



Richard Carr House

# THE HALLMARK SOCIETY

Vol. 12 #7

Dedicated to Preserving Historic and Architectural Landmarks  
in the Capital Regional District

Telephone 382-4755

## THERE GOES ANOTHER

Rubble is all that remains of a James Bay house that heritage buffs said they wanted to save, but no one wanted to buy.

Owner John Hanrahan, who is to build a nursing home on the Niagara Street site, bought the house for \$70,000 and after neighbors protested against his plans to tear it down, he offered to sell it to anyone who would give him what he paid.

But no one did. Some salvaged pieces will be used in the new nursing home.

Alex Barta, Ian McKain photos



GENERAL MEETING  
MON. NOV. 26/84

Our next general meeting will be on Monday, November 26, 1984, at 7:30 pm at the James Bay New Horizons Centre. Stuart Stark will present an illustrated slide show entitled 'LOST HOMES OF FAIRFIELD AND ROCKLAND'.

HAVING PROBLEMS PAYING YOUR TAXES??

## 2 storeys of taxes

LONDON (AP) — Rose Stevenson decided there was only one way to reduce her property taxes — she reduced her house.

The 68-year-old widow employed two teenagers to demolish the top two storeys of her 12-room Victorian house in Croydon, a sedate southern London suburb.

Wielding sledgehammers, they knocked off the roof and top floor before being stopped by police summoned by neighbors dismayed at the crashing tiles and bricks.

"Our officers couldn't believe their eyes," David Mahony, a planning officer of Croydon Council, said Thursday. "The road is a prime example of Croydon's Victorian past and we have told Mrs. Stevenson to reinstate the property."

Taxes are the equivalent of \$1,536 a year.

ANNUAL GENERAL  
MEETING

The guest speaker for our Annual General Meeting was Linda Moore who has done a great deal of work on the preservation of the Vancouver Roundhouse. The original function of the Roundhouse was to house and service steam locomotives. The Roundhouse very often became the centre of the community - a place that was a hive of activity with people coming and going and was often the economic backbone of many smaller B.C. communities.

The fight for the Vancouver Roundhouse was a head-on confrontation with the high point of the struggle seeing many concerned individuals standing in front of the yard buildings as they (the buildings) were about to be demolished.

The Vancouver Roundhouse Committee, despite its efforts, could not save all the yard buildings but did save many. In fact, restoration money was recently donated by Imperial Esso Ltd. Half of the 22 stalls of the Roundhouse were saved plus a machine shop.

Linda Moore's presentation was extremely interesting and vital to the heritage community of Victoria. Don McLocklin, a retired engineer after 40 years service with the E & N, spoke about the VICTORIA ROUNDHOUSE. The single most important factor is that there is a 'rail connection' at the Victoria Roundhouse, and that means that the Roundhouse is a living, thriving, working entity. It was constructed in 1913 and includes a stores building, car shops, back shops, a steam crane, and 15 stalls.

Pat Lyon, member of the British Columbia Historical Railroad Society, expressed his society's concerns over the Victoria Roundhouse. The Hallmark Society agrees, and Kerry Armour of our executive has agreed to sit on that combined committee. It is our mandate, our duty if you like, to make sure that the Victoria Roundhouse is available

years from now for our children and grandchildren to experience.

Indeed, it is not the end of the line.

OUR FIRST GUEST WRITER!!!

JIM LEE has the honour of being our first guest writer. Many of you know Jim and his fabulous home at 223 Robert Street known as the Muirhead House (@ 1904). It is an excellent example of the late Victorian picturesque architecture.



In July of 1976 I was the proud owner, much to my parents' dismay, of a dilapidated and tired old house in a sad state of disrepair and obvious neglect. From the foundation right up to the roof, work was required. The posts supporting some of the beams had rotted away, the plate around the perimeter foundations was infested with termites, the plaster and lathe in some of the rooms was cracked and falling down, tin cans and pails were scattered here and there to catch the rain water from the leaky roof, broken windows were stuffed with newspaper and old rags, the gutters, where there were any, were hanging on rusted nails in mid-air with grass sprouting out of them...and this was just the obvious! My parents were justified in their feelings, but like many of you, I was hooked. One has to look beyond the obvious appearances and be able to visualize the beauty behind the peeling paint and rot and grime, and to sense the grandeur of the house as it once was. With that in mind, my work began.

One of the first things to do was to have the crawl space fumigated for termites to prevent further destruction to the supporting wood members in the foundation. The rotted posts had to be replaced and put onto proper concrete footings to keep them off the soil and away from the moisture which promotes rotting. Next was to deal with the water leakages before the winter rains set in. The roof was patched where required and temporary plastic placed over the larger leaky areas. While the weather was still good, the yard had to be cleared of the waist high grass as it was a fire hazard, and of debris and overgrown vegetation to give it a better appearance. In the fall, the gutters and rotted fascia boards were removed and replaced, and broken windows repaired. The porch roof was also re-shingled as it was in the worst condition and leaked the most. At this stage, the house's problems were reasonably stabilized.

Once the winter set in, my attention turned to work on the interior of the house. There was no insulation in the house and the oil bill was mounting, so the next priority was to try to keep the heat in. A vapor barrier of heavy plastic was placed in the crawl space to prevent the dampness from coming through the floorboards and broken windows were temporarily covered and taped with plastic. I then started the laborious process of lifting the attic floorboards, nail by nail, in order to insulate the space between the two floors. Although the house was still cool by modern standards, this was a great improvement.

In the summer of 1977, my project was to replace the duroid roof with cedar shingles. In the evenings, I would rush home from the office and strip off sections of the duroid and rotted cedar shingles underneath that, and replace the rotted shiplap in preparation for the new shingles. With the help of a summer student, the roof of the main house was completed that year. The tower roof had to wait a year as I ran out of time, good weather and steam! Work did not stop however, as I spent the winter cutting the fancy shingles for the tower and reproducing sawn woodwork for the tower finial. I also enrolled in a night class that fall to learn how to do my own wiring, since the house was only on a 60 amp service and I had extension cords running all over the place to utilize the very limited number of receptacles in the house. I was told by one of the sons of the original owner that at the time of construction of the house, his father had been uncertain whether electricity was a novelty or only a fad, and so did not bother with wiring in the house. There are only two "original" wall switches in the front foyer, but even these were added as one old photograph does not show the switch; the rest of the fixtures had ceiling drop cords. I have gradually rewired rooms along the way, and had a 200 amp service installed to meet the needs of today, but some rooms still only have one receptacle and the drop cords from the ceiling as a reminder of how people used to live...no dimmer switches here!

In the summer of 1978, after the roof of the turret was re-shingled, I started the tedious process of scraping the weathered wood and peeling paint off the old lady. The south side had suffered the most weathering from the sun, salt air and winter storms, so that was where I began. I soon realized however that this was not going to be an easy task as I was scraping right down to the wood, and with the fancy souldings, brackets and buildup of layers of paint, I was progressing very slowly. As fall weather was setting in, I had to postpone the scraping and apply a coat of paint onto the areas already stripped.

Back to the interior again...the kitchen was the next room I wanted to work on, as it was a major effort to prepare a meal. The stove was in one room, scullery in another area, and pantry and refrigerator in yet another room. I could end up walking a mile for each meal I cooked! So, down came the drywall, the 50's lino was ripped up, the V joint walls stripped of paint, the edge grain fir floors sanded and refinished, and an old wood-burning cook stove was brought in for the original kitchen. As a compromise to modern conveniences, I decided to convert what was the old pantry and laundry room into a functional kitchen. This also served to hide the appliances from the old kitchen and still provide me with a good work space. I kept the future in mind however, and catalogued and documented with photographs, drawings and measurements; the space as it was before I made any changes. If the house is restored in the future, all the pieces and information will be available to do an authentic restoration. During the winter and spring of 1979, I worked in the crawl space to plumb for the new kitchen and to rip out some of the old galvanized iron pipes. Working in areas where there was less than one foot clearance between the dirt and the floor joists was no fun, especially when I was trying to solder copper pipes and fittings with the flame from the torch inches away from my face.

As I had to take advantage of the good weather again, I was back outside with the paint scrapers and scaffolding. Knowing that it was going to be a never-ending job if I continued to tackle it myself, I hired summer students to help out. It was very slow and tedious work so I went through four or five helpers before I got one who was willing to work to my standards. I managed to get the south side completed that summer and a good start on the east and north faces of the house. That fall, the new kitchen was finished off with "old looking" new cabinets and counter tops, double sinks, built-in wall oven and a counter top range...what luxury!

The next few years were spent on the painting of the house, which is still not complete, with areas ready to be repainted again, replacement of the front stairs, removal of the old garage and building of the new garage/workshop, restoration of the roof trim and sawn ornamentation. The work is never-ending, but I have no regrets and am still enjoying it as much as when I started in 1976, if not more now that I am seeing the progress. When my spirits need a boost, I walk around the house and admire the beauty of the panelled woodwork in the foyer or the carved oak fireplace mantels or the fancy millwork on the outside...that gets me going again! I was warned from the start that I might experience the normal burnout that seems to inflict restorers of heritage houses, but I am glad to say that I have been

spared so far. This is due in a very large part to the many, many people who have provided support, guidance and encouragement to me over the years and who have become close friends, including members of the Hallmark Society, City of Victoria, other heritage home owners and of course, my family.

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CLASSIFIED

Basement apt. for rent in Heritage House. \$145.00/month, includes stove, frig, shared bathroom, phone, heat, separate entrance. Must be non-smoker. Near Beacon Hill. All this in return for paid babysitting, odd jobs. Call: 388-4046.

Oak fireplace surround 5' by 7' with bevelled mirror, @1900. \$1500.00 or offers. Mark Snow: 658-5635.

Antique light fixtures, Cobble Hill, Mike Dohm: 743-4981.

Wanted to buy: Large Oak desk in reasonable condition. Call Marilynne at 382-6415.

French Doors, \$90.00, call 479-8672.

10-20% Discount on all the Hallmark books. This discount is for members only. Books will be available at the general meeting on Monday November 26, 1984.

MEMBERSHIPS

We are starting our new 1984-85 membership drive. Last year Tom Pappajohn topped the 300 mark. Many thanks to Tom. Val Roberts is in control now and we hope she tops 350. Memberships will be available at the general meeting or fill in the enclosed membership form. The best deal in town! Your support is absolutely critical. Send your friends a Christmas membership.

JACKSON HOUSE

All apartments are rented. We had to replace the washing machine. Paul Convey is looking after the work parties and general maintenance; Don Wells is looking after the advertisements, collections, etc.; John Edwards keeps the books straight for us, and Miriam Litster keeps the records. The latest work party included Don Wells, Tom Pappajohn and Valerie Roberts who painted suites.

THANKS TO JIM LEE!!

Jim has donated a photocopying machine to the Hallmark Society. We need it! We also need the following:

- 1) Some office armchairs.
- 2) A PLAN CHEST for drawings. A new one would cost over \$1000.00. Our collection of drawings is rapidly increasing. In many cases these drawings are the last remaining evidence of a once gracious home.
- 3) We desperately need MYLAR ENVELOPES in order to preserve our collection of over 8000 photographs - that's right, over 8000!

Your help is needed right now. If you have some of these items or if you know someone who does, or if you want to donate something towards the cost, then please call the office at 382-4755. Don't be alarmed if a machine asks for a message. That machine is our 'sometimes receptionist'. Leave your message and we will return the call.

BOOKS!  
BOOKS!  
BOOKS!

A perfect Christmas gift and special discounts for members. If you're not a member or if you know someone who should/wants to be a member, join first and then buy these books at a special discount price.

<u>Title</u>	<u>Member Price</u>	<u>Regularly</u>
Art Deco and Modèrne	\$8.00	\$10.00
B.C. Parliament Buildings	2.00	3.00
Built Heritage in Esquimalt	8.00	10.00
Crystal Gardens	6.00	7.00
New Life for Old Buildings	2.50	3.00

<u>Title</u>	<u>Member Price</u>	<u>Regularly</u>
Our Heritage: Vols. I & II	\$2.50 ea	\$3.00
Rattenbury	13.00	14.95
Ross Bay Cemetery	4.00	4.95
This Old Town	9.00	10.50
Hasti Notes		2.50
Heritage West issues	6/1.00	.25 ea
Historic Buildings photos		6.00
'Roslyn' sketches		.50

CANADIAN  
ART DECO  
SOCIETY

The Canadian Art Deco Society has been officially formed with its headquarters in Victoria. This is the first society of this type to be incorporated in this country, and seeks to promote the following aims:

- 1) To encourage the study of the Art Deco styles in Canada on a local, regional, and national basis in terms of historical and cultural influences as well as contemporary issues.
- 2) To support the preservation and conservation of the Art Deco environment that we have inherited, including buildings, furnishings, interiors, etc.
- 3) To encourage public awareness concerning the Art Deco environment through lectures, publications, tours, newsletters, etc.
- 4) To collect and preserve records of these styles.

Members of the society will receive four newsletters per year. Memberships are now being sold for \$10.00 for a single or \$15.00 for a family. Anyone joining before December 31, 1984 will be considered a member until the end of 1985. The society is currently accepting donations of papers, materials, memoirs or building plans, and is collecting reminiscences and interviews about relevant subjects. The first executive is:

PRESIDENT	Don Luxton
VICE PRESIDENT	Jeffrey McLaughlin
SECRETARY	Terry Herdin
TREASURER	Johnnye Lewis
MEMBER AT LARGE	Vern Westerberg

For more information or to purchase a membership, please contact Don Luxton at 382-8381 or 386-3432. The Society's headquarters are at #1 - 554 Herald Street, Victoria, B.C., V8W 1S6.

HERITAGE UPDATE

334 Michigan Street At a recent Victoria Council meeting approval was given to incorporate this heritage house with a group of townhouses. The house unfortunately will have to be moved back on the lot and four townhouses will be attached to it.

The Hallmark Society executive was treated to a tour of 'Beaconsfield', the new Bed and Breakfast place at Humbolt and Vancouver. A magnificent adaptation. A more detailed report next newsletter.

There are rumours that Christie House (1739 Fort Street) may be restored. A wonderful example of early Victoria with great potential for development.

After many months of perseverance by the owners of 1108 Pandora (the little yellow house across Cook Street from Wellburns) may have come up with a solution to save this delightful Victorian Cottage. The latest plan is to move it to the new Heritage enclave surrounding 'Maplewood' at the north end of Catherine Street.

Victoria Council recently removed 10 registry houses from the auxiliary list of desirable heritage houses. The Hallmark Society has protested this retrogressive step with the City of Victoria.

If you are looking for a house to restore, keep your eye on the papers. The provincial government is disposing of several very nice houses in the area behind



The Bantly House Tearoom  
1127 Fort Street  
Victoria 385-0008

the Parliament Buildings. We have tried without success to get a list for our members' use. Maybe we will have some information to announce at our Nov. 26th meeting.

See you there! Don F. Wells

CRAIGDARROCH  
CASTLE:  
A GLIMPSE OF  
CHRISTMAS PAST

This Christmas fantasy will be open Friday, November 30, 10:00 am to 9:00 pm through to Saturday, December 1, and Sunday December 2, 10:00 am to 6:00 pm. ADMISSION: \$3.00 The Victorian Christmas will be recreated as it was in British Columbia when the Dunsmuir family was in residence. \*\*\*Tea and Gifts Available\*\*\* Proceeds to benefit the community projects of the The Junior Service League and the Society for the Preservation and Maintenance of Craigdarroch Castle.

HERITAGE FAIR  
AND  
BAZAAR

The Hillside Bazaar raised \$343.50. Many thanks to all those members and others who donated their time, money and effort to its success. A special thanks to Tom Pappajohn for his supreme effort. Not everything sold, but those unsold items will be held over for the GALA HERITAGE YARD SALE this spring. So, when you clean out your basement, save all those extras, and bring them down to Carr House. Phone to make arrangements. And watch for the big event!

The Heritage Fair at the Tillicum Mall was a successful venture. Books and memberships were sold. We provided a terrific slide show with Don Wells' help. Many thanks to all those that contributed their time, and a special thanks to Rob Adams for his organizational skills and his time.

AWARDS NITE

The awards nite is coming up. It is scheduled for the third week of February, 1985. The awards include those buildings (commercial and residential) within the Capital Regional District. If you have a potential award winning building, or know of one, phone one of the area reps. listed below or call Don Luxton at 382-8381 or 386-3432.

AREA CONTACTS

We now have the following executive members looking after areas around the city of Victoria. If you have any information for any one of them, please give them a call:

- VIC WEST-----Don Wells-----385-3713
- ESQUIMALT-----Dorothy Field-----598-1698
- SAANICH-----Valerie Roberts----381-2374
- WESTERN COMMUNITIES---Rick Morgan-----388-7277
- OAK BAY & JAMES BAY---Stuart Stark-----592-4916
- FAIRFIELD-----Barney Hagar-----384-4411
- FERNWOOD-----Jim Stiven-----595-7408
- NORTH SAANICH-----John Edwards-----388-0350

REMEMBER  
THESE  
DATES!

Monday November 26 - General Meeting at the James Bay  
Community Centre at 7:30 pm. Bring  
a friend.  
Third week of February - Awards Nite.

BAD NEWS!

For those who have not renewed their membership for 1985, this will be the last newsletter they will receive. These members are asked to take a moment to review their membership with Hallmark. A list of membership dues follows.

Student/Senior \$4.00 Single \$7.50 Family \$10.00

We welcome and need your support. Please send a cheque renewing your membership to: The Hallmark Society, 207 Government Street, Victoria B.C. V8V 2K8. Make your cheque payable to The Hallmark Society, please.