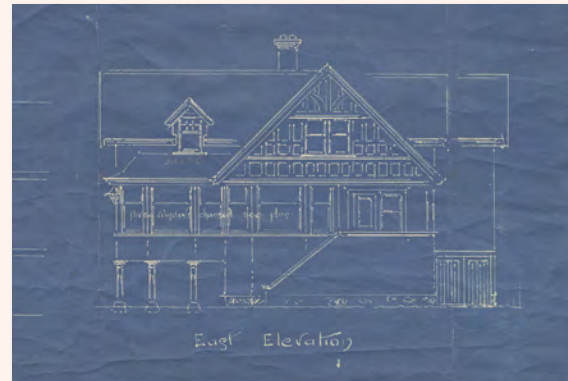
In December 1909, the newspaper carried an advertisement for the sale of the house: “Oak Bay Residence. St Patrick Street, off Oak Bay Avenue, near Brighton Place. Residence of seven rooms, bathroom, pantries, etc. Fireplace in each room. Large basement. Sewage by septic tank. Lot 145 x 240, with tennis court, orchard of 40 trees and small fruits; flower garden. Price \$8500.”¹⁰

There are architectural drawings and a contract¹¹ for “certain alterations and additions to a Residence on St Patrick Street, Oak Bay for Mrs. R. B. Edwards of

Vancouver”, dated October 10, 1910. The architect was W. Ridgway Wilson and the contractor W. J. Palmer.

The alterations (front elevation below) added a three-storey extension on the south side (left side of the drawing) which was completed, widening the front elevation, and a similar three-storey extension on the north side at the rear of the house (right side of the drawing).

The 1910 plans and contract show and record the exterior as cedar shingled with very detailed Tudor Revival decoration on the front elevation. It is now stucco with minimal decoration.



^{iv} John Gerhard Tiarks, 1867–1901. Tiarks established an architectural practice in Victoria in the 1890s and in 1898 with Architect Francis Rattenbury purchased and developed waterfront property around Prospect Place

The 1910 Oak Bay building permit (number 75), the first on record for this address, listing R. Edwards as the owner, is dated October 20, confirming this permit refers to the alterations and addition and not the initial build date of the house.

The contract identifies the then occupant as “Mr. Carl Schwengers, who will vacate the house about 15 of October” [1910]. It is assumed that “Carl” Schwengers is an error or nickname and refers to Conrad. There is no Carl Schwengers listed in the directories; the newspaper report above, the land title, and directories confirm ‘Conrad’.

On October 15, 1910, the date “Mr. Schwengers will vacate the [1352 St Patrick Street] house”, he (Schwengers) is listed as the owner on an Oak Bay building permit (number 74) for 590 Transit Road (contractor, A. Thompson), where he lived until 1913. He then moved to Saanich.^v

The city street directories list R. Edwards as living at 1352 St Patrick Street, from 1910 to 1916. However, the property title gives Gertrude Mary Edwards as the registered owner. (No occupations are listed for the Edwards.)

The 1911 census lists: Rowland Edwards, head (50 years,

born in England); Gertrude Mary Edwards, wife (35 years, born in England); Margaret Mary Edwards, daughter (16 years, born in England); Mary Eliza Ellen Philip, mother-in-law (64 years, born in England); and Wong Sin, domestic (15 years, born in China).

An interesting notice appeared in the newspaper in February 1914: “Will the correspondent whose letter we printed on Tuesday with editorial comment, and in which he spoke of his success in gardening, send his address to G. M. E., 1352 St Patrick Street, Oak Bay.”¹²

Elizabeth Barbara Butler is shown as the registered owner from 1916 to 1919, but the occupants are listed as Thomas G. Dundas (*no occupation included*) in 1917, and Ernest H. Wood (*accountant, Canadian Bank of Commerce*) from 1918 to 1920, suggesting the house was rented.

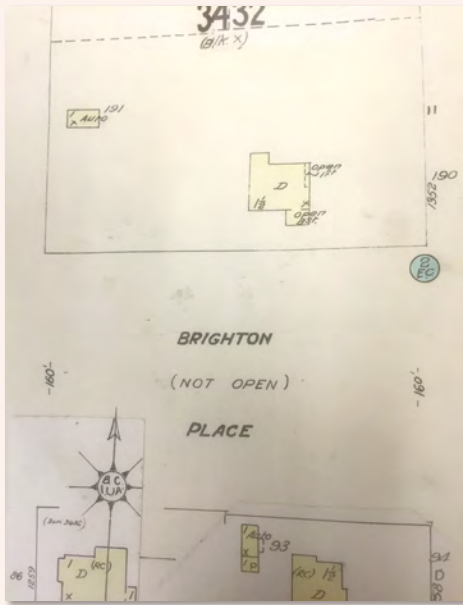
Edith Alexander Neame is the registered owner from 1920 to 1922. In August 1920 the newspaper carried an advertisement: “Wanted – Cook by the month, daily 10–2:30. 1352 St Patrick Street.”¹³

The 1921 census lists: Edgar Neame, head (57 years, born in England); Edith Neame, wife (54 years, born in USA); Mary, daughter (24 years, born in USA); Kathleen,

^v See the Conrad & Edith Schwengers House, 2470 Sinclair Road. *Saanich Heritage Register*

daughter (22 years, born in USA); and Milly Turner, domestic (16 years, born in England).

Edgar A. Neame is listed as occupant in 1921 and 1922, and he advertised: “E. A. Neame, Esq. (who is leaving for England) will sell by public auction at his residence, 1352 St. Patrick Street, Oak Bay, on Wednesday June 21 [1922] at 1:30 sharp, the whole of his remaining household furniture and effects.” There follows a very long and



detailed list of articles, concluding with the the direction to “take the Oak Bay car to St Patrick.”¹⁴

Thomas Watson Robertson was the registered owner from 1922 to 1923, and Isabella Robertson from 1923 to 1934. Thomas W. Robertson is listed as occupant in 1923 and 1924, and Mrs. I. Robertson (widow) from 1925 to 1934.

In May 1923, the newspaper reported: “There passed away at his home, 1352 St Patrick Street, Oak Bay, on the 23rd, Mr. Thomas Watson Robertson, lately of Kowloon, Hong Kong, at which place he had been a highly respected and well-known resident for the past twenty-nine years.”¹⁵

The 1925 plan illustrates the original lot, which extended from St Patrick Street to Oliver Street (240' x 145'), and Brighton Place. The plan illustrates the 1910 additions, the projections on the southeast corner and on the northwest corner. There is a garage illustrated on the Oliver Street side of the lot.

In December 1928, a building permit for *an addition valued at \$40* was issued with Mrs. Robertson as the owner and T. Scott as the contractor.

In July 1934, an advertisement in the newspaper read: “Auction Wednesday at 1:30pm, Large Houseful of Fine Furniture, at 1352 St Patrick Street.”¹⁶

In March 1935, a building permit was issued for a chicken house with the owner listed as the Robertson



Estate, and the contractor as H. Mangin – no value is recorded.

H. C. Mangin (*president, F. Richardson and Son Ltd, 709 Johnson Street*) and Joyce W. Mangin, are listed as the occupants from 1935 to 1945. However, Elinore Mary Robertson and Allan Robertson, executrix of the wills of Thomas Robertson and Isabella Robertson, are the registered owners from 1934 to 1945, suggesting the house was rented.

In 1942 and 1943, the social news reported meetings of the Monterey PTA were held at the home of Mr. and Mrs. H. C. Mangin, St Patrick Street.¹⁷

In June 1943, Edward Peter Mangin, the son of Mr. and Mrs. Mangin, was in the RCAF and was in Edmonton in training as air crew.¹⁸

The house was recorded as a duplex in the mid 1940s, which has since resulted in two addresses, 1352 and 1354. The directories, however, record only 1352. During some periods it was a triplex with separate homes on each of the three levels.¹⁹

Addison George Miller and Constance Miller are the registered owners from 1945 to 1946, and are listed as occupants in 1946 (*no occupations are included*).

George H. Morgan (*grocer, 1175 Newport*) and Mary Morgan are the registered owners from 1946 to 1971. The names of the occupants from 1947 support the record of the house becoming a duplex, a time of post-war housing shortage.

In May 1947, the newspaper reported: “George H. Morgan, of 1352 St Patrick Street, writer of the prize-winning letter, won two season’s tickets for the remaining home engagements of the Victoria Athletics.”²⁰

The Morgans and Roy H. Temple (teacher) and Alice M. Temple are listed from 1947 to 1950. The Morgans and Mr. F. Faulkner (retired) are listed from 1951 until 1954, and only the Morgans in 1955.

The Morgans continue to be listed until 1961, with Mrs. R. D. Brooks in 1958, and Miss K. Simpson from 1959 to 1961. J. W. G. Kerr (*engineer, BC Government*) and Elizabeth M. Kerr are listed from 1966 to 1970.

The lot was subdivided by 1958, and the house 1356 St Patrick Street built on the north-eastern section.

1441 ST PATRICK STREET

John Mair House

BUILT: 1911

ARCHITECT: unknown

This house was built on the largest lot on the block, stretching to Oak Bay Avenue. It is an interesting story of a couple moving to Oak Bay and building a fine house on a large lot for their retirement.

The *Craftsman* house has a hipped roof with side shed dormers and a prominent front gable over the porch. The porch veranda has a wooden balustrade and three Tuscan columns support the upper floor. The basement walls and the front steps are masonry with sloped balustrades. Originally the house was shingled.

Born in Scotland in 1847, John Mair came to Canada in 1868. In the following year he married Miss Mary Mitchell who was born in Scotland in 1845. Mr. Mair retired in 1912.²¹

John Andrew Mair was the registered owner of the lot from March 1910.^{vi} The Oak Bay building permit number 152 was issued on July 26, 1911, giving the owner as J. A.

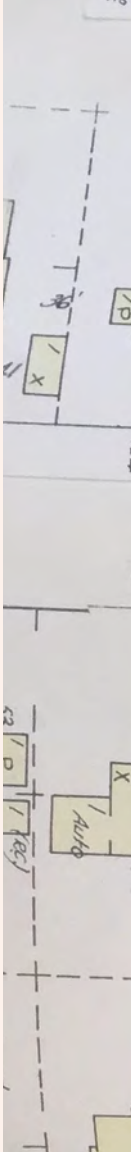


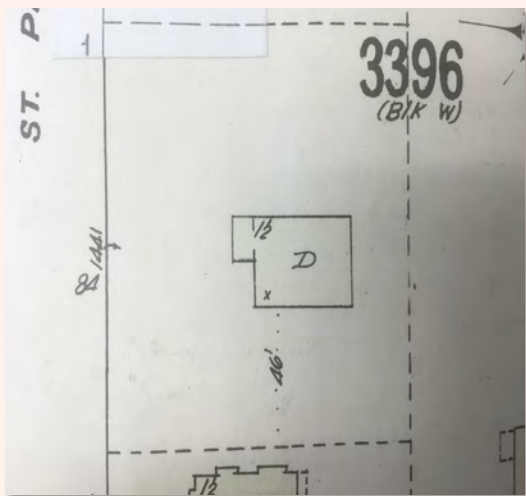
Mair. The house was built by H. Bunting & Son with an assessed value of \$3500.

In March 1911, under the newspaper heading “Shows City’s Growth,” H Bunting and Son is mentioned as “building in the area.”²²

The 1921 census lists: John A. Mair, head (74 years, born in Scotland); and Mary Mair, wife (75 years, born in Scotland).

^{vi} Title search: The title of Lot 1 is first recorded in April 1861 under the Surveyor General Account Book, and three days later is registered to Joseph Despard Pemberton. In 1891 the registered owner is the Oak Bay Improvement Co Ltd, and in 1896 Frederick A. Pemberton and William Ward are the registered owners. In 1906 the registered owner is John Thomas Haig, in 1907 Robert Scott, and Mr. Mair in March 1910





The newspaper reported in March 1924: “BC Shareholders Liabile. Asked to pay double Liability in Home Bank Case.” The list Included “John Andrew Mair, 1441 St Patrick Street.”²³

The plan illustrates the footprint of the house in 1925 when it occupied a lot which is now shared with the two neighbouring houses (1431 and 1449). The original lot was 368' by 120' (see Appendix 1).

Mr. Mair is listed as living in the house until 1935.

Norman Lowden (*Surveyor of Taxes, BC government*) and Alice Lowden are listed as living at the house from 1936 to 1942. They must have been familiar with the street as they are reported as staying temporarily at 1405 St Patrick Street in 1929.

J. W. Archer (*retired*) is listed from 1943 to 1949 and the house is recorded as vacant in 1950.

There was a \$6000 addition in 1949: the building of a house connected to 1441 creating a type of duplex. The two houses' building permits are stapled together with the written word 'duplex' written at the top. The two houses have since been separated with the new house becoming 1431 St Patrick. Mr. Archer (see above) is listed as living at the new house (1431) from 1950 to 1954.

At the original house, 1441, Percy J. Edmonds, Francis Edmonds, and Ron W. Edmonds (*teacher*) are listed for 1951, and the house is shown as vacant in 1952. Charles W. Marshall (*National Film Board of Canada*) and Gertrude A. Marshall are listed from 1953 to 1955.

Miss M. Row is listed for 1956, and James E. Hull (*receiver*) and Nora Hull for 1959. Ian E. C. Danvers (*salesman, Pemberton Securities*) and Doreen Danvers are listed in 1960 and 1961.

In 1963, David E. Sinclair and Cath Sinclair are listed,

and in 1964 R. J. Way (*labourer, VMD*) and Laurel Way. John J. Kearney (*Plant Dept, BC Tel*) and Edmee M. Kearney (*head nurse, St Joseph's Hospital*) are listed in 1965.

The house is shown as vacant in 1966 and 1967. Roy C. Chapman (*prod worker, Goodwill Enterprises*) and Doris M. Chapman are listed in 1968. In 1970, Bruce D. Young (*designer, Westcraft Manufacturing*) and June P. E. Young are listed.

1382 ST PATRICK STREET

Capt. Percy Byng-Hall House

BUILT: 1911–12

ARCHITECT: unknown

This house is unusually set at the very back of the lot which provides a spacious front garden.

The house is a one-and-a-half storey *Craftsman* with a Gambrel roof with small gables forming the upper part of each end, and a large front shed dormer. A complementary addition was built on the north side.



The Oak Bay building permit number 229 was issued on December 6, 1911. The house was owned and built by the Pacific Coast Construction Co. (*Board of Trade Building, Wharf Street*) at an assessed value of \$2850.

A second building permit, number 497, was issued on August 2, 1912, valued at \$800, and the owner listed as Byng P. Hall. The contractor is identified as Fulton Brothers, the same company then building the house behind 1382 on Oliver Street. The directories list Capt. Percy Byng-Hall for the address from 1913 to 1917.

Capt. Percy Byng-Hall DSO was a former British Indian Army officer who was a member of the Eighty-eight Victoria Fusiliers. He had seen active service in China and received the DSO in that campaign, gazetted in 1903. He joined the Canadian Overseas Expeditionary Force in September 1914 and sailed for Europe in October 1914. He was involved in heavy fighting at the second battle of Ypres and was reported missing in May 1915 and in June 1915 he was reported as a prisoner of war. He left the army in February 1919 with the rank of Lieutenant Colonel.²⁴

In June 1916, the newspaper advertised: "Trained nurse for day duty, to take care of an old lady, to be engaged by month. Apply 1382 St Patrick Street, Oak Bay."²⁵

The newspaper, in March 1918, under the heading

"Arrivals at the Hotels", reported, "Mrs. S. M. McCrea, family and maid, of Cebu Philippine Islands, are stopping at the Dominion Hotel."²⁶ Mr. S. M. McCrea (*merchant*) is listed as the occupant in 1918.

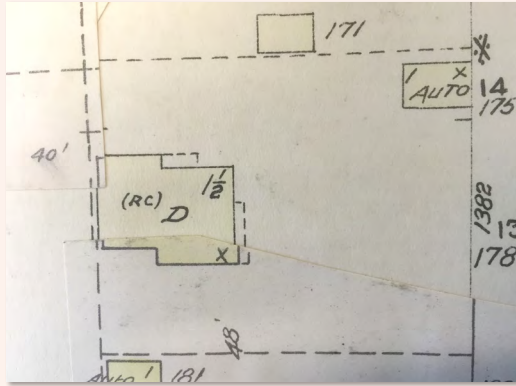
In May 1919, the newspaper carried an advertisement: "Duly instructed by Mrs. Byng-Hall, will sell by Public Auction, at her residence, 1382 St Patrick Street, Oak Bay, on Tuesday May 6th, at 2 o'clock, the whole of her household furniture and effects (There follows an extremely long list of articles, including, under 'outside', a lawn mower and five hens)."²⁷

Alfred B. Williams (*helper, Harbour Marine Co, ship builders, Victoria West*) was listed as resident in 1920.

The 1921 census lists: Herbert Moore, head (48 years, born in England); Alice Moore, wife (43 years, born in USA); Edward Moore, son (15 years, born in England); Richard Moore, son (12 years, born in BC); and Nancy, daughter (one year, born in BC).

Herbert R. Moore (*barrister*) is listed as resident from 1921 to 1926. In June 1926 there was an auction advertized: "1382 St Patrick Street, off Oak Bay Avenue. Household Furniture and Heintzman Pianoforte."²⁸

The plan illustrates the house footprint in 1925 with a garage no longer extant at the St Patrick Street property line.



Mrs. D. L. Wright is listed as the resident in 1927. The house is shown as vacant in 1928, but a December 1927 building permit for a \$600 alteration provides W. L. Holmes as the owner.

Cecil E. Laundry (*clerk, George A. Touche and Co*) is listed from 1929 to 1939. In December 1931, the newspaper reported: “Cecil H. Laundry was introduced as a new member of the Gyros Club at the weekly meeting in the Empress Hotel,” and three days later, “Cecil E. Laundry passed his final examination and became a chartered accountant.”

In 1935, under Social and Personal Notes, the newspaper, reported: “Hostess at Tea. Mrs. Cecil E. Laundry

was hostess at the tea hour yesterday afternoon and also on Thursday afternoon at her home on St Patrick Street. The tea table was centred by a beautiful bowl of pink snap-dragons. The invited guests were ... [the list includes over 60 names].”²⁹

Cecil E. Laundry (*assessor, Canadian government*) and Dorothy M. Laundry are listed from 1940 to 1946.³⁰

D. S. Tuck (*manager, Royal Trust*) and Dorothy Tuck are listed from 1948 to 1963. Doug A. Carrick (teacher) and Sheila M. Carrick are listed from 1964 to 1970.



1359 ST PATRICK STREET*Glenarch***Robert M. Stewart House**

BUILT: 1911–1912

ARCHITECT: probably William D'Oyly Hamilton Rochfort

The house is one of three adjacent houses on the street owned and developed by Adne Graham, the president of the Victoria Fuel Company. He developed this house and the adjacent house, 1383 St Patrick Street, both built by Benneck & Sons, in 1911 and 1912. The building permits' dates of December 1911 and April 1912, and the common builder, suggest the construction overlapped or 1383 was built immediately following the completion of this house.

This house is *Arts and Crafts* with large gabled dormers and columns supporting a wide veranda and balcony at the front. All gables have half-timbering and the main floor is shingled. The front door has leaded glass and half-length leaded sidelights. On the north side there is a box bay with wood divided lights. It was built at a time when it was presumed such houses would have residential domestic staff. Although no domestic staff are listed in the census, a previous owner indicated there appeared to be



such accommodation in the basement. A shed dormer was added at a later date to the gable dormer on the south side.

In February 1911, a St Patrick Street lot was advertised for sale: “120 x 121, close to car, \$2500” [close to the Oak Bay Avenue streetcar].³¹ The description fits this lot, lot number 4, and also the two adjacent lots, 2 and 6 (see Appendix 1). The building boom affected land values, as Lot 6 was advertised for sale for \$3750 a year later (See 2346 Brighton Avenue). The Oak Bay building permit number 237 was issued on December 19, 1911, listing the owner as A. R. Graham, and the assessed value as \$3600.

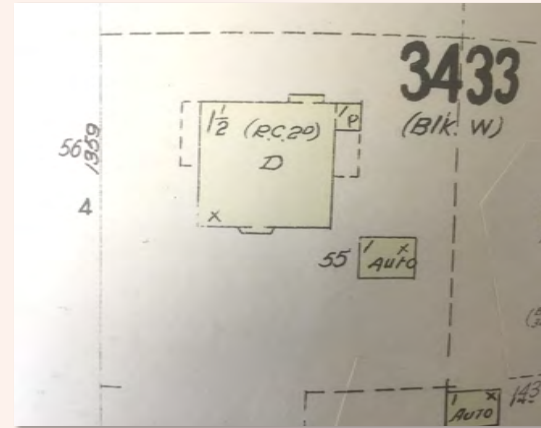
Rochfort was the architect for 1383, and also 1405 St

Patrick Street, owned by Mr. Graham, built in 1922.³² It seems certain that Mr. Graham would have used the same architect for this house, and similar stylistic elements are present in all three. Rochfort was also involved in business with the first occupant of the house, Robert Stewart, and was the secretary of Stewart Land Ltd. In September 1912, the newspapers reported: “Mr. D’Oyly Rochfort left on a visit to Prince Rupert and Stewart.”³³

Robert M. Stewart lived here from 1912 or 1913 to 1917. He named the house Glenarch that appeared as the address in the city directories from 1913 to 1917. Mr. Stewart was president of Stewart Land Ltd., a company based in Victoria that advertised itself as being the Owner of the Stewart Townsite. Robert and his brother were miners and land speculators in the region.

In his role as postmaster, Robert Stewart chose to name the post office Stewart, which eventually became the name of the town.³⁴ The newspapers carried hundreds of advertisements for the Stewart Land Co. for real estate in Greater Victoria. In addition, there were advertisements for Stewart, including, “Write or call for our new Illustrated Pamphlet, ‘Stewart’ the Future Cardiff of the Pacific.”³⁵

Dr. William P. Walker (medical officer, Municipality of Oak Bay) is listed as resident from 1918 to 1933, and the



owner on a 1919 building permit for a garage assessed at \$220. The plan illustrates the footprint of the house in 1925, including the garage.

The 1921 census lists:

William Walker, head (40 years, born in England);
 Jessie H. Walker, wife (38 years, born in England);
 Cedric Walker, son (13 years, born England); and
 Basil Walker, son (11 years, born in BC).

In March 1925, the newspaper reported: “From Seattle. Mr. Cedric Walker arrived in the city on Thursday afternoon from Seattle where he is a student at the

University of Washington, and will spend the next few days with his parents, Dr. and Mrs. W. P. Walker, 1359 St Patrick Street.”³⁶

The social news in January 1929, reported: “Bridge Hostess. Mrs. W. F. Walker, St Patrick Street, was hostess with three tables of bridge yesterday afternoon.”³⁷

In March 1929, the Oak Bay Rose Society announced it “will hold the annual exhibition on Saturday June 22. Dr. W. P. Walker was re-elected president.”³⁸

Mrs. Flora M. Dunsmuir (*widow*) and Laura M. Dunsmuir are listed as residents from 1934 to 1936. The newspaper reported, in 1935: “Miss Laura Dunsmuir was hostess at the tea hour yesterday afternoon at the home of her mother, Mrs. Dunsmuir, St Patrick Street. Mrs. K. C. McCannel and Miss Patricia McConnan poured tea and coffee at a table attractively arranged with a bowl of roses” [the guest list included over 20 names].³⁹

The Reverend Frederick R. G. Dredge (*pastor, Oak Bay United Church*) and Ella M. Dredge are listed from 1938 to 1943. The social news included the annual meetings of the Oak Bay United Church WMS were held at the home of Rev. F. R. G. and Mrs. Dredge.

The house is listed as a duplex in 1943, but has since

reverted to a single family dwelling. It seems likely that the shed dormer was added about this time.

From 1944 to 1952 there are several additional occupants listed: Mrs. S. Hawkins for the entire period, and a second/third name, prefixed in the directories with a ‘2’:

- David Stanfield (*active service*) and Bernice Stanfield in 1944
- Godfrey Booth (*retired*) in 1945
- Mr. J. A. Cates and Mr. P. S. Booth in 1946
- Mr. J. A. Cates in 1947 and 1948
- E. F. Jordon (*retired*) and Jean Jordon in 1949 and 1951
- Mr. V. A. Cory in 1952

Philip W. Lee (*editor, Times*) and Peggy Lee are listed in 1953 and 1954, and Thomas T. Brooke (*watchman*) and Faith Brooke in 1955 and 1956. Mrs. M. MacDonnell and Mr. A. R. Stanley Clarke are listed during 1958 and 1959. Mr. J. L. Barber is listed in 1961.

R. M. Battles is listed in 1963. The family comprised Robert and Joan, and three children, twin boys Robert and Richard who attended Monterey Elementary, and Patricia who attended Oak Bay High. At this time, R. M. Battles was Captain Robert M. Battles of the Royal Canadian

Navy. Joan Battles was very active with the *Association of Women Electors* in Oak Bay.

Joan Lesley Playford, was a WREN^{vii} during the Second World War. She was sworn to secrecy, and never did say anything about her work. She met Robert Battles at a party in Washington DC where she was working. While at 1359 St Patrick Street, Captain Battles was in charge of ship repair at the Dockyard. He would answer the phone “Battles – Ships”.⁴⁰

The family later moved next door, to 1383 St Patrick Street – see the following house.

William J. Goede (*associate professor, University of Victoria*) and Marilyn L. Goede are listed during 1967. Presumably the same people who are listed at 1405 St Patrick from 1968 to 1971.

Dr. E. E. [Ted] Owen is listed as the occupant from 1964 to 1966, and again from 1968 onwards. Dr. Owen, a professor at the University of Victoria, lived in the house until he passed away in 2015.

Dr. Owen served in the British Army in the Second World War from 1941 to 1946. In 1942 he left England on a troopship to India. Later he was transferred to the infantry, 2nd Battalion, York and Lancaster Regiment and served in the second Chindit^{viii} Expedition behind Japanese lines in Upper Burma in 1944. Dr. Owen described close-quarter combat and death, and related how during the months in the jungle the Chindits were reduced to eating their transport mules.

In 1963 he moved to Victoria and became one of the original faculty members of the University of Victoria. He received a PhD from Edinburgh University in 1972. He went on to establish a collaboration with East China Normal University that was the largest such relationship between a Chinese university anywhere in the world. Even after retiring, Dr. Owen continued to nurture and develop continuing studies in China.⁴¹

The owners received a Hallmark Heritage Society Award of Merit for the renovation of the house in 2018.

vii The Women’s Royal Naval Service (WRNS: popularly and officially known as the Wrens) was the women’s branch of the United Kingdom’s Royal Navy. First formed in 1917 for the First World War, it was disbanded in 1919, then revived in 1939 at the beginning of the Second World War, remaining active until integrated into the Royal Navy in 1993

viii The Chindits were Special Forces of the Second World War. The Chindits operated deep behind enemy lines in North Burma in the war against Japan. For many months they lived in and fought the enemy in the jungles of Japanese-occupied Burma, totally relying on airdrops for their supplies



1383 ST PATRICK STREET

Adne Graham House

BUILT: 1912

ARCHITECT: William D'Oyly Hamilton Rochfort^{ix}

Adne Graham was the president of the Victoria Fuel Company. In 1911 and 1912 he developed this house and the house next door, 1359 St Patrick Street, both built by Benneck & Sons.

This house is an *Edwardian*, built on a stone foundation, and set in a large garden. The front steps are masonry with stepped balustrades, and masonry columns support a full-width veranda and balcony. Part of the veranda has been enclosed, presumably not long after construction as the finishes are consistent with the house.^x The front main floor door has leaded glass and half-length leaded sidelights, repeated on the upper floor. The main floor has a box bay window on the north side and an oriel window on the south side.

The Oak Bay building permit number 360 was issued on April 22, 1912 listing the owner as A. R. Graham and the assessed value as \$5500.



The architect's plan (next page) of the front elevation illustrates the design with the full-width verandah.⁴²

The building permit dates of December 1911 for 1359 and April 1912 for this house suggest the two houses were built simultaneously or this house was built immediately following the completion of 1359.

Mr. Graham is listed as living in the house from 1913 until 1920.

In January 1913, it was reported that: "Ward

^{ix} William D'Oyly Hamilton Rochfort, 1884–1943, worked in the offices of Samuel Maclure before opening his own office. His style was influenced by Maclure. He designed: the first Victoria Yacht Club, 1908, and the extant Yacht Club in Oak Bay, 1912; the Maclure-style house at 1009 Cook Street, 1908; the Royal Theatre, 1913; and three and probably four houses listed in this history; and it is believed as many as fifty buildings in greater Victoria

^x The building permit has a hand-written note, 'part of porch enclosed - 1930', but it is unclear whether the enclosure was made at this time or whether the date refers to the written entry

Conservatives Elect New Officers. The following officers were elected ... A. R. Graham.”⁴³

In April 1913, the following social news was in the newspaper: “Mrs. Adne Graham, St Patrick Street, will not receive on Friday, and not again this season.”⁴⁴

Throughout this period, advertisements for the “Victoria Fuel Company, Island Coal, from South Wellington, A. R. Graham” frequently appeared in the newspapers.⁴⁵

In June 1916, an advertisement: “Lost and Found. A string of pearl beads found. Owner may have same by paying for this advertisement. 1383 St Patrick Street, Oak Bay.”⁴⁶

During the First World War, the Grahams’ two sons, Ronald and Stanley, enlisted in 1917; Stanley was only sixteen but falsified his age. In September 1918, both were gassed. Ronald died and Stanley was seriously injured. The newspaper reported: “Mr. and Mrs. A. R. Graham yesterday morning received a second cable message stating that he [Ronald] had died of his wounds. Besides the parents, there is one sister living in Victoria, the family home being on St Patrick Street.”⁴⁷

In October 1918, the following newspaper report was published: “Stanley Graham wounded. Mr. and Mrs. A. R.



Graham, 1383 St Patrick Street, have received word that their son Stanley is in the Neil Lane Hospital, Manchester [UK], making satisfactory progress from wounds he received recently.”⁴⁸

The architect of the house, William D’Oyly Hamilton Rochfort, also saw action in France and Belgium. He was severely injured by a bullet, and after recovering returned to action. In the battle of the Somme he was injured by gas, and after several months in hospital was deemed unfit for active service and returned to Victoria in 1917.^{49 xi} Rochfort’s brother, Lieut. A. D’Oyly Rochfort, died from injuries while serving with the RAF in Egypt.⁵⁰

xi See further background on Rochfort under 1405 St Patrick Street

The following newspaper report appeared in January 1919:

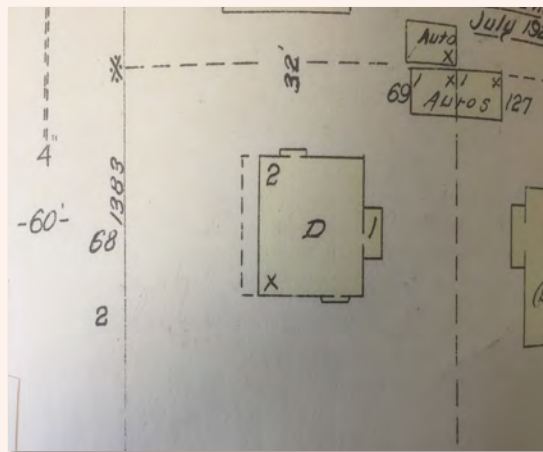
“Olympic^{xii} Party is Expected Thursday. Thirty-three Victoria Men Off Big Atlantic Liner left Quebec on Friday. The British Returned Soldier Commission, Parliament Buildings, has been advised by telegram from the O. C. Clearing Service Command, Halifax, NS, that the following party, ex-Olympic, left there for Quebec on Friday January 17. The party will probably reach Vancouver about Thursday.

For Victoria: [list including] A. R. Graham, 1383 St Patrick Street, Oak Bay.”⁵¹

In July 1919, it was reported: “Result of High School Entrance Examinations, St Ann’s Academy: Mona R. Graham.”⁵²

In 1921 Mr. Graham is listed as living at 2331 Cranmore Road, Oak Bay. In 1922, he developed and built a house on the adjacent lot at 1405 St Patrick Street, designed by Rochfort, and lived there until 1926 and later moved to Vancouver.

Mr. A. Forrest Angus (*retired*) is listed as the occupant from 1920 to 1927, and from 1928 to 1940 Mrs. Mary L.



Angus (*widow*). The newspaper, in 1920, included an advert: “Wanted – A cook-general, family three adults. Mrs. A. Forest Angus, 1383 St Patrick Street.”⁵³

The 1921 census lists: A. Forrest Angus, head (63 years, born in Scotland); Mary Angus, wife (59 years, born in Ontario); Kenneth Angus, son (33 years, born in Quebec); and Agnes Johnston, domestic (24 years, born in Scotland).

The plan illustrates the footprint of the house in 1925 with a no longer extant garage.

^{xii} The White Star liner RMS *Olympic*, sister ship to the *Titanic*

In April 1930, a building permit for a \$250 alteration was issued with Mrs. Angus listed as the owner.

In February 1934, “Mrs. A. F. Angus generously offered her home on St Patrick Street for a silver tea on St Patrick’s Day.”⁵⁴ In 1936, a letter to the editor describing the activities of the YWCA was published, from the Chairman of Finance, 1383 St Patrick Street.⁵⁵

The house is listed as vacant in 1941, but Mrs. Angus again in 1942, and vacant again in 1943.

Alan C. Butchart (*salesman, Hoyle-Brown Ltd, 1206 Wharf*) and Helen Butchart are listed from 1944 to 1947. In June 1947, the following notice was published in the newspaper: “Instructed by Alan C. Butchart, Esq., we will sell at his residence, 1383 St Patrick Street, Saturday 2pm, all the well-kept furniture, etc.” There follows a very long list of household effects.⁵⁶

Basil S. Darling (*retired*) and Margaret Darling are listed from 1948 to 1956.

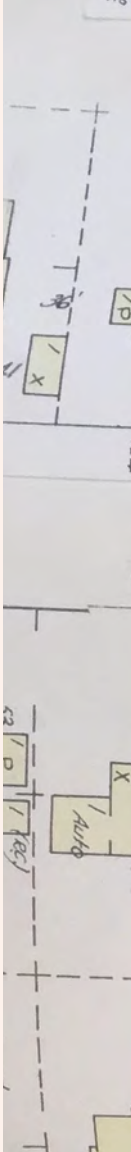
During 1958 and 1959 Anthony L. Bristowe (*salesman, Yorkshire Securities*) and Elizabeth A. Bristowe, are listed. Jack L Trumpy (*manager, Dominion Securities*) and Shirley A. Trumpy are listed from 1961 to 1965.

The house is listed as vacant in 1966 and 1967, and Robert F. George (*administrative assistant, School District 61*) and Betty J. George are the residents in 1967 and 1968.

The Battles family is listed from 1969 to 1970, including Robert M. (*retired*), Joan L., and Robert A. and Richard W. (*students*). Robert M., at this time, would be Robert M. Battles, Rear-Admiral, Royal Canadian Navy (Ret’d). The Battles family had previously lived next door at 1359 St Patrick Street. See previous house.⁵⁷

Dr. Alan Astbury and Kathleen A. Astbury moved to the house in 1983. Dr. Astbury attended the University of Liverpool where he earned his PhD in particle physics and he worked at the Rutherford Lab UK and in CERN.^{xiii} In 1983 he took the R.M. Pearce Chair of Physics at the University of Victoria. From 1994 to 2001 he was Director of the TRIUMF Laboratory in Vancouver. He retired back to Victoria in 2001 and continued living in this house until he passed away in 2014.⁵⁸

^{xiii} CERN European Organization for Nuclear Research, Geneva



1440 ST PATRICK STREET

BUILT: 1912

ARCHITECT: unknown

This house was built on the southern half of a large lot. The northern part of the lot was used to site a tennis court and a garage adjacent to the street – a not uncommon practice at this time.

The house is a one-and-a-half storey *Edwardian Vernacular Arts and Crafts*, with a front-gabled roof with half-timbering, and an inset entry porch. This design was common during the building boom prior to the First World War, and many similar houses are believed to be builder designed.⁵⁹ A large complimentary addition has been built on the north side.

The Oak Bay building permit was issued on July 30, 1912. The house was owned and constructed by Yeoman & Pilkington. The newspaper described the event: “Much Building in Oak Bay, Messrs Yeoman and Pilkington are building a six-room house on St Patrick Street costing \$3500.”⁶⁰

The address does not appear in the 1912 and 1913 directories. The first directory-listed resident, in 1914, is Frank F. Loosemore (*clerk, Albion Trust Company*).



The newspaper published the following two advertisements in March 1914:

“For rent – A well appointed 7-roomed house, all modern conveniences, close to carline, will lease for year at moderate rent. 1440 St Patrick Street, Oak Bay” and

“Private sale of almost new household furniture including ... to be held Wednesday and Thursday at 1440 St Patrick Street, Oak Bay.”⁶¹

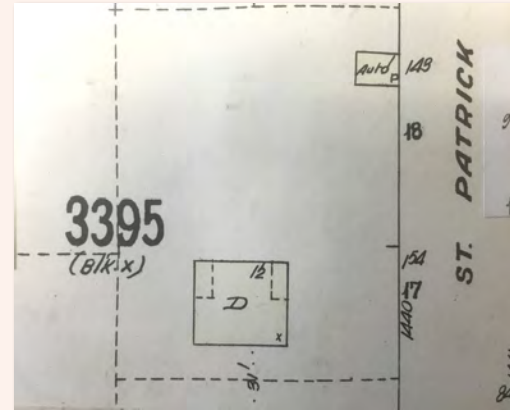
James Drummond (*proprietor, Saanich Dairy*) is listed as resident in 1915, and James G. Thomson (*commercial agent*) in 1917 and 1918.

Wilfred L. Llewellyn (*Chief Clerk, provincial registrar, joint stock companies*) is listed from 1920 to 1923. The 1921 census lists: Wilfred Llewellyn, head (40 years, born in Wales); Margaret Llewellyn, wife (37 years, born in Scotland); Elizabeth Llewellyn, daughter (6 years, born in BC); Mary Llewellyn, daughter (4 years, born in BC); Ian Llewellyn, son (born in BC); and Theresa Thomson, sister-in-law (17 years, born in England).

The newspaper reported in May 1921: “Mr. Alexander Thomson, of London, England, Parliamentary Secretary of the Motor Legislative Committee, and formerly head organizer for the British Prime Minister, left Victoria for Moose Jaw where he begins his lecturing tour.

Mr. Thomson was in Victoria on a visit to his daughter, Mrs. Wilfred L. Llewellyn, 1440 St Patrick Street, Oak Bay.”⁶²

Major R. Engledue (*retired*) is listed from 1924 to 1930. A building permit for a garage valued at \$100 was issued in 1923, and in 1924 a second permit for a garage valued at \$400; a permit for a tennis court valued at \$725 was issued in 1927.



The 1925 plan illustrates the original large lot with the garage built adjacent to the street, since demolished.

In March 1929, the newspaper reported: “Moved to New Home. Mr. and Mrs. E. U. Reid have taken the home of Major and Mrs. Engledue, on St Patrick Street, during their absence in England.”⁶³

In November 1930, the newspaper recorded: “Leave for New Zealand. Major and Mrs. R. Engledue, St Patrick Street, left last evening on the *Aorangi* to spend the winter in New Zealand.”^{xiv} They expect to return in April, and

xiv The RMS *Aorangi* was a 600-foot passenger liner built in 1924 by the Union Steamship Co. of New Zealand for service between Canada and Australia and New Zealand

during their absence, their house will be occupied by Mr. and Mrs. Alexis Martin.”⁶⁴

Alexis Martin (*barrister*) is listed as living at the house from 1931 to 1933. In February 1931, the newspaper reported: “Women’s Auxiliary Report. Thanks were expressed to Alexis Martin who had kindly done all the legal work for the institution without charge,” and in October 1931, “... and their guest Mrs. Alexis Martin will leave on a holiday trip to California. They will visit Mrs. R. P. Butchart at Portland en route and will be away for several weeks.”⁶⁵

In January 1932, “Many guests attended a delightful party at the Empress Hotel in the Princess Charlotte private suite. The rooms had been charmingly arranged with palms and masses of spring flowers, the long table being exquisitely decorated with great bowls of daffodils, freesias, narcissi, and asparagus fern, and lighted by tall green tapers in branched silver candelabra. The invited guests included ... Mrs. Alexis Martin.”⁶⁶

Mrs. C. F. Sloan (*widow*) is listed as resident from 1934 to 1964, and in February 1943, it was reported “A St Patrick’s Tea will be held at 1440 St Patrick Street, the home of Mrs. William Sloan.”⁶⁷ T. Arthur Irvine

(*commander, Royal Canadian Navy*) and Rosemary G. Irvine are listed in 1966 and 1967.

Rod Dryden and Marilyn Dryden (*teachers*) have lived at the house since 1969.

The lot was subdivided and the house 1456 St Patrick Street was built in 1970 on the newly-formed north part.

1424 ST PATRICK STREET**William H. Burkholder House**

BUILT: 1914

ARCHITECT: unknown

This house has an interesting history, at some time a duplex and becoming a nursing home throughout the Great Depression.

The house is a two-storey hipped-roof *Edwardian* with a stone foundation and masonry piers supporting the veranda, and square columns supporting the pediment porch and veranda roof. A sensitive addition has been built on the north side.

The Oak Bay building permit number 953 was issued on January 21, 1914. The owner and builder is listed as William H. Burkholder and the house was assessed at \$3500.

Mr. Burkholder is listed as a contractor for the construction of the Metropolitan Methodist Church, 1411 Quadra Street, along with Hugh MacDonald, in 1890.⁶⁸ Mr. MacDonald built the house next door, 1400 St Patrick Street, in 1922 and the two contractors were neighbours for a short time. Mr. Burkholder is listed as a “building



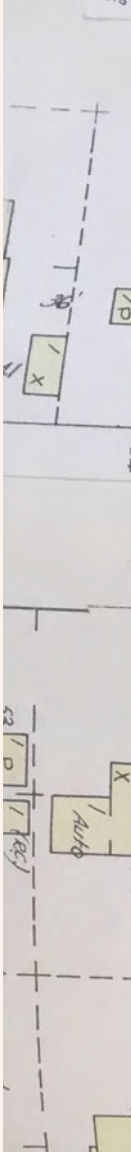
overseer” in some directories, and in 1913 as “Clerk, Victoria School Board.”

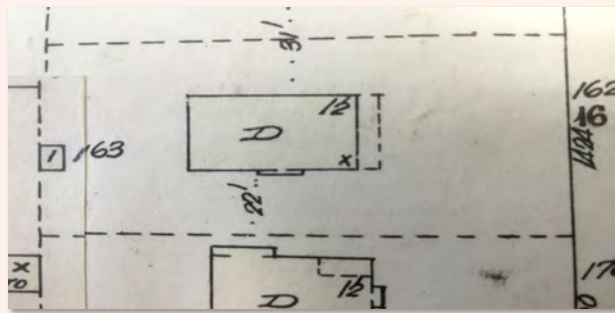
Mr. Burkholder is first listed as resident in the house in 1917,^{xv} and lived there until 1926.

The 1921 census lists: William Burkholder, head (76 years, born in Ontario); and Mary Burkholder, wife (73 years, born in Ontario). Also in 1921, the newspaper reported: “Billing List of the Methodist Conference, ... Mrs. Burkholder, 1424 St Patrick Street.”⁶⁹

The plan (next page) illustrates the footprint of the house in 1925, prior to the north-side addition.

^{xv} In 1915 he was reported as living on Blanshard Street, and a 1916 directory is not available





Ernest B. L. Rogerson was listed as the occupant in 1927.

In 1927 Mr. Burkholder is listed as retired and living in Fairfield. In September 1928, he applied for a building permit for a garage at 1424 St Patrick Street, valued at \$100, which indicates he was still the owner.

Mr. G. R. Robson (*retired*) was listed as resident in 1928, and Mr. H. Bowen in 1929.

The building permit records the house becoming a duplex but the date is unclear. From 1930 to 1941 the house is listed as the *Restholme Nursing Home*. An advertisement was published in 1932: "Restholme – Nursing and guests. 1424 St Patrick Street, Oak Bay."⁷⁰

^{xvi} LAC Leading Aircraftman

In 1940 it was reported in the newspaper: "The building permits for Oak Bay include the expenditure of \$800 by W. E. Tapley in alterations to a duplex at 1424 St Patrick Street."

In January 1942: "The marriage was solemnized in St Mathias Church last evening at 8 o'clock, when Margaret Winifred, daughter of Mrs. M. Moorhouse, 1424 St Patrick Street, and the late Mr. Moorhouse, became the bride of LAC^{xvi} William J. Nelson, RCAF, son of Mr. and Mrs. William J. Nelson, 428 St Charles Street."⁷¹

Miss Mary A. Staley is listed as resident from 1946 to 1948. From 1949 to 1959, Mrs C. Dowling is shown as resident.

Mrs. M. I. Bateman (*widow*) and M. M. Upton (*widow*) are listed in 1961. Mrs. M. I. Bateman and Mrs. Dolly J. Gillespie are listed in 1963. In 1964, Lawrence C. Jackson (*mechanic, HMC Dockyard*) and Martha Jackson are listed.

The 1966 directory lists Ben C. Warkentine (student), and in 1967 Mr. J. McCrossan and Mrs. Margaret M. Hicks. Mr. J. McCrossan and Mr. J. Murphy are listed from 1968 to 1970.

2346 BRIGHTON AVENUE*Part of St Patrick Street, Lot 6***Gordon U. Copeman House**

BUILT: 1915

ARCHITECT: Fred J. Henson

This house is unusual in that the construction is artificial stone,⁷² cement blocks finished to provide a stone-like appearance.

Various types of artificial stone have been used for centuries, and cement-based artificial stone was advertised during this period as suitable for house building, claiming the advantages of manufacturing onsite. However, although artificial stone was used extensively for larger buildings, its use for houses is rare. The newspaper, in July 1910, includes an advertisement for the Vancouver Artificial Stone and Brick Co. Ltd.; and in June 1914 a newspaper article described artificial stone as comprised of cement, limestone, and sandstone.⁷³

The house is a *Craftsman* bungalow with *Tudor Revival* details in the gables. The front steps are wood with cement sloping balustrades, and two Ionic columns support the prominent projecting porch.

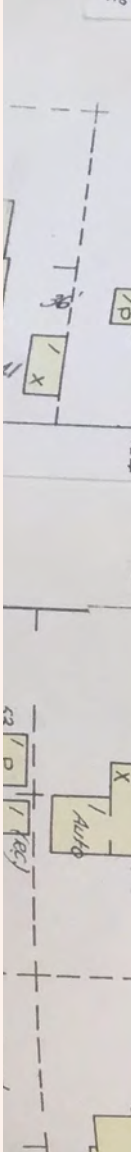
The plan (next page and Appendix 1) illustrates the

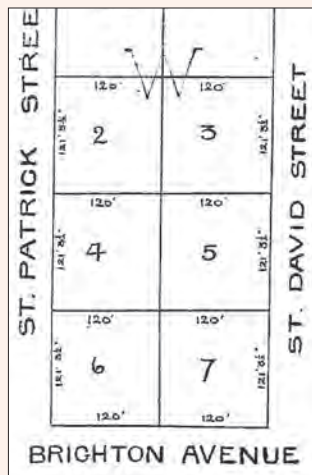
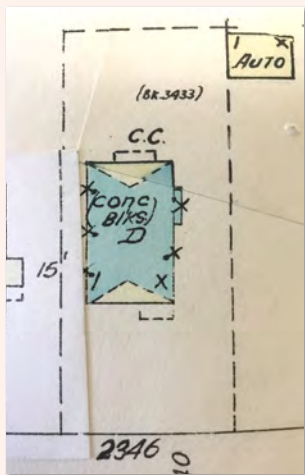


footprint of the house when a separate lot was created from the St Patrick Street, Lot 6. Note the notation '(conc blks)'. Lot 6 was advertised for sale in March 1912 for \$3750,⁷⁴ which indicates the increase in value from a year earlier when the value of a similar lot was \$2500 (see 1359 St Patrick Street).

The building permit number 957 was issued on June 17, 1915, the architect is listed as F. J. Henson, the assessed value was \$2500, and the builder is listed as Henson and Co.

In February 1914, Mr. F. J. Hansen attended the second annual dinner of the Devonian Society of Victoria. "Over one hundred people, including a number of ladies,





gathered at the Mecca Grill to commemorate the relief of the 1st Battalion of the Devons in Ladysmith by the 3rd Battalion^{xvii} [Boer War 1900]. Mr. Henson, the honorary (illegible) proposed a toast.⁷⁵

The first entry in the directories occurs in 1918 listing G. U. Copeman as the resident (*employee, Crystal Spring Water Supply Company*). Mr. Copeman is listed as the resident until 1921.

The 1921 census lists: Gordon Copeman, head (47 years,

born in England); Kathleen Copeman, wife (37 years, born in France); and Beatrice Copeman, daughter (13 years, born in BC).

In 1923, Mr. E. F. Anscott is listed for one year; and then James Macfarland (*ticket agent, CPR*) was the resident from 1924 to 1928. In 1929, Frederick G. Grosse (*advertising agent*) is the resident, and the house is then shown as vacant in 1930 and 1931.

In 1932 and 1933, Mrs. H. L. Bell is the resident.

Mr. T. W. L. Mutch (*manager, Canadian Bank of Commerce*) is listed for the years 1934 to 1936.

In 1935, the newspaper reported “Veterans Name New Officers, the Pro Patria Branch of the Canadian Legion had elected T. W. L. Mutch as second vice president”, and in 1936 he was appointed to the Finance Committee.⁷⁶

In 1937, the house is again shown as vacant. During 1938 to 1965, the Hinds family is listed, including Miss N. R. Hinds, Anne. J. Hinds, Amy C. Hinds, and Ellen R. Hinds. The house is indicated as vacant in 1966 and 1967.

Gary Kangas and Sybil Kangas bought the house in 1968, added a detached garage in 1969, and later developed the second floor.⁷⁷

^{xvii} The Mecca Grill (Sayward Building) was advertised as the “Largest and most up-to-date restaurant in Victoria.” See Canada’s Historic Places, Sayward Building, Douglas and View Streets.

1405 ST PATRICK ST**Adne Graham House**

BUILT: 1922

ARCHITECT: William D'Oyly Hamilton Rochfort⁷⁸

The owner and developer, Adne Graham, was the president of the Victoria Fuel Company. He had developed the two houses immediately south, 1359 and 1383 St Patrick, in 1911 and 1912.

The house opposite, 1400 St Patrick Street (see following pages), and the adjacent house, 1383 St Patrick Street, were designed by Rochfort, and probably 1359 St Patrick Street also.

This house, 1405, is likely the last house designed by Rochfort prior to him abandoning his architectural career – probably as the result of injury and trauma during army service in France during the First World War.^{xviii 79} This may explain why, although a 1920s house, the design and details are more similar to the neighbouring pre-war designs.

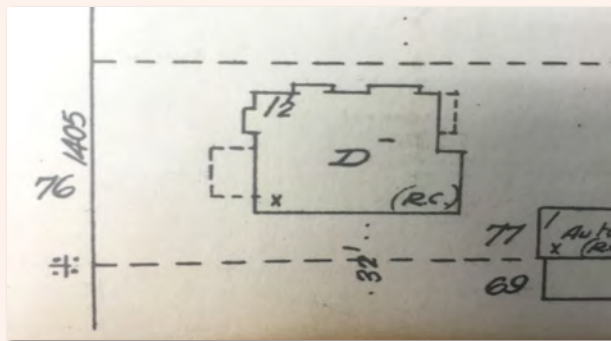
This house is a one-and-a-half storey *Arts and Crafts* style, including a matching detached garage. It exhibits features of the style such as the asymmetrical plan and façade, front porch with tapered columns, and notched



bargeboards; in addition, there are Tudor Revival details such as the half-timbered gables.⁸⁰ The front door has leaded glass and half-length leaded sidelights and the front bay has five leaded glass windows. The porch columns were originally masonry, but these have been replaced and the front steps altered to create a private porch sitting area.⁸¹ There are box bay windows on both sides of the main floor. The house was built by Morrey and Chamberlain.

The registered owner of the lot (which was previously included in the property of 1441 St Patrick Street, see Appendix 1) was Meta Neville Graham (wife of Adne

^{xviii} Rochfort was with the 47th Battalion and went overseas in 1915 and fought in Belgium and France



Graham) and the title was registered in May 1918.^{xix}

The Oak Bay building permit number 1259 was issued on March 23, 1922 with an assessed value of \$7000. The plan illustrates the footprint of the house in 1925.

Adne Graham and Mona L. Graham (daughter) are listed as living in the house from 1922 to 1926, and they later moved to Vancouver. In 1924, it was reported: "Oak Bay Friendly Help. A meeting was held on Tuesday. Many cases of needy families were reported and arrangements made for distributions of Christmas hampers, fuel, etc. The society wish to thank the following for donations: ... Mrs. A. R. Graham."⁸²

Arthur Kohl (*retired bank manager*) and Elizabeth Hudson Kohl purchased the house in 1926 for \$10,000. Mrs. Kohl was the registered owner from 1926 to 1952.

It was an age of leisurely visiting, as reported in April 1927: "From Winnipeg. Mrs. Jack Glamco of Winnipeg is visiting Mrs. Kohl, St Patrick Street, for several weeks."⁸³

During the 1920s and 1930s, Mrs. Kohl was frequently the hostess, typified by the following reports: In 1927, "Luncheon and Card Party, Mrs. Kohl, St Patrick Street, was hostess at a luncheon party for eight yesterday, followed by bridge and mah jong."⁸⁴ In 1928, "Mrs. A. Kohl, St Patrick Street, was hostess at a luncheon party of ten yesterday in honour of Mrs. Ralph Ziegler of Ottawa."⁸⁵ And in 1933, "Mrs. Arthur Kohl, St Patrick Street, was hostess with one table each of bridge and mah jong yesterday afternoon in honour of Mrs. Herbert J. Wilson, a few additional guests arrived for tea later."⁸⁶

A 1929 newspaper includes a headline, "Bishops to meet here tomorrow for the dedication of the new Anglican Cathedral," and there is a paragraph listing "Where Dignitaries Coming for Consecration Will Stay During Visit Here, ... the Diocese of Huron, Ven. Archdeacon

^{xix} Title search: The title for the area including Lot 1, stretching to Oak Bay Avenue, is first recorded in April 1861 under the Surveyor General Account Book, and three days later is registered to Joseph Despard Pemberton. In 1891 the registered owner is the Oak Bay Improvement Co Ltd, and in 1896 Frederick A. Pemberton and William Ward are the registered owners. In 1906 the registered owner is John Thomas Haig, in 1907 Robert Scott, and John Mair in March 1910 until 1918 when this new Lot was created from the 'southern 60' of Lot 1' (Mr Mair was the owner and occupant of 1441 St Patrick Street)

Fotheringham, Mr. and Mrs. A. Kohl, 1405 St Patrick Street.”⁸⁷

The social news in 1929 reported: “Mr. and Mrs. Norman Lowden and daughter are residing temporarily at the home of Mr. and Mrs. Arthur Kohl, 1405 St Patrick Street.”⁸⁸

The newspaper reported in February 1939: “At Santa Barbara. Mr. and Mrs. Arthur Kohl, of 1405 St Patrick Street, have been guests at El Encanto Hotel on the Santa Barbara Riviera while on a Winter visit to Southern California.”⁸⁹ And in March: “Return home. Mr. and Mrs. Arthur Kohl, St Patrick Street, have returned from their annual visit to California. They spent several weeks at Santa Barbara where they enjoyed uninterrupted sunshine.”⁹⁰

The Second World War must have continued the traumatic effect of the First on the residents of Oak Bay. In May 1945, the newspaper reported: “Flt. Lt. A. B. Hammond, DFC, grandson of Mr. and Mrs. Arthur Kohl, 1405 St Patrick Street, is expected home soon.”⁹¹

Mr. Kohl lived in the house until he passed away in 1947,⁹² and his widow Elizabeth until she passed away in 1952.

From 1953 to 1958 Martha Caroline Hall is listed as resident and registered owner.

From 1958 to 1960 Hugh John Tennent (*cost control, BC Power Corporation*) is listed as the registered owner, and with Sheila Tennent as occupant.

Charmian Elizabeth Cottingham is the registered owner in 1960 and 1961.

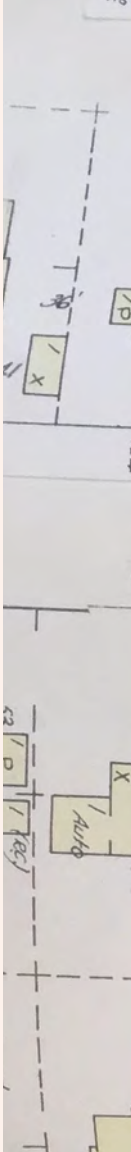
From 1961 to 1965 the house was occupied by the May family, with Peter Gerald May (*commander, Royal Canadian Navy*) and Marjorie W. May listed as registered owners, and the family Michael, Alannah, and Rodney.

William John Smith (*retired*), registered owner, and Retha B. Smith lived in the house from 1965 to 1967. During 1967 and 1968 Shirley Ellen Trumpy was the registered owner.^{xx} From 1968 to 1970, William J. Goede (*assistant professor, University of Victoria*) and Betty J. Goede^{xxi} are listed as occupants and registered owners.

The house was owned and occupied by the well-known Oak Bay artist Brian Travers-Smith and Barbara Travers-Smith from 1997 to 2010. They created the *vertical garden* which was featured in *Better Homes and Gardens* magazine in 2004.⁹³

xx Presumably the same person listed at 1383 St Patrick Street from 1961 to 1965

xxi Presumably the same people who are listed at 1359 St Patrick Street in 1967



1400 ST PATRICK STREET

Hugh MacDonald House

BUILT: 1922

ARCHITECT: William D'Oyly Hamilton Rochfort⁹⁴

The provenance of the house is something of a mystery. The owner and contractor, Hugh MacDonald,^{xxii} had built an identical house in Victoria a few years earlier.

This house is a one-and-a-half storey *Craftsman* style with a front gable roof. The front basement wall and steps are masonry with masonry columns and battered posts supporting the porch pediment. Matching masonry columns form the front gate posts. The front door has leaded glass and half-length leaded sidelights.

The Oak Bay building permit number 1278 is dated May 5, 1922 and the assessed value was \$3500. The permit lists Hugh MacDonald as the owner and builder. The house opposite, 1405 St Patrick, was also designed by Rochfort, and was built at approximately the same time.

Mr. MacDonald, described as a builder contractor, also was the contractor for the construction of the



Metropolitan Methodist Church, 1411 Quadra Street, along with William H. Burkholder, in 1890.⁹⁵ Mr. Burkholder built the house next door, 1424 St Patrick Street, in 1914, and the two contractors were neighbours for a short time.

In 1910, a newspaper reported: "Rival firms anxious to secure work of Erecting Dallas Road Foreshore Sea Wall. Hugh MacDonald submitted a bid for \$112,588." But it appears that the contract was awarded to the Pacific Coast Construction Company with a bid of \$74,389 (See also 1382 St Patrick Street).⁹⁶

^{xxii} The various sources use three spellings of the name. The spelling used here is used by the Victoria Heritage Foundation

In 1911, Oak Bay Council announced that “A sewerage contract was let for work on St Patrick Street to Mr. Hugh MacDonald, his tender being the lowest of two received.”⁹⁷ And, in 1914, “Two contracts Esquimalt for portions of sewage construction have been awarded to Hugh MacDonald.”⁹⁸

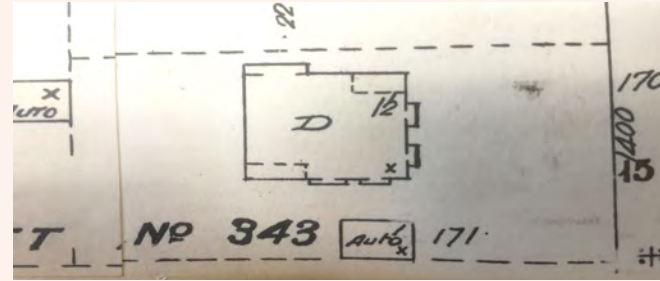
The plan illustrates the footprint of the house in 1925.

Mr. MacDonald had built an identical house at 1239 Pandora Avenue (now the Gaslight Inn), Victoria. The building permit is dated 1915, but no architect is listed.⁹⁹ It is reported that “He loved the earlier house so much he built a replica in Oak Bay.”¹⁰⁰ Mr. MacDonald is listed as living in the house on St Patrick Street in 1923.

William N. Gunning (*dentist, with a practice at 1207 Douglas Street*) is the occupant from 1924 to 1928.

Hugh R. Allan (*president, Hugh Allan Ltd. Stocks, Bonds, Real Estate, Insurance, 711 Fort Street*) is listed in 1929. It is poignant to note Mr. Allan’s business interests considering the date and also the vacancies and the turnover of occupants during the Great Depression.

In 1930, Mr. Clement Holden is listed as resident. In September 1929, the newspaper, under the heading “Airmen in Town”, reported that “the airmen held an



impromptu gathering at the Empress Hotel in the afternoon. The group included Clement Holden, a dirigible pilot during the war.”¹⁰¹

The frequent change of residents during the Great Depression included:

- Alfred F. M. Slater (*retired*) in 1931
- the house is shown as vacant from 1932 to 1935
- Robert Gibbons (*timber cruiser*^{xxiii}) and Laura Gibbons are listed in 1936 and 1937
- Hilda Russell (*widow*) from 1938 to 1941

In October 1935, the newspaper reported “a five-year-old boy ran into the side of an automobile on Quadra Street. He was taken to hospital by R. Gibbons, 1400 St Patrick Street.”¹⁰²

xxiii A person who measures or estimates timber volume by forest product sort

1360 ST PATRICK STREET

J. A. Walker House

BUILT: 1927

ARCHITECT: James and Savage

This *Cottage-style* house is set in a large garden. It is the first of the smaller cottage-style houses built on the street.

The newspaper provided a detailed description: “A semi-bungalow of seven rooms with exterior of stucco and half-timbered gables following Tudor lines, is now being built on St. Patrick Street near Oak Bay Avenue by the J.A. Walker Building Co. Ltd., from plans by Architects James and Savage. The roof will be of patent shingles in four tones of red with rolled barges. Brick steps and a porch lead one to the living room with curved bay window and tiled fireplace.”¹⁰³

The Oak Bay building permit was issued on September 20, 1927 with an assessed value of \$4500. J. A. Walker is listed as the builder.

J. A. Walker (*president, J. A. Walker and Co*) lived at the house from 1928 to 1930.

Cecil H. Meares (*retired*) is listed from 1931 to 1933;



and Clarence A. Griffiths (*manager, Angus Campbell and Co, 1010 Government Street*) and M. Irene Griffiths from 1934 to 1941. The house is indicated as vacant in 1942. ‘Brown’ is listed in 1943 and Mrs. Margaret B. Brown from 1944 to 1947.

Charles F. Goodrich (*retired*) and Harriett W. Goodrich are listed in 1948 and 1949; and John U. Copeman (*employee, BC government*) and Alice Copeman, and Edith A. M. Copeman (*student*) from 1950 to 1956. Mr. M. H. Walker is listed for 1958 and 1959. Mr. P. J. Steele is listed as the occupant from 1961 to 1970.



1464 ST PATRICK STREET

BUILT: 1936

ARCHITECT: unknown

This is the only house on the block built in the midst of the Great Depression and the first original house to be replaced.

The house is a hipped roof bungalow with *Tudor Revival* details in the front gable and porch.

The building permit was issued on September 1, 1936 with an assessed value of \$3500. The owner is listed as F. G. Howard and the builder as H. R. Brown, The Lots 1 and 2, illustrated in Appendix 3, have been reconfigured

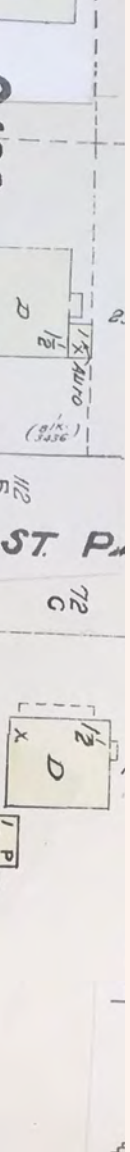
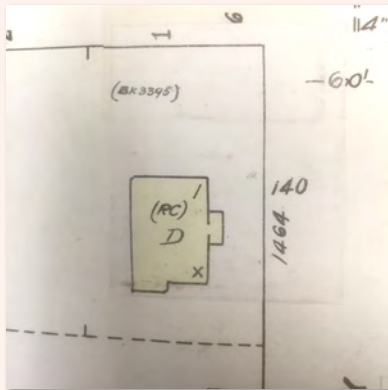


to create two lots, this lot comprising the southern part of both.

The plan illustrates the footprint of the house in 1936.

The address does not appear in the city directories until 1939 when Dr. L. W. Bassett is listed as the occupant until 1942. Dr. Lloyd Winston Bassett was a well-known obstetrician practicing in Victoria from the 1930s. The newspaper reported in April 1939 he was the examining doctor for the St John's Ambulance Association examinations.¹⁰⁴ During the Second World War he served with the Canadian Army Medical Corp.¹⁰⁵

E. Arthur Riddell (*clerk, J. Richardson and Sons*) and



1329 ST PATRICK STREET

H. Rutter House

BUILT: 1939

ARCHITECT: unknown

This house is a one-and-a-half-storey *Cotswold Cottage* style, cross gabled and retaining its original form and massing and exterior finishes – with an addition on the north side.

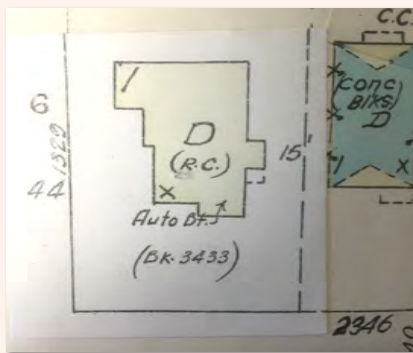
This house is valued as a good example of the storybook houses built for middle class families moving to the suburbs in the decades following the First World War, a time of traditionalism and picturesque house



building. It expressed a romantic, cozy domestic ideal, based on efficient smaller houses that recognized economic constraints and the reality that most families had to manage without domestic help. The basement entry garage reflected the increased importance and proliferation of the automobile.¹⁰⁷

The 1925 plan has an additional plan glued over the original lot and mentions the *Auto Bt* [basement] entrance.

The Oak Bay building permit number 3884 was issued on May 9, 1939 and with an assessed value of \$4000. The owner is listed as H. Rutter and the builder Peter



Bugslag.^{xxv} Lot 6 had been subdivided by 1915 (see 2346 Brighton Avenue and Appendix 1) and this portion of the lot had been used for a tennis court by the residents of the neighbouring house, 1359 St Patrick Street.

The first resident listed is H. Rutter from 1940 to 1946.

In 1939, the newspaper reported: “Mrs. H. P. Rutter entertained at a tea yesterday afternoon at her home, 1329 St Patrick Street, in honour of her niece, Miss Betty Patton.”¹⁰⁸ In January 1941 Oak Bay and ARP Wardens received ambulance certificates, including Mr. H. P. Rutter.¹⁰⁹

In 1946 the newspaper reported a no-host luncheon for brides elect at Spencer’s private dining room. The guests included Mrs. H. P. Rutter and Mrs. J. B. Turnbull (of 1455). It is interesting that the homes of the two ladies were built by the same builder.¹¹⁰

Mr. J. M. Jackson (*accountant, Royal Bank*) is listed in 1947, and Mr. J. F. A. Lister (*retired*) in 1948 and 1949. Mr. B. W. Greathed is listed in 1951 and 1952. In 1953 and 1954, Lawrence Wagner (*salesman, Wilson Motors*) and Hilda Wagner are listed. From 1955 to 1970, the residents are listed as Alex C. Kinnear (*chair, Air Survey Division, BC government, and later coordinator, BC government*) and Jean Kinnear. Mrs. Kinnear lived in the house until she passed away in 1996.¹¹¹

1455 ST PATRICK STREET

BUILT: 1940

ARCHITECT: unknown

This house is a one-and-a-half storey *Cotswold Cottage* style with basement garage, built by the same company that built the previous cottage, 1329 St Patrick Street.

It is another example of the storybook houses built for middle class families moving to the suburbs in the decades



^{xxv} Mr. Bugslag also built 1455 St Patrick Street in 1940

following the First World War, a time of traditionalism and picturesque house building. It expressed a romantic, cozy domestic ideal, based on efficient smaller houses that recognized economic constraints and the reality that most families had to manage without domestic help.

The lot is formed from the subdivision of the original 1907 Lot 1 (see Appendices 1 and 3).

Building permit number 4196 was issued on September 3, 1940. The owner is listed as J. B. Turnbull and the builder as P. Bugslag. (who built 1329 St Patrick Street the previous year). Mr. Bugslag's son, Flt. Lt. V. Bugslag, 22, served overseas as a pilot during the Second World War.¹¹²

James B. Turnbull (*manager, Modern Pharmacy, 1237 Douglas Street*) and Gladys M. Turnbull are listed as resident from 1941 to 1948.

The newspaper reported a no-host luncheon for brides elect at Spencer's private dining room. The guests included Mrs. J. B. Turnbull and Mrs. H. P. Rutter (of 1329). It is interesting that the homes of the two ladies were built by the same builder.¹¹³

From 1949 to 1951, the Rev. Bruce A. Peglar (*chaplain, Royal Canadian Navy*) and Ethel Peglar are listed. In February 1950, the newspaper reported, "HMCS Sioux

was the scene of six naval christenings for crew-members' children, Sunday. This is believed to be the largest number of children baptized aboard a warship of the Pacific Command in one day. Chaplain B. A. Peglar, Royal Canadian Navy, officiated at the traditional ceremony, where the ship's bell is used as a font;" and in March 1950, "Wedding Solemnized in HMCS Naden Chapel, Padre Peglar solemnized the marriage of ..."¹¹⁴

Albert E. Thompson (*chief draftsman, BC government*) and Florence D. Thompson are listed in 1952 and 1953. George D. Stephens (*proprietor, Maison Dudley Beauty Shop, 2192 Oak Bay Avenue^{xxvi}*) and Florence L. Stephens are listed in 1954 and 1955. Mr. G. D. Stephens is listed from 1956 to 1961, and Mrs. F. G. Thompson is listed as the occupant from 1963 to 1970.

2323 OAK BAY AVENUE

Part of St Patrick Lots 1 & 2, east side

BUILT: 1943

ARCHITECT: unknown

This house is a *Storybook Cottage*-style with a basement garage and *Tudor Revival* detailing in the gables.

However, it was not the first building on the site. City directories include a no-longer extant address on this site of 1492 St Patrick Street, from 1914 to 1936.

The first building permit number 501 was issued in August 1912 for the address 1492 with the owner listed as J. A. Watson. The permit was for a two-room wood and shingle building assessed at \$200.^{xxvii} The address 1492 appears in the directories in 1914 with the business listing of Watson & Edwards Real Estate, continuing until 1919.

The 1919 plan (next page, and see Appendix 2) illustrates the original lots 1 and 2, on the SW corner of Oak Bay Avenue and St Patrick Street, reconfigured to create this lot comprising the northern part of both lots.

From 1920 to 1925 the address is listed as vacant.

From 1926 to 1929, Herbert D. Clark (*electrical*

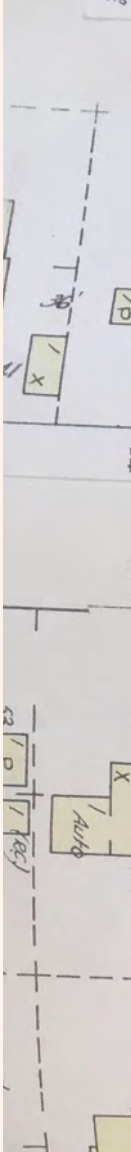


contractor) is listed as the occupant, but from 1930 to 1932 the listing is “Clark H. Elec. Co (*store room*)”. An advertisement for the Herbert Clark Electrical Co. appeared in the newspaper in May 1926.¹¹⁵

The newspaper reported in February 1933: “Extinguish Fire. The city fire department yesterday prevented a serious fire in a small store at the corner of St Patrick Street and Oak Bay Avenue at noon yesterday. The blaze was started by an oil burner, but quick response from the Duchess Street fire department quelled the flames.”¹¹⁶

In 1934 the BC Plumbing Company is listed for this year

^{xxvii} Typically the assessed value of a garage in the 1920s





only. An advertisement for the BC Plumbing Company gives the address as “Oak Bay & St Patrick Streets.”¹¹⁷

The address 1492 is shown as vacant in 1935 and 1936, but in 1937 and 1938 the address number no longer appears and has been replaced with ‘w s’ (west side) and listed as vacant. The number 1492 and ‘w s’ no longer appear after 1938.

It seems the corner was a small commercial venture which failed in the Great Depression, and the building was demolished.

The Building permit number 4723, for the current house, was issued on June 11, 1943. The assessed value was \$3700 and the builder listed as George Farmer.

The newspaper advertisement (next page) from 1943 shows the new house 2323 Oak Bay Avenue as a lottery prize.¹¹⁸

The advertisement reads:

“Your contribution of \$1.00 entitles you to enter the draw for this fully furnished, newly constructed, modern bungalow situated on the corner of St Patrick Street and Oak Bay Avenue, in Oak Bay Municipality. Proceeds to be divided between the Kinsmen Charities and the Queen Alexander Solarium Sponsored by Solarium Junior League and the Kinsmen of Victoria. (Registered under War Charities Act).

The home includes:

- Living-Room
- Dining-Room
- 2 Bedrooms
- Kitchen
- Garage in Basement
- Decorated Throughout
- Completely Furnished”

The newspaper reporting of December 1943 included:¹¹⁹

“Plans Engage Solarium Members

In conjunction with the Kinsmen Club of Victoria,

the Solarium Junior League is sponsoring a mammoth drive to raise funds, the prize in this contest being a beautifully-furnished modern five-room bungalow on the corner of Oak Bay Avenue and St Patrick Street. Reports on the home were read. The house is now in the final stages of construction, with the decorators busy at work on the attractive interior. The furniture for the living room, dining room, two bedrooms, and smart modern kitchen has all been chosen, and it was announced that the home will be open for public inspection early in the year, and conducted tours will be arranged at certain hours.”

Thomas McVie (*fireman, City of Victoria*) and Edith D. McVie are listed as the occupants from 1945 to 1948.

From 1949 to 1958 the occupants are Cyril C. Warren (*estimator, Crowe Gonnason*) and Irene Warren. In March 1950, the newspaper reported “Victoria Takes Laurels. Adjudged first in the 35-voice and under choral division in the Vancouver Music Festival Saturday night at the Hotel Vancouver was the Victoria All-Male Masonic Choir, conducted by Cyril C. Warren.”¹²⁰

Mr. C. J. Clayton is listed from 1961 to 1964. The 1965 entry reads ‘occupied’. Mr. G. R. Grunewald is listed as the resident from 1966 to 1969.



**WIN THIS
KINSMEN-SOLARIUM
GIFT HOME
FULLY FURNISHED**

**Committee Hdqrs.
725 Yates Street**

Kinmen-Solarium Home Committee,
121 Yates St.,
Victoria, B.C.

Entered beneath please list _____ Dollars
for _____ (signature) to the Kinmen-
Solarium Gift Home.

Name _____
Address _____
Phone _____

The Home Includes:
Living Room
Dining Room
2 Bedrooms
Kitchen
Garage in Basement
Decorated Throughout
Completely Furnished

Contribution
\$1

Your contribution of \$1.00 entitles you to enter in the drawing for this fully furnished, newly constructed modern bungalow situated on the corner of St. Patrick Street and Oak Bay Avenue in Oak Bay Municipality. Proceeds to the benefit of the Kinmen, Solarium and the Queen Alexandra Settlement, Hospital for Soldiers Suffering from the Effects of the War (Incorporated under War Charities Act).



1463 ST PATRICK STREET**M. B. Montgomery House**

BUILT: 1943

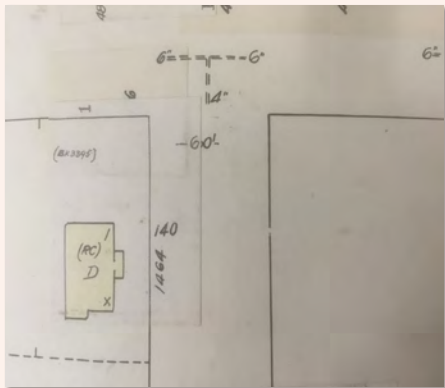
ARCHITECT: D. C. Frame^{121 xxviii}

A *Cape Cod* house is usually defined as a low, broad, single-story frame building with a moderately steep pitched gabled roof, and very little ornamentation. In this house, the architect has adapted the style to soften the front elevation by changing the roofline to the left of the door.



Originating in New England in the 17th century, the simple symmetric design was constructed of local materials to withstand the stormy, stark weather of Cape Cod. It featured a central front door flanked by multi-paned windows. The space above the first floor was often left unfinished, with or without windows on the gable ends. The style enjoyed a boom in popularity and adaptation to modern needs in the 1930s–1950s.

The lot is formed from the subdivision of the original 1907 Lot 1 (see Appendices 1 and 3). Building permit number 4735 was issued on July 28, 1943.



xxviii David Cowper Frame 1882–1960, was trained in Glasgow and after arriving in BC was hired by Francis Rattenbury, 1905–1908, and established his own firm in 1908. He completed projects in Oak Bay, including: 1535 Prospect Place, 1909; 305 Denison Road, 1909; and 1086 St Louis, 1912

The builder is named as E. Hume and Son, and the owner as 'Montgomery'.

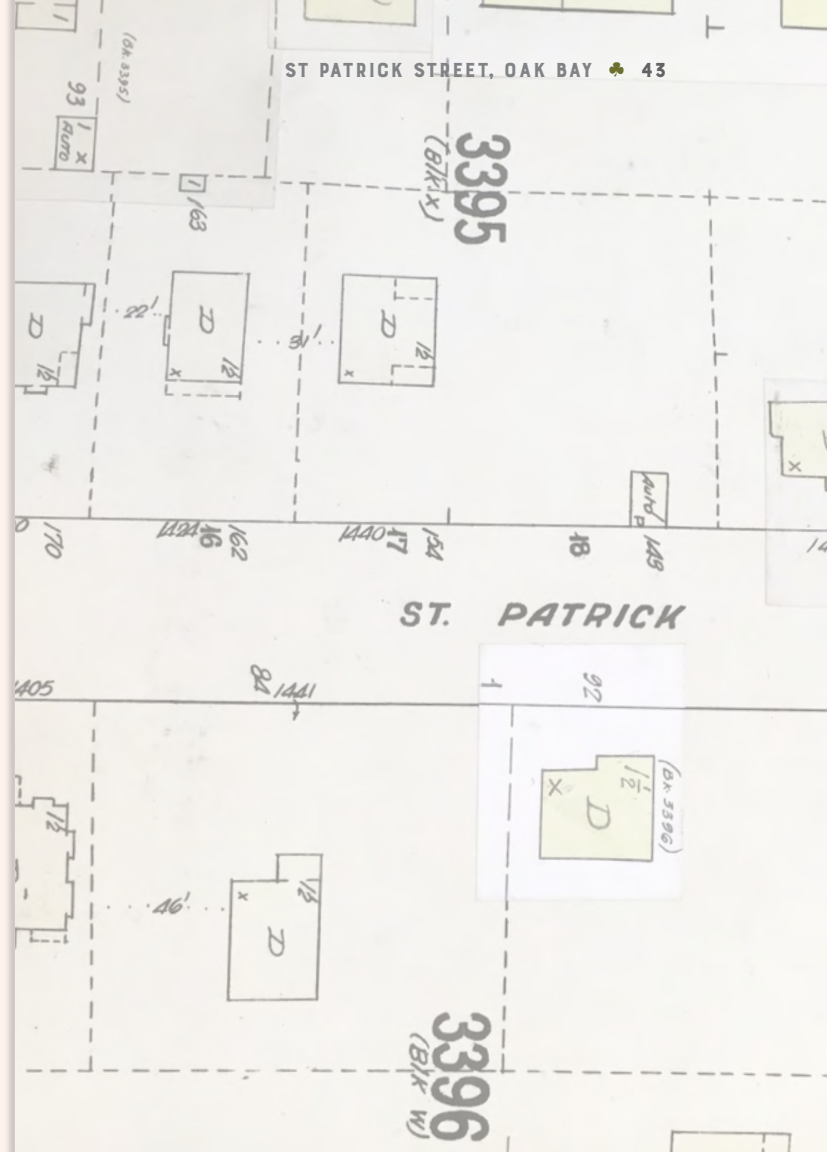
The plan illustrates the undeveloped NE corner of St Patrick Street and Oak Bay Avenue in 1925.

The first-listed occupant, during 1944 and 1945, is Mrs. M. B. Montgomery.

From 1946 to 1955, Frederick C. D. Smith (retired) and Rachel Smith, and from 1956 to 1963, Mrs. R. Smith (*widow*) are listed.

Mr. D. H. Watson is listed as the occupant from 1964 to 1970.

The Frame-designed Cape Cod house was moved in 2018. At the time of writing, a one-and-a-half storey traditional-style house, with front gabled dormers and a gabled porch is under construction.



1449 ST PATRICK STREET

Eric Wilkinson House

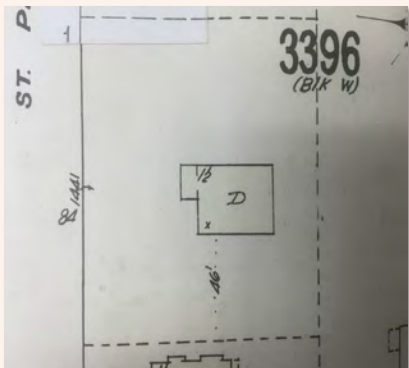
BUILT: 1944

ARCHITECT: unknown

This house is a hipped roof bungalow, with wooden siding and a basement garage, typical of the 1940s when the housing shortage created a need for efficient family accommodation.

The lot is formed from the subdivision of the original 1907 Lot 1 (see Appendices 1 and 3).

Building permit number 4856 was issued on April 28, 1944. The owner is listed as ‘Wilkinson’ and the builder as A. Middleton.



The plan illustrates the original lot in 1925. This house, 1449, is built to the north of the house illustrated (number 1441).

The occupants are listed as Eric Wilkinson (*deputy sheriff*) and Francis M. Wilkinson from 1945 to 1947; and Albert P. Kerley (*salesman, Spencer's*) in 1948.

From 1949 to 1953, Arthur S. Worthen (*retired*) and Jean K. Worthen are listed; and during 1954 and 1955 Mrs. Jean K. Worthen (*widow*).

Mr. J. E. Rourke is listed from 1956 to 1970.

The Frame-designed Cape Cod house was moved in 2018. At the time of writing, a one-and-a-half storey traditional-style house, with front gabled dormers and a gabled porch is under construction.

2345 OAK BAY AVENUE

Paul Zaluski House

BUILT: 1945

ARCHITECT: unknown

This house is a 1940s-style hipped roof stucco bungalow built for a family that played a role in Oak Bay's development.

The lot is formed from the subdivision of the original 1907 Lot 1 (see Appendices 1 and 3). Building permit number 4994 was issued on March 28, 1945; the builder was named as E. Holmes and the owner as 'Zaluski'.

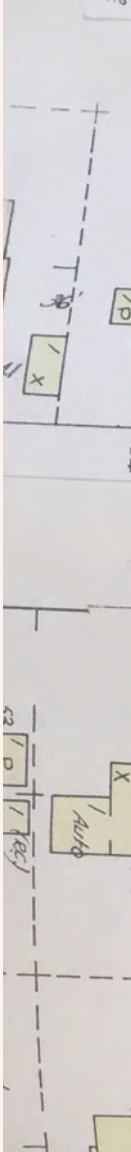
The Zaluski family are listed as occupants from 1946 to 1967, and there are connections to the Golden Galleon Café on Oak Bay Avenue. The 1946 name directory includes: Paul Zaluski (*cement contractor*) and Mary Zaluski, and Bernice Zaluski (*egg grader, Scott and Peden Ltd, hardware, 506 Cormorant Street*). Over the next few years other family members are included: Betty Zaluski (*clerk, Scott & Peden*), and Virginia Zaluski (*operator, BC Tel*). By the early 1950s the name directory includes Henry



and Renee Zaluski (*Golden Galleon Café, 2239 Oak Bay Ave*), Virginia Zaluski (*also the Golden Galleon Café*), and Albert Zaluski (*labourer for P. Zaluski*).

Newspaper advertisements for Paul Zaluski, 2345 Oak Bay Avenue, for concrete foundations, floors, sidewalks, etc. were frequent during the 1940s and 1950s.¹²²

Paul Zaluski built the Zaluski commercial building at 2239/2241 Oak Bay Avenue¹²³ in 1950 that housed the Golden Galleon Café. By 1955 Paul Zaluski is listed as *retired* and in 1962 Mrs. M. R. Zaluski (widow) is the resident, continuing to 1967.

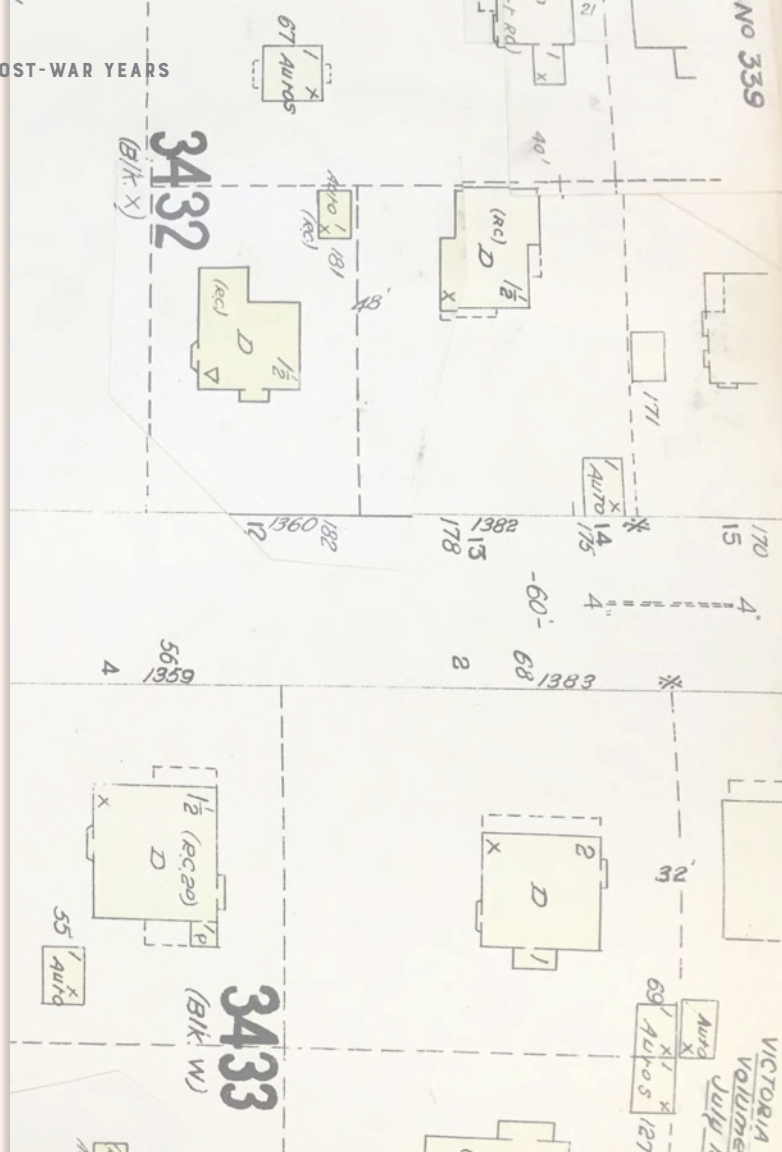


Mrs. Audrey K. Taylor (*widow*) (*clerk, BC Medical Plan*) is listed from 1968 to 1970.

The house was demolished in 2014 and a new house built^{xxix} and the address changed to 1471 St Patrick Street. A two-storey contemporary house with hipped roof and set-back second floor.



xxix Bill Patterson and the Città Group have been involved in heritage projects since 1985 and have won numerous awards, including: Canadian Home Builders Association National SAM Awards, Gold CARE Awards, and Georgie Awards, and most recently the Hallmark Award of Merit for the renovations of five Storybook Heritage cottages at Patio Court, San Carlos Place, in Oak Bay



1431 ST PATRICK STREET**J. W. Archer House**

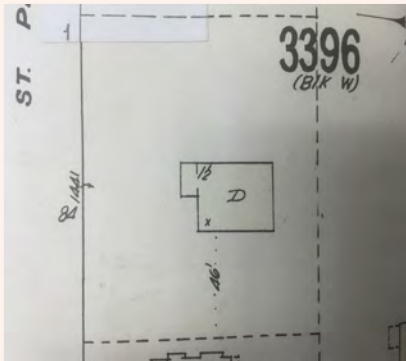
BUILT: 1949

ARCHITECT: unknown

This house has an interesting history. Although a hipped roof stucco bungalow with basement garage, typical of the 1940s, it was built attached to the house immediately north (1441 St Patrick Street).

The building permit was issued on September 19, 1949, with an assessed value of \$6000. The two houses' building permits are stapled together with the written word 'duplex' written at the top.

The two houses have since been separated.



The plan illustrates the lot and footprint of 1441 in 1925. This new house 1431 was built immediately south of 1441.

The first listed occupant from 1951 to 1954 is Mr. J. W. Archer (*retired*) – presumably the same person who lived at 1441 from 1943 to 1949.

In 1955 the house is shown as vacant. In 1956 the resident is listed as Mr. R. A. Gurney. In 1958, Miss I. L. Archer is listed and in 1959 Mr. A. Moyes-Wann.

Frank Colak (*retired*) and Maud Colak are listed from 1961 to 1964; and Gerald K. Hannon (*Royal Canadian Navy*) and Dianne Hannon in 1965.

From 1966 to 1970 Mrs. M. M. Orton is listed as the occupant, and Mrs. Hicks is also listed from 1967 to 1970.



1356 ST PATRICK STREET

BUILT: 1958

ARCHITECT: unknown

This house is the first modern-style house to be built in the block, a west coast modern. This mid-century style developed in parallel with *International Style Modernism*. It features vertical posts and horizontal beams with flat roofs, large expanses of glass, and open planning. The effect was to create a strong visual connection between the interior and exterior landscaping. The post-war era in Vancouver defined what has become popularly known as the *West Coast Style*.

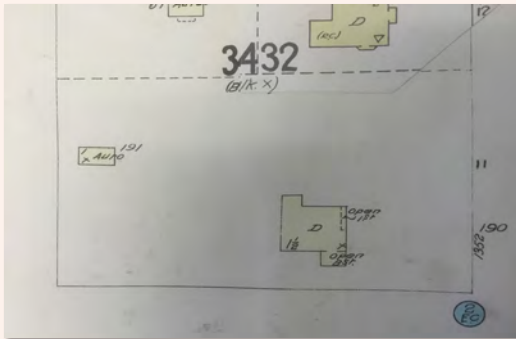
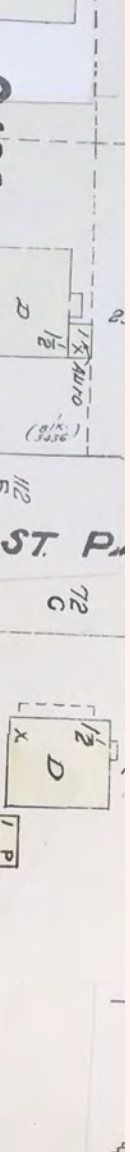


The 1925 plan illustrates the original lot from St Patrick Street to Oliver Street (240' x 145'), originally the garden of 1352; the new lot subdivision for 1356 is the top right hand corner.

Building permit number 9291 was issued on September 25, 1958.

The builder is listed as Bruce Cooke, and the owners as Mr and Mrs L. R. (last name illegible).

The 1959 directory lists Mr. L. R. Alton (*businessman*), continuing to 1967, and Mr. N. A. Pimlott from 1968 to 1970.



1334 ST PATRICK STREET

A. E. Newton House

BUILT: 1962

ARCHITECT: unknown

This house is the second modern house to be built in the block: a *West Coast Modern* with modifications. This mid-century style developed in parallel with *International Style Modernism*. It features vertical posts and horizontal beams with flat roofs, large expanses of glass, and open planning. The effect was to create a strong visual connection between the interior and exterior landscaping.

A building permit was issued in 1962, with the builder and owner listed as A. E. Newton.



Ken K. Nishikawara (*production superintendent, BC Hydro*) is listed during 1964 and 1965. Robert D. Bell (*instructor, University of Victoria*) and Cath Bell are listed as occupants from 1966 to 1970.

The plan illustrates Brighton Place 'undeveloped'. It was subdivided in the early 1960s to allow the development of four houses, two on St Patrick Street, including 1334, and two on Oliver Street.

The original planner's vision had been to develop the area as an English-style urban square with the roadway surrounding an area possibly containing an English-type garden, tennis court, or lawn bowls. Hence the non-alignment of Brighton Avenue at St Patrick Street and Oliver Street.¹²⁴



1268 ST PATRICK STREET

W. J. Nelson House

BUILT: 1962

ARCHITECT: Perry-Nelson Homes Ltd, Burnaby¹²⁵

This traditional-style house is a *California Side Split* with multiple levels visible from the street. The design creates a warm and welcoming sense by having the front entrance in the centre of the right angle of the two wings. Brick-finished walls and mullioned windows further emphasize the cottage appearance. The idea of the 20th century split level house may have originated with Frank Lloyd Wright's 1923 Storer House in California.¹²⁶

Building permit number 10583 was issued in 1962. The owner and contractor, and resident until 1964, is listed as Mr. W. J. Nelson.

Walter E. Higbie (*vice president, Georgia Gulf Estates*) and Jean Higbie are listed as residents from 1965 to 1970.

The plan illustrates Brighton Place 'undeveloped'. It was subdivided in the early 1960s to allow the development of four houses, two on St Patrick Street, including 1268, and two on Oliver Street.

The original planner's vision had been to develop the



area as an English-style urban square with the roadway surrounding an area possibly containing an English-type garden, tennis court, or lawn bowls. Hence the non-alignment of Brighton Avenue at St Patrick and Oliver.



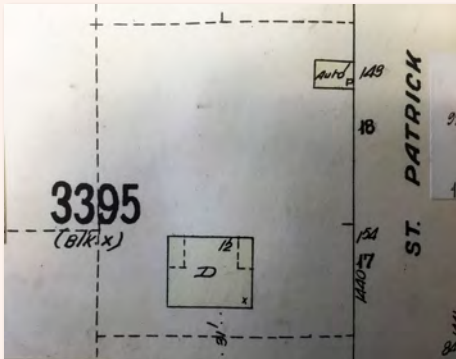
1456 ST PATRICK STREET

BUILT: 1970

ARCHITECT: unknown

The original *California Split* houses featured three levels. Beginning in the 1960s, needs changed. Families were becoming larger with more children. The solution was to reconfigure the California split to two levels, with the front entrance providing access to both. Bi-level homes reached their height in popularity in the late 1960s to early 1970s.

This house is a bi-level house with original features such as the decorative boarding.



The plan illustrates the original large lot in 1925. The lot was subdivided in 1969 and the house built in 1970 on the north part.

Building permit number 14785 was issued on December 22, 1969.

The builder is listed as P. Frang and the owner as Merlin Homes Ltd.

In 1970 the directory describes the house as under construction.



St. Patrick St.

BOULEVARD & SIDEWALK
MEASUREMENTS

Boulevards

W. Oak Bay to Br

E

W. Brighton to Sara

E

W. Saratoga to M^e

E

LEVEL BOOK

No. 407

30

(from map)

✓ 11.5' 8,533.

✓ 11.5 (nett) 8,521.5

✓ 12' 8,904.

✓ 11.5 (nett) 8,527.2

✓ 12' 6,984.

✓ 12' 6,984.

APPENDICES

MINUTES

MINUTES

MINUTES

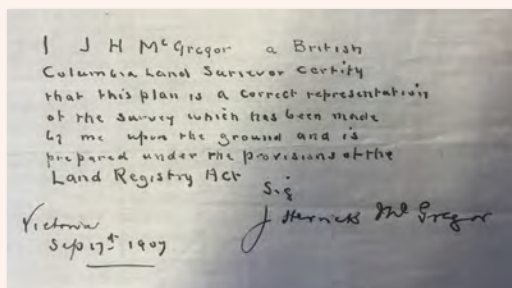
1913

1912

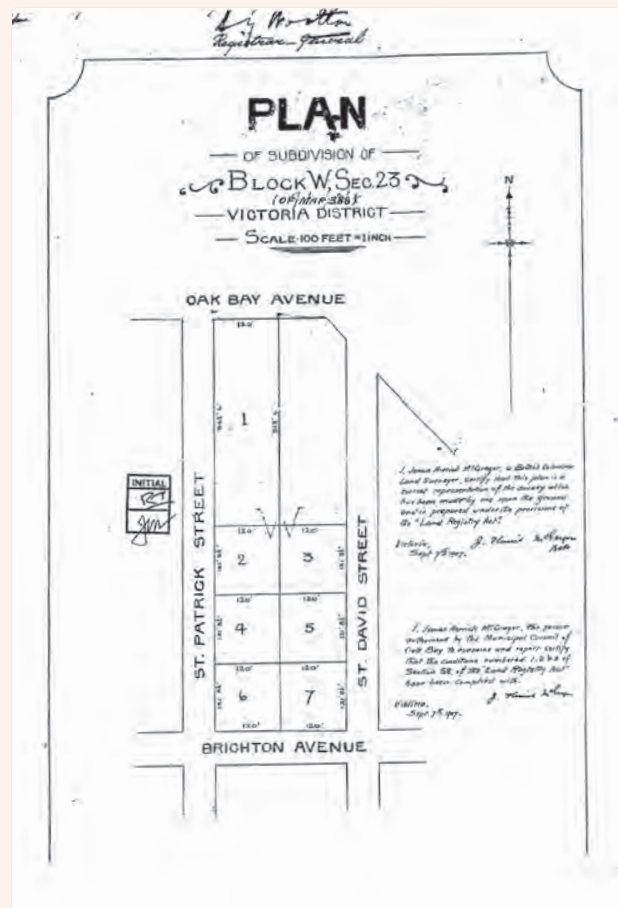
APPENDIX 1

1907 Plan of the east side of the 1300–1400 block of St Patrick Street

The 1907 plan shows the east side of the 1300–1400 block of St Patrick Street with four Lots; 1, 2, 4 and 6.¹²⁷ Lot 1 now contains seven houses, lots 2 and 4 are extant, and lot 6 has been subdivided east-west, with the east lot facing Brighton Avenue.



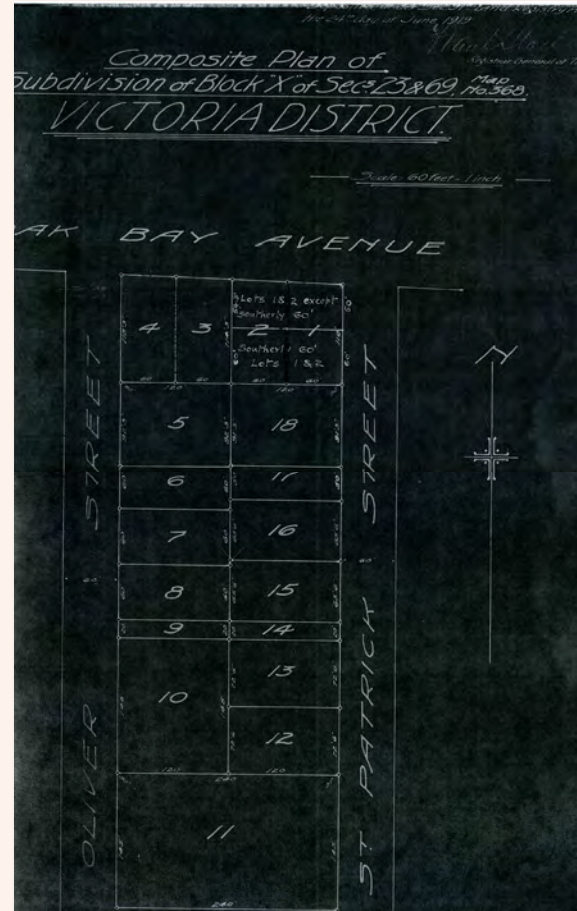
Detail of 1907 Plan by Herrick McGregor. In 1914, Herrick McGregor was 45 years old and at the top of his game, a paragon of the community, president of the Union Club, Oak Bay alderman, and head of a major land surveying firm. He was a family man with a wife and four children. What happened next defies belief. Of his own volition, McGregor enlisted with the Canadian Expeditionary Force. He died a hero at the Second Battle of Ypres. See Oak Bay Chronicles at <http://oakbaychronicles.ca/>



APPENDIX 2

1919 Plan of the west side of the 1300–1400 block of St Patrick Street

Composite Plan of Subdivision of Block “X” of Sections 23 & 69, Map No. 368. Victoria District, dated June 24, 1919.¹²⁸ Note Lot 11, originally the garden of 1352 St Patrick, measuring 240' x 145' fronting on three streets. Lots 1 and 2 have been reconfigured to re-orient both lots to St Patrick Street.



APPENDIX 4: REFERENCES

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- 2 *Daily Colonist* May 9, 1911
- 3 *Daily Colonist* October 18, 1913
- 4 Courtesy of Oak Bay Archives, photo number 2010-010-114. Photographer Frank Burrell
- 5 Directories 1905 to 1970: *British Columbia and Yukon Directory, City of Victoria and Suburban Directory, Directory of Vancouver Island, Greater Victoria City Directory, Greater Victoria Directory, Henderson's Greater Victoria City Directory, Henderson's Victoria Directory, Sun British Columbia Directory, Victoria City and Vancouver Island Directory, Victoria City Directory, Wrigley Henderson Amalgamated British Columbia Directory, Wrigley's British Columbia Directory*
- 6 Heavy rains in 1949 flooded the basement of the municipal hall and many records were lost
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- 9 *Daily Colonist* April 21, 1908
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- 11 Architect William Ridgway Wilson's plans courtesy of the current owner
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- 15 *Daily Colonist* May 25, 1923
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- 18 *Daily Colonist* June 16, 1943
- 19 Owners
- 20 *Daily Colonist* May 11, 1947
- 21 *Daily Colonist* January 5, 1929
- 22 *Daily Colonist* March 22, 1911
- 23 *Daily Colonist* March 12, 1924
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- 26 *Daily Colonist* March 5, 1918
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- 28 *Daily Colonist* June 29, 1926
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- 38 *Daily Colonist* March 3, 1929
- 39 *Daily Colonist* October 10, 1935
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- 44 *Daily Colonist* April 10, 1913
- 45 *Daily Colonist*
- 46 *Daily Colonist* June 24, 1916
- 47 "Vancouver Island World War One Connections" found at <https://vancouverislandworldwaroneconnections.wordpress.com/2017/06/13/brothers-in-arms-ronald-and-stanley-graham-of-oak-bay/>; and *Daily Colonist* September 18, 1918
- 48 *Daily Colonist* October 6, 1918
- 49 Pallister, Carey
- 50 *Daily Colonist* November 17, 1918
- 51 *Daily Colonist* January 19, 1919
- 52 *Daily Colonist* July 24, 1919
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- 54 *Daily Colonist* February 2, 1934
- 55 *Daily Colonist* February 26, 1936
- 56 *Daily Colonist* June 15, 1947
- 57 Courtesy of the Battles Family
- 58 *Times Colonist* 2014

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- 60 *Daily Colonist* July 31, 1912
- 61 *Daily Colonist* March 24, 1914
- 62 *Daily Colonist* May 29, 1921
- 63 *Daily Colonist* March 10, 1929
- 64 *Daily Colonist* November 13, 1930
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- 66 *Daily Colonist* January 30, 1932
- 67 *Daily Colonist* February 6, 1943
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- 121 Oak Bay building permit
- 122 *Daily Colonist*
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- 125 Plans courtesy of the current owner
- 126 National History of the Split-Level House, Historic Preservation Division, Georgia. 2012
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ST PATRICK STREET, OAK BAY 🍀 AN ARCHITECTURAL & SOCIAL HISTORY

Archives are full of stories hidden in the minute books and ledgers of decades past, waiting for a curious researcher to draw together the many threads. Taylor and Morningstar have exhaustively combed through the records in the archives to reveal the history of an Oak Bay neighbourhood from the earliest years of the municipality to 1970. Using architectural plans, tax assessments, permit records, and many other sources, the authors have documented the building history of each house and the social history of the families of St Patrick Street. Beautifully illustrated with archival photographs and documents, this book is a very welcome addition to Oak Bay's local history.

— CAROLINE DUNCAN, OAK BAY ARCHIVIST

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Cover images from the 1907 Oak Bay Assessment Roll, courtesy of Oak Bay Archives

Back cover inset: Oak Bay manhole cover, circa 1912

