

## About Southwest Fairfield

This low-lying area of Fairfield was once open meadows, grasslands and marshes with two small streams. These were important to the Songhees First Nations people as a winter canoe portage to avoid the dangerous approach to the harbour during heavy seas. In 1843 James Douglas landed at Clover Point to establish a trading post for the Hudson's Bay Company. Queen Victoria later appointed him Governor of Vancouver Island and then British Columbia. Douglas subdivided the land and purchased 418 acres for himself, naming it Fairfield Farm. To the east were the lands of Joseph Pemberton and of Isabella Ross, the first female landowner in BC. Douglas leased out most of his land for cattle grazing and farming. In the mid 1860s the Henley family leased some farmland on Dallas Rd near Linden Ave and soon opened a roadhouse known as Henley's Hotel and later as Cliff House. There was a military presence established on the waterfront between Cook St and Clover Point as early as 1866. A rifle range was located on the waterfront from 1900 until 1931.

Fairfield was still largely undeveloped until the arrival of the electric street car line. This coincided with Victoria's largest building boom that began in 1907 and ended in 1913. Swamps were drained and the streams culverted. The dairy farms, Chinese market gardens and the skating ponds disappeared. Early municipal planning decisions were designed to create a utopian suburban vision for Fairfield. Boulevarded streets with residential lots were laid out in a rectilinear grid. The No. 6 Foul Bay streetcar line began operating in 1909 and intensive development took place along the route soon after. The land boom resulted in a very competitive building industry with many spec-built houses. Houses were often built and financed on the installment plan by local builders such as W. Oliphant, J. Moggey and A. McCrimmon as well as the larger construction companies of The Ward Investment Co. and The Bungalow Construction Co. They often purchased several lots in a row and built similar looking homes. This rapid development of Fairfield resulted in a cohesive and successful, middle-class neighbourhood of mostly single-family homes with small private gardens.

Fairfield has remained a dynamic community that is a reflection of its residents and their times. The WWII war-time demand for cheaper accommodation and the difficulties of sustaining large houses in the post-war period resulted in many homes being converted into suites. A similar trend is seen today, with homeowners and developers renovating and sometimes raising houses to create additional suites. It is hoped that this is done in a sympathetic way that preserves the architectural style of the buildings and the human scale of the streetscape.

## VICTORIA HERITAGE FOUNDATION

The City of Victoria has a fine record in the field of heritage conservation in Canada. For over 50 years, Victoria has demonstrated leadership in furthering the preservation of our heritage resources. Since 1978, the City of Victoria has been offering funding assistance to owners of designated heritage houses. Since 1983, the Victoria Heritage Foundation (VHF) has administered this grants program. Grants are awarded for structural and seismic upgrading, and rehabilitation and maintenance of exteriors and designated interiors, outbuildings, walls and fences. There are now over 370 designated houses, the newest being built in 1958; 338 have received grants. 53 owners have won Hallmark Society Awards. In 1989, the City established Victoria Civic Heritage Trust to extend its successful program of grants to include commercial, institutional, industrial & apartment buildings.

If you own or plan to purchase an old house in the City & would like to consider designating the house, contact the City of Victoria.

For more information about the residential funding program, contact

Victoria Heritage Foundation  
# 1 Centennial Square, Victoria, BC V8W 1P6  
phone: 250-383-4546  
[vhf@victoriaheritagefoundation.ca](mailto:vhf@victoriaheritagefoundation.ca)  
[www.victoriaheritagefoundation.ca](http://www.victoriaheritagefoundation.ca)

Researched, written & produced by VHF's staff & Education Committee volunteers Brigitte Clark (Executive Director), Jennifer Nell Barr, Richard Andersen, Nick Russell, Sharon Russell, Bill Muir, Gwen Ewan, Audrey Prendergast, Cecelia Mavrow & tea from Leslie Lord.  
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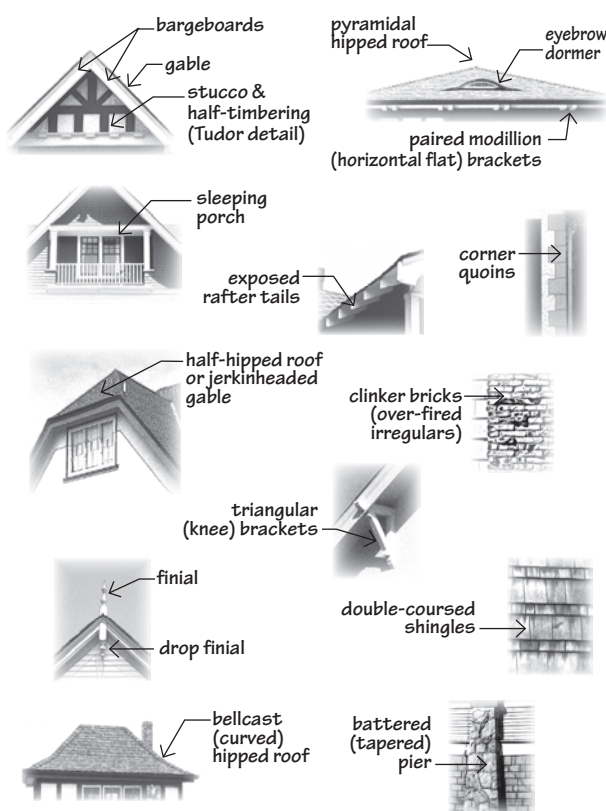
## FAIRFIELD HERITAGE WALKING TOUR Nº 1

### SOUTHWEST FAIRFIELD

The southwest corner of Fairfield is a picturesque neighbourhood with pedestrian-friendly, tree-lined streets. This self-guided walking tour briefly describes some of the buildings of interest along a route that begins & ends at the corner of Dallas Rd & Cook St, passing alongside Beacon Hill Park. The tour covers approximately 3.2 km (2 miles) and takes about 2 hours to complete. You may want to break the tour into 2 parts or take time for refreshments in Cook Street Village, browsing through the shops or having a picnic in Beacon Hill Park.



## ARCHITECTURAL FEATURES



Victoria Heritage Foundation (VHF) in partnership with the City of Victoria, has produced *Neighbourhood Heritage Walking Tour* brochures for parts of the James Bay, North Park, Fernwood, Fairfield & Hillside-Quadra neighbourhoods. These are available from Victoria City Hall, the Tourist Information Centre on the Inner Harbour or VHF.

Detailed architectural information on Fairfield buildings listed on the City of Victoria's Heritage Register, with a great deal of social history & many photographs, old & new, can be found in

Victoria Heritage Foundation's publication  
*This Old House*,  
Victoria's Heritage Neighbourhoods,  
Volume 4: Fairfield, Gonzales & Jubilee

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

## TYPICAL SW FAIRFIELD HOUSING STYLES



**Edwardian Vernacular Arts & Crafts (1904-14)**  
1½-storeys, steeply-pitched roof, asymmetrical main floor, symmetrical upper, horizontal belt course, tips of bargeboards meet ends of belt course.  
**Typically:** • front-gabled • dormers on sides of roof  
• contrasting cladding at different levels • inset corner porch balanced by projecting bay window



**Colonial Bungalow (1905-25)**  
Economical 1-storey, hip-roofed (often bellcast) bungalow.  
**Typically:** • at least 1 dormer • wide projecting eaves with modillions (flat brackets) • full-width inset verandah  
• Classical columns or posts with simplified capitals



**Foursquare (1900-20)**  
Hip-roofed (often bellcast) 2-storey box.  
**Typically:** • at least 1 dormer • wide eaves  
• 4 rooms on each level • horizontal features such as belt course & contrasting cladding at different levels  
• prominent front porch or verandah with solid balustrade  
• banks of multiple windows



**Craftsman Bungalow/California Bungalow (1900-29)**  
North American A&C style in natural building materials. California Bungalow is an orientalized version, built closer to ground.  
**Typically:** • 1 to 1½-storeys • low to medium-pitched roof with wide overhang • exposed rafter tails, beams & knee brackets  
• large front porch • posts on battered (tapered) piers

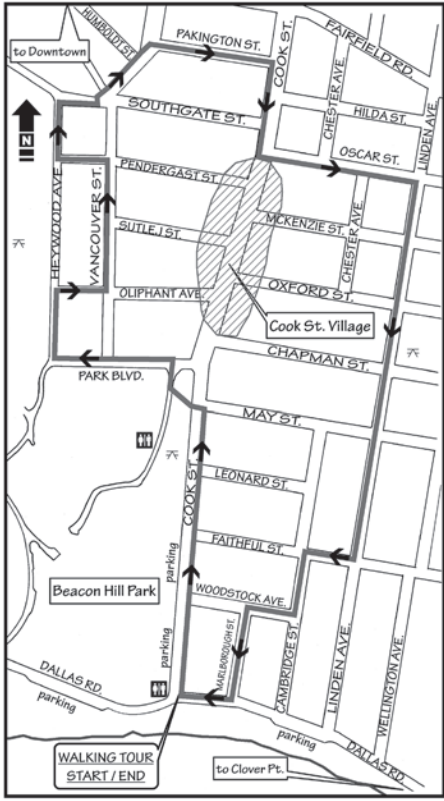


**British Arts & Crafts (1905-30)**  
Vernacular building types from British regions and periods.  
**Typically:** • steeply-pitched roof • asymmetrical design  
• informal, functional plan • prominent chimney  
• Frequently clad in stucco with half-timbering (Tudor detail), shingles or rustic boards



**English Cottage (1920-40)**  
Simple, clean lines with variety of details  
**Typically:** • asymmetrical sloping catslide roofline  
• clad in stucco, sometimes with half-timbering (Tudor detail) or rustic boards • arched entryways  
• casement windows • dove-cote-like attic vents  
• small windows beside entry

# SOUTHWEST FAIRFIELD HERITAGE WALKING TOUR



Please respect residents' privacy

## ABBREVIATIONS

**D**.....Designated Heritage  
**R**.....Registry Heritage

A&C.....Arts & Crafts arch.....architect  
 bldr.....builder  
 Br.....British Bung.....Bungalow  
 Calif.....California Col.....Colonial  
 Craftsman dets.....details  
 Edw.....Edwardian Eng.....English  
 EV.....Edwardian Vernacular  
 Foursq....Foursquare  
 Rev.....Revival w.....with

## ↑ Start at SE corner of Cook St & Dallas Rd

**1 Cook** **D** *Dashwood Manor* 1912 arch. Mitton & Whitehead. Br A&C w. Tudor half-timbering & faux pegs; wide eaves w. brackets & modillions, granite lower, box bays, porch with 1 massive bracket, elaborate chimneys.

**11** 1909 Crafts Bung; side-gabled w. shed-roofed dormer. 1<sup>st</sup> home on block. Altered: asbestos siding, porch enclosed, windows.

**15** **R** 1913 Crafts Bung; side-gabled w. massive front dormer, wide eaves w. large knee brackets, exposed rafter tails, sleeping porch flanked by diamond-shaped windows, foundation w. stone piers.

**25** **D** *Inglenook* 1910 arch. H.J. Rous Cullin. Picturesque Br A&C/Chalet style; large bracketed gable, finials (restored 2008) & drop finials, sleeping porch w. projecting balcony, covered front porch w. arched openings, front door w. semi-circular window & 2 small sidelights, wood lattice upper window sashes w. horns. Designation includes interior inglenook around fireplace & entry foyer.

**59** *Southern Manor* 1913 arch. Thomas Hooper for Christina Haas who also owned a brothel at 715 Broughton. 5-bay Georgian; prominent semi-circular front porch, 2-storey Greek Ionic columns w. volutes in capital, porte cochère, 3 bedrooms plus boudoir - each w. own entrance & bathroom, secret door to liquor cellar.

**75** **D** 1926 Br A&C/Cotswold Cottage; asymmetrical gabled roof, shed-roofed dormer, roughcast stucco & arched entry.

**97** **R** 1911 bldr. John Avery pioneered use of concrete block in Victoria. Crafts Bung w. slate roof, exposed rafter tails. Note different textures of blocks & colours of tuck pointing, corner quoins simulating stone, matching garden walls.

**105** 1925 Br A&C; roughcast stucco, jerkinhead gable & dormer, triangular brackets, exposed eaves, parged tapered chimney.

**139** **R** 1911 bldr. John Avery. Crafts Bung similar to **97**. Slate roof, upper porch, wraparound verandah w. pergola, stained glass.

**159** **D** 1913 arch./bldr. George Mesher. *Hampton Court* was one of Victoria's earliest & most elegant apt. blocks. Owned for many years by British Guinness family. Tudor half-timbering, tiers of bay windows, inset balconies, upper leaded lattice windows.

**165** 1935 Br A&C cottage; prominent battered chimney w. niche.

## ← Cross Cook St at May St crosswalk, follow pathway through Beacon Hill Park, ← turn left on Park Blvd

*Beacon Hill Park's* original size in 1850 was over 220 acres. About 154 acres remains useable as park today. This walking tour enters a thirty-two acre section of land formerly part of the park at Park Boulevard and continuing north. The Hudson's Bay Company sold the northeast corner of the park before 1864. Now buried under city streets, sidewalks and boulevards is another thirty acres of park land. The boulevard and sidewalk on the east side of Heywood Avenue included on this tour is still officially part of Beacon Hill Park.

**1020 Park** *Park Blvd. Apts.* 1959 arch. W.R. Brownlee. International Style Modernism; simplified lines, uniform wall & window surfaces with a lack of ornamentation, original aluminum windows.

**1014** 1911 bldr. W. Oliphant built many houses in Fairfield. Nearby Oliphant Ave is named after him. Unaltered EV A&C; symmetrical upper, asymmetrical main, inset corner porch, box bay, art glass.

**900** **R** *Tweedmuir Mansions Apts.* 1936 arch. W.J. Semeyn. Streamline Moderne; Machine Age geometric elements, fluting dets. on stepped parapet & canopy over corner entrance, original door & wood casement windows. Victoria's first building with a penthouse suite.

## → Turn right on Heywood Av

**988 Heywood** *Monaville* 1906 EV A&C in good condition. Front entry projection appears to be later addition. Monkey Puzzle trees were popular in 1920s & '30s.

## → Turn right on Oliphant Av

**905-911 Oliphant** 1976 arch. Wagg & Hambleton. Townhouses in natural materials & finishes, double-coursed shingles, angled bay entries, oriel windows, stained glass, chimneys w. arched tops.

## ← Turn left on Vancouver St (formerly Wallace St)

**303, 307, 311, 315, 319** 1907-12 bldr. W. Oliphant for #307, 319. Cluster of EV A&C houses typical of many affordable middle-class homes built in Fairfield during building boom of 1907-13. Most have alterations.

**310 Vancouver** 1911 bldr. J. Moggey. Crafts Bung w. stone piers in battered (tapered) rubble stone, triangular brackets under eaves.

**325** 1910 bldr. W. Oliphant. Col Bung; bellcast hipped roof & dormer, modillion brackets under eaves. (raised)

**329** 1924 Tiny Calif Bung w. low-pitched roof, split bargeboards, dentils, stained glass. Note period double-loop wire fence.



*Sidewalk Tiles* - Watch for blue & white ceramic tiles with street names. Installed beginning in 1907, made in Ohio until 1935 using the encaustic technique. They were often destroyed during sidewalk reconstruction - now they are cut out with the surrounding concrete and embedded in new cement. There are only 62 left in the City - 37 are in Fairfield.

**335** 1920 bldr. J. Moggey. Hip-roofed Bung w. Crafts gabled front porch, exposed rafter ends, large porch brackets. Side addition.

**345** 1909 Col Bung; bellcast hipped roof, paired modillion brackets under eaves & cantilevered bay, original garage doors.

**405** 1909 arch. W. D'Oyly Rochefort. Br A&C/Chalet; chamfered porch posts, dentil belt course, beaded double-bevel siding main.

## ← Turn left on Pendergast St, → right on Heywood Av

**940 Heywood** (left) **D** 1916 Unusual Foursq; low-pitched bellcast hipped roof w. eye-brow dormer, paired modillion brackets, angled front bracketed bay w. piano window & 2 side 2-storey box bays. Garage is also designated. Note its rear extension - necessary as cars became longer.

**936** **D** 1939 arch. Hubert Savage for the Garmans. Eng Cottage; simple design in original condition & colour scheme, including garden path. Shallow or non-existent eaves, round side window & louvered gable vent, chimney w. clinker bricks.

## → Turn right on Southgate St, ← left on Vancouver St

**970 Southgate** 1977 Gregory Tull Design. Townhouses staggered in height & setbacks conform to irregular-shaped lot.

**490 Vancouver** *Avon Court Apts.* 1948 arch. D.C. Frame. Courtyard apt. complex unique in Victoria. Tudor dets. include jettied bays & half-timbering. Note horizontal tripartite corner casement windows.

**998 Humboldt** (at Vancouver) **D** *Beaconsfield Inn B&B* 1908 arch. Samuel Maclure for L. & G. Genge (daughter of R.P. Rithet; Victoria Mayor, MLA). Foursq w. Tudor half-timbering; hipped roof, stained glass & leaded lights, corbelled brick chimneys. Alterations in 1919 by Maclure included changes to porch & entrance.

## → Turn right on Pakington St • note Birch boulevard trees

*Boulevard Trees* enhance the streetscape and urban forest. Herb Warren, Parks Supt. from 1931-70, promoted many "beautification" projects that included planting ornamental boulevard trees such as the newly-popular Japanese Cherry and Victoria's hanging flower basket program (started in 1937).

**1017, 1035, 1039 Pakington** 1928-39 Eng Cottage style. Note different dets; louvered vents in gable, porches w. arched entry, leaded glass, stucco, half-timbering.

**1029/31** **D** 1890 arch. Thomas B. Norgate. Queen Anne w. East-lake porch dets; bellcast hipped roof, fish scale shingles in belt course, bay window w. brackets, balcony on west side, recessed entrance, period colour scheme.

**1034** 1929 This Br A&C Cotswold Cottage was promoted as a middle-class "model home." Rolled roof edges imitating thatched roofs, brick chimney, entryway arch & balustrades. Original concrete garden wall & corner steps w. diagonal walkway.

**1043** 1932 arch. Spurgin & Graham. Br A&C; multi-hipped roofs & dormers, gables w. rolled edges, 3 angled bays on side.

## → Turn right on Cook St

**402-410 Cook** 1940 5 attached Cottage-style units contribute to "village" atmosphere. Updated in 2004, received Hallmark Award.

**1069 Southgate** *Casa Verde* 1949 arch. Birley, Wade & Stockdill. Apt. block, flat stucco façade interrupted by horizontal banding & prominent elongated diamond motifs w. up/down can lights.

## ← Cross Cook St at Oscar St crosswalk, go east on Oscar

*Cook Street Village* is located in the 3 short blocks to the south. It retains its small-town atmosphere and is home to unique shops, cafes and a pub. Note large Horse Chestnut boulevard trees planted in 1893.

**1140/42 Oscar** *Bramhall* 1911 bldr. H.J. Knott. EV A&C; variety of sidings, box bays, finials. Altered windows, porch & stairs. (raised)

**1141** (left) 1910 Well-preserved EV A&C; 2 shed-roof dormers, offset porch w. 4 chamfered posts. Front door is not original.  
**1148** 1911 bldr. H.T. Knott. Foursq; bellcast hipped roof & 4 dormers, wide eaves, shingle siding & half-timbering, side entrances, boxed bays. Altered windows & sleeping porch.

• at Linden, look north at 2 corner houses:

**404 Linden** 1913 2½ storey Foursq; hipped roof & dormers, upper porches, curved verandah, half-timbered upper, tapered posts on granite piers, matching garden walls.

**403** 1908 bldr. A. McCrimmon. Fine EV A&C; finials, whale-bone bargeboards, upper sleeping porch, 2 front cantilevered box bays, side entrance in partially recessed porch. Sleeping porches & verandahs were popular in the early 1900s when fresh air & sleeping outdoors were thought to be healthy & beneficial for those with tuberculosis & other respiratory illnesses.

## → Turn right on Linden Av

**357 Linden** 1927 arch. C. Elwood Watkins. Spanish Col Rev; display home for Victoria Electric Assoc. - City's 1<sup>st</sup> completely "electric home." Stucco, tower over entry, triple-arched windows.

**353** 1915 Asymmetrical Foursq; bellcast roof, horsehoe-arched window on porch side, brackets, exposed rafter tails, clinker brick chimney. Note small hidden upper corner balcony. (raised)

**345** 1913 Calif Bung; full width porch, battered posts, gable stickwork w. orientalized posts & beams, split bargeboards, extended lintels over windows & door.

**340 Stanley Apts.** 1913 arch. W.L. Lanning. Banks of 2-storey cantilevered angled bays, original wainscoting in recessed entry. Many alterations include stucco & windows.

**320** **D** 1912 A well-preserved A&C Col Bung; symmetrical façade, triangular-gabled dormer w. no sidewalls, recessed verandah & classical Edw dets. on porch posts. Beveled glass in front door w. leaded glass sidelights, paired wood lattice windows in dormer.

**309** 1924 Crafts Bung; verandah w. battered posts, pergola, exposed beams & rafter tails, art glass transoms.

**273** 1912 Calif Bung; decorative beam & bargeboard ends, half-timbering in gables, unusual window casings, clinker brick chimney, full width verandah w. granite piers, front & side box bays, double-coursed shingles. Large south side shed-roofed addition.

**245** 1912 Calif Bung; low-pitched roof, exposed beams & rafters, bargeboards w. slotted tips, corner verandah w. river rock piers, double-coursed shingles, angled door w. multi-paned beveled glass.

**242** 1913 arch. E.E. Green. Crafts Bung; L-shaped corner porch w. original front door & hardware, stickwork on side gables, large clinker brick piers & side chimney, Crafts windows. Well-known hockey family Lester Patrick's home until 1960s. They built Patrick Arena (Canada's first artificial ice arena, burned down in 1929) where he led Victoria Cougars to Stanley Cup in 1925.

**217** 1911 Crafts Bung; front box bay, large knee brackets, blocks on bargeboards imitating beam ends.

**1190 May** (at Linden) 1911/12 arch. D.H. Bale. 3-storey apt. originally w. corner store. Shallow cantilevered box bays, modillion brackets under eaves. Altered: siding, front door on May. Store windows replaced, but most others retain original glass w. distortions visible.

↓ **Cross May St** (formerly Snowden St), continue on Linden Av

*Electric Streetcars* shaped the development of the area. The No. 6 Foul Bay Line began operating in 1909 down Cook and May to Fairfield Rd, ending at Foul Bay Rd. Development followed the route and corner shops and small apartment blocks grew up near its stops. May St was wider than other streets to accommodate the streetcars. By 1948 they were replaced with buses, using the same route.

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**155 Linden** 1922 Br A&C cottage; jerkinheaded gables, side entrance, unusual double knee brackets, exposed rafter tails, curved, angled & box bays, wood & leaded multi-paned windows.

**139** 1925 French Eclectic cottage; pyramidal hipped roof, large chimney, roughcast stucco w. concrete corner quoins, round-arched entry hood on double brackets, multi-paned casement windows w. flower boxes. Note matching garage.

**135** 1913 arch. D.C. Frame. Br A&C w. Tudor dets; asymmetrical roofline, shed-roofed dormer, corner porch w. Eng brackets to posts, double-coursed shingled main, double-coursed siding lower, art glass transoms, cantilevered box bay, large side wall chimney.

**134** 1911 arch. Bresemann & Durfee. Crafts Bung; multiple front gables w. knee brackets, exposed beams & stickwork.

**120** 1912 Foursq; offset front entrance, double-bevel & shingle siding. Windows replaced, porch enclosed.

**119** 1928 Eng Cottage; asymmetrical catslide front gable, shed-roofed dormer, bowed bay & multi-paned windows, arched entry.

• at Faithful, look south at 2 corner houses:

**93, 94 Linden** 1912 similar Crafts Bungs; by A. McCrimmon. Note different dets. on each.

## → Turn right on Faithful St, go to Cambridge St

• at Cambridge, look west at 2 corner houses:

**1150 Faithful** 1912 Br A&C; side-gabled w. large front-gabled dormer (possibly former sleeping porch), jettied side upper box bay, long Eng brackets on verandah.

**1149** 1921 arch. Percy Fox. Calif Bung; low-pitched roof, oriental dets. in porch gable. Alterations include upper gable addition.

## ← Turn left on Cambridge St

**62 Cambridge** 1922 Calif Bung; large open porch w. battered piers & orientalized gable dets. Stucco replaces original siding.  
**51, 53** Recent in-fill housing sympathetic in scale & style.

## → Turn right on Woodstock Av

**1140 Woodstock** 1916 arch. H.S. Griffith. Foursq A&C; granite foundation, piers, chimney & garden wall, heavy timbered porch w. Tudor arch, coved corner oriel bays, art glass, original garage doors.

**1145** 1926 Federal cottage; classical dets; lunette windows in half round dormer & pedimented temple-front portico w. Tuscan columns, multi-paned windows.

**1121 Romland Manor** 1912 Br A&C; open gable eaves w. no bargeboards, heavy granite piers, leaded casement windows, long brackets, newer stucco.

## ← Turn left on Marlborough St (formerly Chester Av)

• note Spanish Chestnut boulevard trees

**51 Marlborough** *Marlborough House* 1912 arch. Thomas Hooper. Br A&C w. Tudor half-timbering & faux pegs; 3 angled & 2 2-storey bays, roughcast stucco, heavy porch posts, corbelled brick chimneys, matching garage. Converted to 7 apts. in 1941.

**32** (left) *Marlborough Apts.* 1919 arch. H.J. Rous Cullin. Foursq w. Tudor half-timbering; symmetrical façade, bell-cast roof & dormer, tapered concrete block piers, wood lattice upper sashes. Converted to 4 apts. in 1944.

**28** 1922 arch. Samuel Maclure. Br A&C; stucco w. curved half-timbering, angled bay, side entrance, tall parged chimney. Home of Herb Warren, City of Victoria Parks Supt. 1931-50.

**26** 1912 Crafts; renovated & raised, retaining many original features including bellcast roof, large knee brackets, half-timbering.

**15** 1926 Eng Cottage; asymmetrical roof w. catslide to front entry, steep wall dormer, louvered attic vents, roughcast stucco, wood multi-paned casement windows.

**1124 Dallas** (faces Marlborough) 1912 Foursq; arch. Jesse M. Warren. Granite porch w. battered piers, portico entrance w. Tudor arches, oval cameo window, leaded glass, bellcast roof & 2 dormers, 1 gabled dormer, clinker brick chimney, 2 cantilevered corner box bays facing Dallas. Converted to 5 suites in 1942.

## → Turn right at Dallas Rd & return to start at Cook & Dallas

*The Dallas Rd. waterfront* betw. Cook St & Clover Pt. was used as a rifle range from 1900-31 with targets on the grassy loop at Clover Pt. Today it is a popular recreational area with views of the Strait of Juan de Fuca, Port Angeles and the Olympic Mountains beyond in Washington State.



We're always interested in acquiring new information or seeing old photographs. Please contact VHF.