



All members are entitled to voting privileges at Annual and General Meetings, receive four Newsletters a year and free access to the Society library and archives which contain information on over 8,000 buildings in the Capital Regional District. Members receive a special discount on a selection of books and paraphernalia . The Society also offers special events and tours for members only. All memberships are due on September 30th. New memberships are pro-rated quarterly

MEMBERSHIP APPLICATION

- Individual \$20.00
- Family \$30.00
- Group/corporate \$40.00
- Individual Life \$200.00
- Corporate Life (20 yrs) \$400.00

- New Renewal

I would like to be contacted by a Hallmark Society volunteer coordinator to discuss how I can assist Hallmark Society Programs:

I would like to make a tax-deductible donation to the Hallmark Society of \$ _____

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EDITOR'S NOTE

You may have noticed that my name appears in the by-line of many articles in this newsletter. As much as I love to write, we need new writers. This is YOUR newsletter. Please send in news from your neighbourhood, interesting restoration projects you have seen, items that are of concern to you, anything...Have you seen something in a magazine or newspaper that you think other

members would like to read about? Please send submissions to the office. Electronic communication is the most efficient, but any mode of transmittal is acceptable. Photographs are most welcome - they often convey the message more effectively than the written word.

The deadline for the Autumn newsletter is August 15, 2000.



DEDICATED TO PRESERVING HISTORIC AND ARCHITECTURAL LANDMARKS



Your voice in heritage preservation in the Capital Region since 1973



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MANDATE

The Hallmark Society was formed in 1973. Our mandate is to encourage the preservation of structural, natural, cultural, and horticultural heritage within the Capital Regional District. We accomplish these goals through education, public speaking, advocacy, tours, exhibitions, and the annual Awards Night. We are a registered non-profit society, financed principally by membership dues and members' contributions.

ABOUT THIS NEWSLETTER

In this double edition of the newsletter, we present information on this year's award winners in addition to articles on endangered buildings. We also have some good news. The next newsletter will be mailed to all members in August.

COVER PHOTO

The Royal Theatre, built in 1913 by Rochfort and Sankey, is currently threatened. See page 12 for details. Hallmark Society file photo c. 1973.

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Deadline for Autumn 2000 newsletter:

August 15, 2000

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Jonathan P.M. Yardley

Dip. Arch. (Birm.) MAIBC, MRAIC, RIBA

Architect for the restoration of the Young Building (former Victoria Normal School) at Camosun College, Chinese Public School, Board of Trade Building, Butterfield Park, Royal Oak Women's Institute Hall and many other heritage buildings in the C.R.D.

member of the architectural institute of british columbia



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FOR SALE: Moderne door with small window, approx. 77" x 36", in jamb. \$90. OBO. 595-1200

VOLUNTEERS NEEDED

There are currently three vacancies on the Board of The Heritage Building Foundation of the Hallmark Society, the property-management arm of the Hallmark Society, which must be filled to enable the work of restoring Ross Bay Villa to proceed. If you can spare a few hours a month to assist in this worthwhile endeavour, please call the office @382-4755 on Wednesday mornings or HBF Chair Gerry Howell Jones @388-4046.

NEW MEMBERS

Bill Rapanos

Dwight Sept

Jim Connelly

Elizabeth Turk

Astrid Salomon

Bob Griffin

Pemberton & Son Ltd

Chris LeFevre

Warner James Architects

Carole Bawlf

Douglas & Valerie Schuetze

City of Colwood

Tom Moore

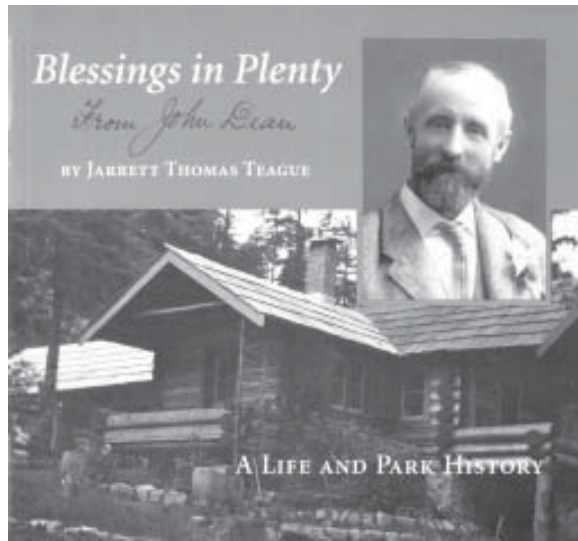
Will Ansbacher & Judith Blanchette

Joyce Kline & Peter Such

Cyril Hume & Lloyd Howard

FOR RENT: upper 1-bedroom suite in a Heritage duplex. Interior fully restored. Wd. floors, Stained glass; blinds; storage. Shared laundry & yard. NS. \$675. + util. 385-1542 or 595-1200.

ON THE BOOKSHELF



A new addition to the Hallmark Society bookshelf is *Blessings in Plenty from John Dean* by Jarrett Thomas Teague. This is the story of John Dean, one of British Columbia's pioneers. He was the first citizen to stand up for urban planning and the first private citizen to donate a large chunk of his private land to create a major provincial park. Thanks to the efforts of volunteers, John Dean Park continues as an oasis of calm in the midst of modern living.

The result of ten years research, this book contains numerous photographs which are seen in print for the first time. The drawings were commissioned specifically for the book.

Despite its historical narrative, this is an easy-to-read publication, full of personal anecdotes which make the story of John Dean come alive. His philanthropic work is highlighted and we learn about his love of children. John Dean's home in Esquimalt remains today and has been designated a heritage structure.

The author has been named "volunteer of the year" by the Friends of John Dean Park Society for his sustained and exemplary leadership as former Secretary and Vice-president of the Friends and his continued dedicated service as volunteer Trail Manager and Park Historian.

This exploration of the life of one of our area's most important private citizens is highly recommended. The combination of text and images strikes a pleasing balance and leaves the reader wanting to know more about this gentleman and the interesting people that came in contact with him.

Reserve your copy of this book by phoning the office @382-4755 or by sending an email to: helen@islandnet.com.

ROSS BAY VILLA - 3RD EDITION PUBLISHED

The third edition of the story behind Ross Bay Villa will be available for purchase in June. This edition of *Ross Bay Villa: Colonial Cottage 1865-1999* is larger than the second one and contains more information and new photographs. We have been very pleased with the response from the families mentioned in the book, who have been very generous with personal information and family photographs.

Although the story of the property continues as the restoration proceeds, we are still unearthing details of the early days of the house when it was a well-loved family home.

Copies of the book are available at the office during regular office hours or can be reserved @382-4755.

PRESIDENT'S MESSAGE

by John Edwards

The past several months have been extremely busy, leading up to the 26th annual Awards Night on May 2, 2000 at St. Ann's Academy Auditorium. It was unfortunate that the Legislature was in session, as several local MLAs, who have always been supportive, had to decline.

This year, there were twelve proud winners and we had one hundred eighty-one reservations for the event. This confirms the importance of this recognition. The Hallmark Society must continue this annual ceremony to reward, if only in a little way, those who have made so much effort to restore and preserve our heritage.

It seems that every charity in this region is involved in extensive fund-raising. Victorians are continually being asked to dig deep for a project they believe in.

The Belfry Theatre has just received \$150,000 as part of a \$600,000 revamping to follow \$2 million in renovations already done. The Young Building at Camosun College is undergoing extensive renovations and their Board is trying to raise another \$100,000. The Victoria Conservatory of Music is finishing the restoration of the Metropolitan United Church at 907 Pandora Avenue. This project is budgeted at \$5.4 million, but they still have to raise \$900,000.

Not to be outdone, the Town of Sidney had decided to raise \$4.1 million for the Sanscha Community and Cultural Centre, restoring the old hall. As I write this, I have two notices for funds from very worthwhile organizations on my desk. The foregoing are but a few. There are more, including Ross Bay Villa and the Prince and Princess Abkhazi Garden, both saved from destruction by The Land Conservancy of BC.

Recently, someone said my President's Messages were not pure heritage, but had political overtones. Well, I certainly hope so. When \$450 million is wasted on "fast ferries" and every hospital board, school district, and charity is short of funds and trying to raise money, then something is very wrong. As a Society, we must now put pressure on all levels of government to create tax incentives for culture and heritage.

The City of Victoria is to be commended as a leader with its "Downtown Heritage Tax Incentive Program." However, there are two other levels of government with heavy taxation and little, if any, incentives for heritage restoration. We now have a little crack in their armour. The small province of Nova Scotia has a sales tax rebate program for owners of designated heritage properties. This includes building materials employed in exterior and structural repair and conservation work.

It is time to lobby the provincial and federal governments to recognize our efforts by creating heritage programs and easing taxation. For those of you who don't know, Revenue Canada (now Canada Customs and Revenue Agency) has offered a very favourable tax incentive program to scientific companies and researchers for many years. Now it's time for heritage!

AWARD OF MERIT - 1002 GOVERNMENT STREET

by Helen Edwards

The Pemberton Holmes Building, a Victoria landmark, was designed by Victoria architect Thomas Hooper in 1899. His characteristic arched windows are very visible on the upper storey. Rusticated sandstone piers on the ground floor, carved ornamental capitals, decorative brick arches and an intricate brick and terra cotta cornice are among the significant architectural features. The different faces on the pier capitals may have been made to identify with the products of the first owner of the building, C.H. Vernon, who owned the British Columbia Pottery Company. Among the many firms who occupied the building in the early years were Watt and Company - a piano store managed by Herbert Kent; Erskin, Wall, and Company grocers; and Victoria Book and Stationery.

Joseph Despard Pemberton was responsible for the surveying of much of the southern portion of Vancouver Island and, together with his wife, Theresa Jane, lived on a farm in Fairfield and raised six children. In 1887, Joseph and his son Frederick Barnard established the engineering, survey and real estate firm that bears their name. Frederick's daughter Phillipa married Lieutenant Henry Cuthbert Holmes, who joined the firm on May 2, 1920. In 1947, following the sale of their Fort Street building to Norman Yarrow, Pemberton Holmes moved to 1002 Government Street. This is still a family enterprise - with the fifth generation entering the business. The exterior appearance of the structure has changed considerably over the ensuing years.

The project for which this award is given involved a complete renovation of the building. The realty firm was moving its office to a new location and the owners decided to undertake a substantial rehabilitation of the building in order to lease it to new tenants. Work involved included seismic upgrading, installation of a sprinkler system to

improve fire safety, complete rehabilitation of the existing wood windows, removal of paint on the sandstone columns on the ground floor, removal of an unsightly metal canopy on the ground floor and installation of more sympathetic wood storefronts. Architect Shiv Garyali prepared the plans for the interior renovations which included a new entrance foyer off Broughton Street and a new open stairwell and elevator access to the upper floors. New mechanical and electrical systems were also part of the rehabilitation. The project was assisted by a \$50,000 grant from the Building Incentive Program of the Victoria Civic Heritage Trust.

The revitalized ground floor is now home to a retail business, while the upstairs has been transformed from dark, unusable space to open, bright offices. The substantial investment in new structural, mechanical and electric systems will give the building renewed economic viability while the rehabilitation of the wood windows, restoration of the stone columns and removed of the unsightly metal canopy have restored the building's original character and preserved the historic charm of one of Victoria's finest turn-of-the-century heritage buildings.



City of Victoria photograph

GOING, GOING, GONE?

A demolition permit has been issued for a rare Victoria example of an English Arts and Crafts home at 369 King George Terrace. The dwelling sits on three lots on the waterfront and, despite opinions to the contrary, is a valuable heritage resource. The majority of speakers at an Oak Bay Council meeting were more concerned with the possible effect of designation on their pocketbooks than any significance this building might have.



369 King George Terrace Helen Edwards photo

While there is an immediate need for restoration, particularly to the foundation, this is a good example of its type and deserves a better fate than to be trucked to the landfill. Nickel Bros. House Moving has a contract until June 30 to move the house to a new site. However, any move requires a buyer.

Although the house should remain *in situ*, moving it seems to be the only way to save the structure. This is too valuable a building to be trashed. If you know of anyone who has the means to rescue this building, contact Nickel Bros. at once.

We have seen how a derelict structure can be restored to magnificent condition (see page 10). Could this one be next?

ABKHAZI GARDEN SAVED

It is not lost on the heritage front. Thanks to creative fundraising, The Land Conservancy of BC has been able to save the Abkhazi Garden from certain destruction. When I walk between the beautiful flowering rhododendrons, it is like magic. Every plant has its place and the whole is so much more than the sum of its parts. Cyril Hume and his group of volunteers have been hard at work bringing this magnificent garden back to life. The garden is open on weekends during the spring flowering season. Call TLC for details.

The garden and the battle to save it from extinction will be the subject of a special documentary on CBC Television. The crew has made three trips to Victoria and have interviewed numerous players in the scenario. Several of the slides in the Hallmark Society collection will be used for background information.

ST. JOSEPH'S NEWS

Although the site of the former St. Joseph's Hospital on Humboldt Street looks like a battle zone, there really is good news. A new Mount St. Mary's will be built on the Fairfield Street side of this site to replace the aging, inefficient facility on Burdett Avenue.

The "Hooper Wing" will be retained and restored to complement St. Ann's Academy across the street. All materials from the demolition process will be reused or recycled wherever possible.

A portion of land on the northwest of the site will be sold for mixed-use development and the proceeds used to finance the new Mount St. Mary's hospital. The redevelopment is opening up new view corridors which further enhance the beauty of the Humboldt Valley.

COWICHAN VALLEY HERITAGE HOUSE TOUR

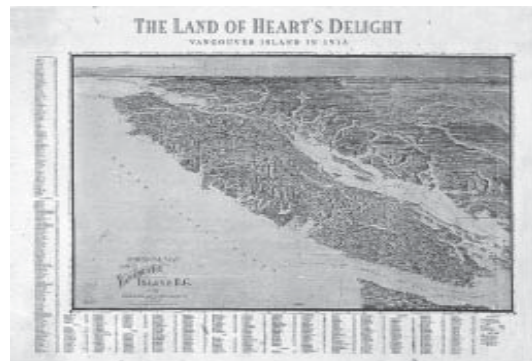
by Helen Edwards

The annual Cowichan Valley Heritage House Tour was held, as usual, on Mother's Day, May 14, 2000. This year, there were six houses to view, including the project at 126 Ingram Street. This home, built in 1908, was saved from the wrecker's bar through the intervention of the Green Door Society. This was a true work-in-progress. The walls have been stripped to the studs except in the former waiting room where a mural of fairies has been discovered. The site will be restored with extensive landscaping with an estimated completion date of June 2001.

Also featured was "Roanoak" which is built on the lake. Built in 1905 for Harry and Jane Welburn, there was a turret room by the oak tree at the front corner and the bedroom had bay windows. During the 1930s, the building was home to the Roanoak School. Later owners removed the turret room and covered the siding with stucco. The current owners purchased in 1988 and have begun the restoration process – room by room.

FOR SALE

Members can purchase these attractive items: The Land of Heart's Delight, a reproduction of a 1913 Bird's-eye-view of Vancouver Island and Victoria in 1878, a reproduction Bird's-eye-view. As there is a minimum order of 16 for each item to obtain a reduced price, please let us know before June 30, 2000 if you wish to purchase either item. The regular price is \$19.95 each.



Roanoak

Helen Edwards photograph

Of special note are the silk drapes in an upstairs bedroom. They are from actress Debbie Reynold's bedroom. The house is full of interesting collections of memorabilia, tastefully displayed.

This tour is always entertaining and educational. Unlike some "big city" tours, the owners are available to answer questions. Their pride in work well done is evident. The tour ends with tea at one of the sites. This affords a chance to reflect on what has been seen and provides a refueling stop before the drive home.



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AWARD OF MERIT - 1820 STELLY'S CROSS ROAD

by John Edwards



Photograph courtesy Douglas and Valerie Schuetze

Since returning to Canada from years of Missionary work abroad, Douglas and Valerie Schuetze had always admired the Horatio White residence, a very neglected Arts and Craft House at 1820 Stelly's Cross Road. The house was built in 1910 or 1911. At the time, they were restoring another house a few kilometres away. The house was on a 12.59-acre parcel of farm property in the Agricultural Land Reserve. After 9 years of wrangling with Central Saanich, Albert Finlay was finally able to subdivide the house with just over one acre in Spring 1996. The house had previously been slated for demolition when the Schuetzes were able to purchase.

The whole property was very run down as the house had been rented for over twenty years. If there was an architect for this bungalow, he is still unknown; so it may have been a catalogue house or a local builder's copy of a fashionable California bungalow he had seen, or even a copy of one in the Fairfield neighbourhood of Victoria.

An initial inspection by architect Jonathan Yardley in 1996 determined necessary repairs and estimated costs. The yard was overgrown and landscaping was non-existent. When the Schuetzes acquired the house, their first major project was the roof. It had to be rebuilt by straightening the ridge and rafters due to failure

of the supporting end bracket. Plywood was removed and tongue-and-groove boards installed to match the original. The roof has since been done in fibreglass shingles - Thunderstorm grey.

The southwest gable end was badly deformed over the soffit. This was repaired and the gable ends restuccoed. Next came the two chimneys which were likewise in poor shape - but one has a unique diamond pattern in brick and red granite. These have been repointed to their original condition.

Starting from the north or rear elevation, it was determined that the back porch was not original, with bits of building supplies from everywhere. The porch was demolished and replaced with an authentic porch centred on the rear of the bungalow - where it would have been originally. On the west side toward Wallace Drive the whole area was overgrown with grape vines, blackberry bushes and an unused greenhouse. Removal exposed a variety of gables, bay windows and brackets. The eaves and barge boards have been replaced at the junction to the roof.

A stained glass window with a lily motif had been taken from the front side of the chimney. This has been returned to its original location beside the living room chimney. The house has been painted from a heritage group of colours, a new slate grey replacing the old drab white and brown.

The siting of the house within its landscape is important to the overall appearance of the house. It is surrounded by a number of mature specimen Douglas Firs and a Black Walnut which create a visual landmark. This restoration has created a new lease on life for this period building and it is now an important asset in Central Saanich.

Hallmark Society Newsletter Spring/Summer 2000

AWARD OF MERIT - 529-529 HERALD ST/532 1/2 FISGARD ST

by Helen Edwards

Tom Moore won an Award of Merit for the rehabilitation and revitalization of the 1891 Hart Block at 529-539 Herald Street and the 1912 Quon-Yen & Chow Block at 532 1/2 Fisgard Street. This project involved the seismic upgrading and rehabilitation of these two sadly neglected heritage buildings on the western end of Chinatown. Both had been designated in 1979, but had been nearly empty and deteriorating for years.

The Hart Block survived the fire of 1907 which destroyed most of the structures from Store to Government and from Chatham to Herald Street. It originally housed livery stables, a carriage repair shop, and rooms upstairs. Ownership of the building changed frequently and in the early 1900s, the use changed as well - to a bordello - one of many in the area. The Quon-Yen & Chow Block was built to a design by Samuel Buttrey Birds, best known as the architect of Vancouver's Chalmers Presbyterian Church, for Quon Yen and Joe Gar Chow as a brick lodging house.

Previous building owners had investigated various rehabilitation schemes, but the cost of seismic upgrading was prohibitive. A 1989 proposal to turn the Hart Block into a working museum with a livery stable, a blacksmith shop, and a display of original horse drawn vehicles and related equipment never came to fruition. The buildings sat, deteriorating, until 1998, when the City introduced the Tax Incentive Program. Tom Moore of Moore Patterson Architects was motivated to purchase the buildings and embark on an ambitious proposal to transform the dilapidated interior tenement building into 12 new ground-level access live/work townhouses, three storeys tall, inserted into the brick shell of the former tenements.

The redevelopment retained the exterior brick walls, essentially preserving the historic



Quon-Yen & Chow Block. City of Victoria photograph.

character of the brick tenements. Opening up the central portion to the sky has allowed greater light penetration making the project more marketable. The design retained the exterior architectural form of the cubical brick tenement buildings and linked them with a narrow alley down the centre, echoing the numerous narrow alleys such as Fan Tan Alley which are a predominant urban feature of this unique historic district.

The facade of the Hart Block has been handsomely restored and the contemporary interior of the second floor architectural office retains reminder of its colourful past though the exposed wood beams and floors. Both buildings are significant historical buildings in Chinatown which has been recognized as a district of national historical significance. The developer received two \$50,000 grants from the Building Incentive Program of the Victoria Civic Heritage Trust,

continued on page 7

WORK POINT BARRACKS BUILDING DECLARED "SURPLUS"

by Helen Edwards



The Officer's Mess at Work Point Barracks
Helen Edwards photograph

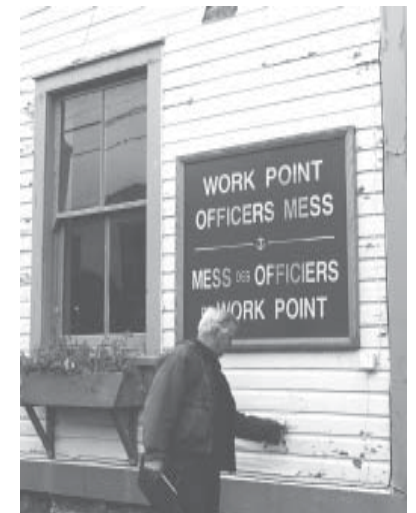
On May 20, 2000 Hallmark Society Board Members toured Work Point Barracks to view first-hand the former Officer's Mess which has been declared surplus. What this means is that, if a new use is not found for this magnificent structure, it will be demolished.

This is not a small building - it stretches over 100 feet in length. Although much of the interior has been changed, peeking through the windows reveals original fireplaces still intact. The windows have escaped "modernization" and much original material has been retained. Although in need of some maintenance, this structure could certainly be used by any number of groups for a variety of purposes.

The drawback to any plan is the prohibitive cost of moving the building off-site. It would seem impossible to move in one piece and will have to be broken down into movable segments. Nickel Bros. House Moving, who previously moved a large structure from this site to Hornby Island, has entered a tendering process but a buyer must be found without more delay. It is unfortunate that a building is declared surplus

just because it is old. When will the Department of National Defence realize what a treasure trove of heritage structures it owns?

Since the departure of the Princess Patricia Canadian Light Infantry from Work Point Barracks, the facility is no longer closed to the public. We encourage you to take the short drive to the end of Head Street and walk around the extensive site. What buildings will be threatened next? What use can be found for the old jail? Is this exquisite brick building the next to go? It is only by being vigilant that we can save those structures that form an important link to our past. An informed public can make a difference. Get involved - write your MP and make your views known.



John Edwards inspects the peeling paint on the Officer's Mess
Helen Edwards photograph

FALLEN IDOLS

by Tim Lomas

They stand as landmarks to a bygone era of our city – three left by my count – although readers may present other candidates. They blend well into the scenery because, well, it seems as though they have always been there. But make no mistake, they are endangered. One will most certainly disappear within the year as we ‘clean up’ an old hospital site. The others have an uncertain future if only through neglect.

They are, by most standards, utilitarian and unglamorous. Like the Memorial Arena, they are true landmarks that we should be both paying attention to and indeed fighting to preserve as an important part of our heritage.

What am I talking about? No, not some plain jane art deco domestic housing relics but those magnificent monoliths who proudly reach to the sky as majestic as any ancient mammoth’s ivory tusks. I’m talking about chimneys – well smokestacks actually – once the common blight of many an industrial revolution town, they are now a rarity in this post-industrial age. They are robust beacons of a past that most Victoria citizens are barely aware ever existed in our fair city.

We are a community born of government and heavy industry but today we have one half of that duet in full retreat, with little vestige remaining. Before 1886 and the arrival of the railway into what is now Vancouver, Victoria was the primary manufacturing and industrial centre in the province. Much has changed in the intervening years. Today the mills are gone, the shipyards struggling and the railways paved. Few of our industrial buildings remain. Perhaps the most quintessential element of this bygone industrial age is the smokestack.

As I said, three left by my count. The largest and most endangered is the laundry plant smokestack at the site of the former St. Joseph’s Hospital



Hallmark Society file photograph

across from St. Ann’s Academy, destined for demolition later this year. The second is that of the former BC Hydro plant at the end of Store Street. It is a neglected survivor whose retention depends on the continued under utilization of the industrial heritage buildings of which it is a part. The third, and most modest in height, is the “Commercial Towel and Linen” chimney. Located at David and John Street, it is, for the moment, still a going concern.

But how long can these monuments to the old gods of industry stand firm against the onslaught of harbour beautification and waterfront condomania? And what is next? The Memorial Arena is vilified as a concrete eyesore with uncomfortable seats and a falling down ceiling, yet it is one of the most unique and recognizable buildings in Victoria. It is a landmark to generations whose graceful lines are better suited to adaptive re-use than recycling as landfill. A home for Victoria’s Art Gallery perhaps?, or a performing arts centre, or dare I ask the unthinkable – a City Museum that actually tells our own history.

There are many others – what’s your favourite? In the coming months we hope to hear from you, our members, on your favourite industrial site. Walls, trees, tracks and hovels. Let us hear your views. Is it junk or are they jewels? Can we raise your consciousness and expand your definition of heritage?

Letters to the editor, please.

AWARD OF MERIT - NOËL RICHARDSON AND CAROLE BAWLF

by John Edwards

A joint Award of Merit goes this year to Noël Richardson and Carole Bawlf, our heritage voices in Central Saanich.

Noël Richardson was born on Vancouver Island, and for the past 21 years has run Ravenhill Herb Farm with her husband Andrew Yeoman. Her family has lived in Saanich and the gulf islands since 1886. She holds a degree in history and literature. Noël joined the Central Saanich Heritage Commission in March 1992 and served for eight years as chairperson.

Carole Bawlf has been a peninsula resident since 1978, and has been involved in historic preservation in Saanich and Victoria for a number of years. She has a BA (with distinction) in history and art, with a special study in architectural history. She has taken studies in building conservation and historic resources from the University of Victoria. During 1986 and 1987 Carole worked as a consultant for the Saanich Pioneers under a grant funded by the B.C. Heritage Trust to produce the Historic Building Inventory of Central Saanich. This publication has served as the basis of the district's

heritage policy. Carole Bawlf has served on the Central Saanich Heritage Advisory Committee since 1991 as chairperson and technical advisor.

Carole has been described as very much proactive with the new councillors, advising of the heritage merits of properties, while Noël has had the job of keeping them straight over some of the complex issues facing a rural municipality. Noël is the Miss Marple of this municipality, while Carole is the Kay Scarpetta.

The Mount Newton Valley was settled in the 1860s by six families, who intermarried. One family was the Thomsons who owned 1,000 acres and produced fifteen children. Over the past few years, the following properties from Central Saanich have received Hallmark Society awards:

1. Thomson Farm House
2. Mount Newton Cottage:
3. Butterfield Park - Louis award
4. Hagan House
5. Paten or Westinghouse home

Noël Richardson and Carole Bawlf are recognized for their contribution to this recognition.



continued from page 6

one grant for each building. In addition, the residential conversion of 532 1/2 Fisgard qualified for a ten-year tax exemption under the City of Victoria Tax Incentive Program. Total rehabilitation costs for the Hart Block were approximately \$412,500.00 and for the Quon-Yen and Chow Block, \$1,256,000.00.

The project is a masterful example of urban design and adaptive re-use which has made a substantial contribution to the revitalization of Chinatown.



Hart Block City of Victoria photograph

PRESIDENT'S AWARD - OAK BAY LIBRARY EXPANSION

by John Edwards

The Hallmark Society President's Award goes for saving an existing heritage structure and determining an adaptive reuse. This involves creative solutions to problems and design, construction techniques, financing, sites and promotion. This year the award goes to Warner James Architects for the Oak Bay Library extension at 1442 Monterey Avenue and the heritage house at 1423 Hampshire Road.

The Hampshire Road home, owned by the municipality of Oak Bay, was built in 1913 by architect Archie Bunting for John Tonkin, President of Pacific Coast Coal Mines Ltd. The design was influenced by Frank Lloyd Wright. There are similarities between Wright's W.H. Willetts House (1902) and his Evans house (1908). The roof has a wide overhang; the grouping of windows into a strip on the upper storey is unusual. As in the two Wright houses, it had a porte-cochere.

At some time in this house's history the porte-cochere was made into a sun room and a very significant Arts and Craft garage was built at the rear. Unfortunately, the garage has gone, but the Prairie Style house remains.

The problem faced by the architects was whether to move the house, build around it, or, as was done, join it to the small over-crowded library. Other problems had to be dealt with: the location of the seniors housing, access to the library, and the basic fact that this was a heritage house.

Warner James used an innovative design in adding 10,000 square feet required and reproducing the elements of a strong roof line with wide overhangs, window detailing and exterior stucco and colour of the original house. The main floor of the house which was originally a living room, kitchen and sun room have been



Photograph courtesy Warner James Architects

refurbished to retain the wood floor, the wood windows, and stained glass windows. The stained glass was repaired by Mercer and Schaefer; the original light fixtures and fireplaces have been restored.

The house now has reading rooms as well as new washrooms. Two fireplaces were converted to gas, and contributions of \$10,000 were received for the financing. The second floor now contains five suites - one two-bedroom and four new one-bedroom apartments- and there is an elevator from the library.

TRADES AND SERVICES LIST

We are seeking additions to the Trades, Services and Products List. Those on the list are reported to be sensitive to heritage issues. **However, listing does not signify endorsement of these tradespeople or their businesses.**

Please let us know the names of qualified persons who should be added to the list. We require the business name, contact person, address, telephone and fax numbers, and speciality areas. A new updated list will be issued in the fall.

COMMUNICATION AWARD

by Nick Russell

Very few people are fortunate enough to be heritage professionals. Most of the rest of us volunteer for an hour or two each week, Sherri Robinson has virtually volunteered her life to the heritage of Esquimalt! She eats, sleeps. ..and she says she has some of her best heritage ideas when she is vacuuming. Without heritage, Sherri would be...a mere mortal. Without Sherri Robinson Esquimalt heritage would be nothing.

Also unlike many of us—Sherri is not an emigré who has chosen the Island as her home: She has spent most of her life in Esquimalt, as did her parents, her parents' parents... even her great grandparents, James & Elizabeth, who founded the Esquimalt Halfway house on the Old Esquimalt Rd in 1859. When she took her granddaughter to a recent heritage event, she was able to proudly say the child was SEVENTH generation Esquimalt!

Sherri's premiere success has to be the very establishment of official archives in Esquimalt. For years she argued, lobbied, wrote and hustled archives...but the idea really only got taken seriously after she threw a temper tantrum in the mayor's office. As she said, "You stomp and scream and you yell and eventually you get something done." She's had to do a fair bit of that, egged on and warmly supported by her naval architect husband Darwin who helped design the archives space beneath the public library.

Sherri is an unapologetic "packrat"—and it was her own decades of collecting that formed the nucleus of the substantial Esquimalt Archives - now a respected and considerable research resource.

Through her many fights . . . to save buildings ...

to get structures such as St. Paul's Church designated... to develop, script and lead a wide range of walking tours and drawing tours, Sherri has retained seemingly inexhaustible energy and a wicked sense of humour. So, she still plays old timers grass-hockey (and must be a terrifying opponent on the field), and on a hockey tour in New Zealand she and a friend dressed up as nuns, as a lark. (She actually ran for Council once with two black eyes from a hockey-game. Fortunately, for heritage, she was not elected.) And, wasting no time, on a family trip to Ireland, she dropped off a copy of her book to the Lord Mayor's office.

Esquimalt Streets & Roads: A History was her idea, her research, and her work, and she's hustled it so hard, that it is currently sold out and waiting for a new edition. What does she do with the profits? She ploughs them back into heritage, having started a Heritage Fund in Esquimalt. This has already been used to refurbish the cannons in Memorial Park, and to help several heritage homeowners with renovations such as chimneys and a new roof

Sherri & Darwin themselves live in a wonderful 1913 home in old Esquimalt which they've lovingly protected and restored. Even the old servant's-bell system still works!) But most of Sherri's labours are directed outward. It was she, for instance, who spear-headed a 15-year fight to get Canada Post to admit Esquimalt existed. Until then, even the Township itself had to suffer the indignity of giving its address as "Township of Esquimalt, Esquimalt Rd., Victoria...."

Sherri volunteers about 1800 hours per year - what most of us who work do for a living! She is passionate about Esquimalt and they are lucky to have her.

MEMBERS' NIGHT 2000

This year, the Hallmark Society Members' Night was held at the Oddfellows Hall on Douglas Street. Colin Barr led a tour of the facility, beginning with the billiard room with its antique furniture and interesting artifacts. The tour culminated in the breathtaking ceremonial room. The group of members felt privileged to view this exquisitely decorated room. Members were encouraged to ask questions about the significance of furnishings and fixtures.

The ceiling, as can be seen in the photograph, is incredibly beautiful - the black and white photograph does not do it justice. The ornamentation in the entire room is attractive and reflects the care and thought that went into the restoration process.



Oddfellows Hall ceiling. Albert G. Fry photograph



Oddfellows hall.

Albert G. Fry photograph

Following the tour, members adjourned to a large seating area (currently under restoration) to share their finger foods. Beverages were provided by the Oddfellows Union. This was also the time to chat with other members and share restoration tales.

Thanks to all members who attended and brought finger foods to share. What a tasty assortment!

Some of the members who attended this event have requested future meetings of this type - with no agenda and including a sharing of food and conversation. If you are interested, please let us know.

AWARD OF MERIT - 532 HERALD STREET

by Helen Edwards

The conversion of an existing four-storey warehouse building into 31 work/live apartments with retail space on the ground floor has earned Chris LeFevre an Award of Merit. The building at 532 Herald Street was built in 1909 as a warehouse for the cold storage and ice making business of the Wilson Brothers by Hooper and Watkins. The red brick buildings form an imposing presence on Herald Street and are representative of the Edwardian era industrial vernacular style of architecture and show the influence of the Chicago Style in the articulation of the facade. The windows on the second floor were bricked in, but archival photos reveal their original appearance as wood windows. In June 1997, the building suffered significant damage in a spectacular fire which was visible throughout Victoria. The top floor was burned out, the other floors sustained heavy fire and water damage.

Residential conversion was first examined by architect Jonathan Yardley in the 1992 study [Downtown Victoria Heritage Building Housing Study](#), but it was not until 1998, when the City of Victoria created the Tax Incentive Program, that the project became viable.

The original wood windows on the front elevation were rehabilitated by Vintage Woodworks. Some new windows had to be manufactured to match the existing on the fourth floor as the originals were destroyed by the fire. New window openings were created on the west elevation to give sufficient natural light for the new suites, taking care to preserve as much of the historic painted sign age as possible. The original ice-making operation in the building is recalled through the creative recycling of the refrigeration pipes in the parking lot fence and handicapped access handrail. An appropriate period colour scheme was used to repaint the



City of Victoria photograph

cornice and window frames. The brickwork on the ground floor columns was cleaned and wood storefronts repaired. The building has been seismically upgraded and, through negotiations with the building inspector, a number of areas of original brick were left exposed on the interior walls of the suites, further adding to their unique character.

The building was rented immediately, a measure of the demand for this type of inner city living. The project received a \$50,000 grant from the Building Incentive Program of the Victoria Civic Heritage Trust and a ten-year tax exception through the City of Victoria's Tax Incentive Program for the residential conversion of heritage buildings. The final cost for the project was \$2,000,000.00.

This project has preserved an important industrial heritage building and brought new life into a neglected area of downtown. The owner's commitment and perseverance are worthy of recognition by Victoria's heritage community.

LOUIS AWARDS - 1936 HAMPSHIRE ROAD & ST. ANN'S CHAPEL

by Roger Burgess

For the first time in the history of the Hallmark Society, we gave out two Louis Awards. The first was presented to Stuart Stark and Margaret Graham-Bell for the meticulous museum-quality restoration of 1936 Hampshire Road.

The house was built in 1892 for William Bainbridge by architect Samuel Burris. According to his son's school record, the reason for him leaving his class was "father broke." By 1894, the furniture had been sold at auction all listed in a local newspaper of which Stuart has a copy. By 1900 the property was owned by William Henderson who changed the name from Jolimont to Craigellachie. By 1911, the Alder family lived in the house - the family would stay until 1960.

By 1983, the house was very run down and owned by a developer who obtained a demolition permit. Described as having 'no architectural value,' "no great beauty," and "doesn't represent anything in particular," the house looked to be lost. Fortunately Stuart and Maggie rescued it in the nick of time.

The chimneys, a major feature, have been painted over; the coach entrance was crumbling away. The interior had fared no better - the woodwork had been painted a vile green and the kitchen was run-down and filthy. The ray of light was that the original light fixtures remained. The original Minton-tiled fireplaces were still there.

After assessing the work required, the restoration process began. First, the fake heritage shutters were removed and hurled to the ground. The chimneys were rebuilt. As foundation walls and floor joists had deteriorated beyond repair, they were cut out and renewed. Pain was stripped off all woodwork, revealing decorative carved "flowers" at the window-head casings.

The coach house entrance panelling, trims and shingles were painstakingly repaired with new sections let into the existing sound parts. Finally, the entrance was finished in period colours to its original appearance.

Inside, the dining room and hall exhibit their gleaming woodwork and wonderful detailing. The period light fixtures once again light the decorative ceiling, windows and fluted columns.

Stuart and Maggie have transformed a dilapidated old barn of a house into an elegant, charming and warm home for themselves and their family.



l-r: Margaret Graham-Bell, Roger Burgess, Stuart Stark.
John Taylor photograph

The second Louis Award was presented to Stuart Stark, Robert Patterson and Associates jointly with the Provincial Capital Commission for the painstaking restoration of the chapel at St. Ann's Academy.

Closed by the Sisters of St. Ann in the 1970s, the chapel had suffered a long period of neglect. The pictures and altar were boarded over and left to decay, dust and vandals. The stained glass entrance door lights had been vandalized and the stations of the cross taken down. The newel post to the organ loft stairs was ripped out.

VICTORIA'S SECRETS - HERITAGE SOCIETY OF BC CONFERENCE

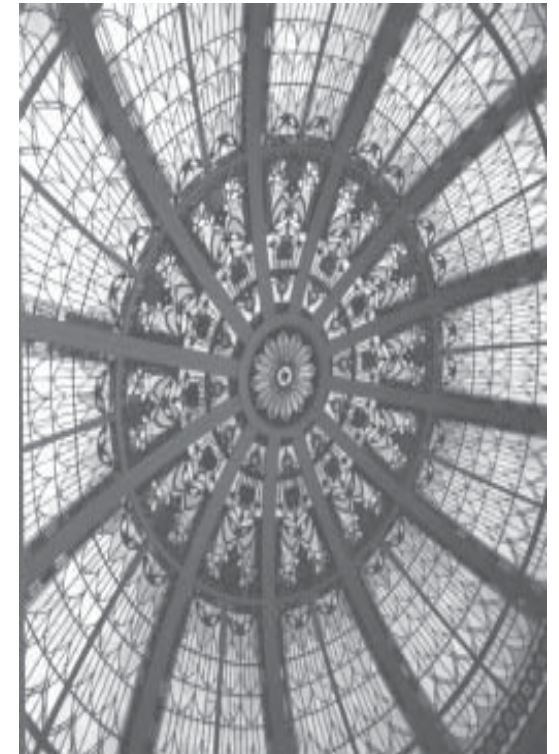
Victoria showed off its heritage programs and wonderful sites during the annual conference of the Heritage Society of BC at the Empress Hotel in Victoria May 11-13, 2000. Delegates from throughout the province and international visitors from Japan, Australia and Tacoma, Washington travelled around our capital city, using the city as a living laboratory.

Among the sites visited were the Parliament Buildings, St. Ann's Academy, the Abkhazi Garden (thankfully saved by The Land Conservancy and being restored by a core of volunteers), Chinatown, the revitalization projects on Herald Street, the Rockland area, Victoria West, and upper Fort Street. Additional tours offered a view of the city from the deck of a luxury yacht, how to market a heritage city, facadism - good or bad, and information on how heritage homes pay for themselves in James Bay.



Under the Skirts of the Grand Old Lady - delegates on tour
Nick Russell photograph

Perhaps the most-requested tour was a unique behind-the-scenes tour of the Empress Hotel, entitled "Under the Skirts of the Grand Old Lady." Following an informative lecture by Terry Reksten, delegates travelled from the basement to the attic with engineer Andrew Rushforth and Empress staff, viewing sites which will soon



The ceiling in the Palm Court, site of the HSBC conference
Albert G. Fry photograph.

be closed up and not revealed for many years. This tour proved to be very popular with local citizens, most of whom had never been in the basement before.

The conference would not have been possible without the assistance of Victoria's volunteers, many of whom are Hallmark Society members. Thank-you all for making the conference a success!

Hallmark Society Office Manager Helen Edwards won re-election to the HSBC Board of Directors and was elected the Board's new President.

AWARD OF MERIT - ST. JOHN'S HERITAGE CHURCH

by Grace Holman

The Anglican parish of St. John the Baptist was officially designated in 1912. The church, a fine example of Carpenter Gothic was completed in 1913 by H.O. Miles who was paid \$2345 for the job. One of St. John's most pleasing features is the original tongue and groove fir interior with its vaulted raftered ceiling. Laura Dunsmuir of nearby Hatley Castle was a great supporter as was Josiah Gosse, the last keeper at Fisgard Lighthouse. The St. John congregation moved to a new building Church of the Advent, in 1986.

The City of Colwood gained responsibility for the site in 1996 through negotiations with the Anglican diocese. A volunteer committee was appointed by the City to manage St. John and oversee its restoration. The building was structurally very sound but sadly neglected. Since that time, with a grant from the BC Heritage Trust and significant contributions of money, in kind services, volunteer labour, praise and encouragement, St. John has been lovingly restored.

Work began with grounds clean-up. Horizon Power provided a bucket truck; Construction Aggregates supplied gravel for the walkway; members of the youth centre moved soil donated by Aubrey Enterprises; a water line was brought to the site; as clean up crews cleared debris, Alpine hauled it away. Derek Emery of Emery Electric upgraded the wiring into the building with help from Chew Excavating. Rick Foster, his two helpers Jeremy and Marcel and other volunteers sanded, primed and painted the outside with paint from Beaver Lumber; Mel Smith rebuilt the chimney; Bill Ridley rebuilt the vestry roof and steps. Pews were moved, the floors refinished, and new chancel carpeting laid.

Siding and leaded windows were repaired. The furnace was fixed and old oil tanks were dug up and removed by the Colwood Fire Department and Ken's Septic Service. The church received a new roof thanks to the efforts of John Harris and scaffolding from Great West Scaffolding. Period lamp standards along the walkway came from Achenbach Foundries.

The foyer and vestry, later additions to the church, were renovated and display cabinets installed. The original chancel window, discovered in the cellar during cleanup, was repaired and reinstalled. St. John is now a place of celebration - hosting weddings and concerts, welcoming guests from far and wide.

This project involved considerable community involvement and illustrates how a smaller community can achieve a high degree of restoration excellence with minimal investment of funds.



City of Colwood photo

The team had to determine the most suitable historical period to restore to: 1855 when first designed, 1886 when it was moved to its current location, in cream and gold from the 1900s, in cream, gold, blue and marbelized in the 1920s, or in cream and grey in the 1960s after Vatican 2? They decided to restore to the 1920s as it was very well lit then and thus was suitable for its intended purposes now. Some materials were still in storage and there was substantial historical documentation available including pictures.

The restoration began with painstaking research as the team believed that everyone should understand the final vision before picking up a paintbrush or hammer.

Among the discoveries were faux marbling wainscoting, including a fake joint and gilding on the main altar. The shape and location of the altar rail was determined. Pews were removed

and staging built so workers could commence work on the ceilings. The painters who worked on the upper staging were named Don and Bart but became known as Donangelo and Bartangelo after a famous ceiling painter.

A faux finish was applied to the wainscot, gilding applied to the altar, and restored statues were reinstalled. Ceiling rosettes hide brass fire sprinkler heads needed to bring the chapel up to fire code.

The restoration process took over three years of hard work, dedication to a vision, an eye for detail, and historical exactness. The chapel is now a very busy place with concerts, weddings, meetings, and other events scheduled on a regular basis.

Louis would be proud of the exceptional projects which received his award!



Presentation of the Louis Award, l-r: Robert Patterson, Roger Burgess, John Edwards, Pamela Charlesworth, Stuart Stark. John Taylor photograph.

COVER STORY: A BATTLE ROYAL - SAVING THE ROYAL THEATRE

by Helen Edwards

Much of the media coverage in the last few weeks has concerned the future of the Royal Theatre, owned by the four core municipalities and managed by the Royal and McPherson Theatres Society. At issue is the need for seismic upgrading and improvements required by the major tenants, the Victoria Symphony and Pacific Opera Victoria.

The building of the theatre to a design by Rochfort and Sankey started on October 28, 1913 and was completed in just 60 days. The reinforced concrete balcony was poured in ten hours without compromising the existing building standards. On the inside, the ornamentation is a tribute to the plasterer's art. Forty-five men were used to complete the work on schedule. Henri Gotter and C.E. Dorisy, both trained at the École des Beaux Arts in Paris were responsible for the interior design.



Interior decoration, Royal Theatre
Hallmark Society file photograph, c. 1972

The exterior features fine diaper brickwork and Renaissance-style terracotta balconies. Although there have been several changes made throughout the years, the Broughton Street facade remains an impressive example of fine workmanship.

Three prominent Victoria businessmen, Simon Leiser, a pioneer wholesale grocer, John Matson, proprietor of the Daily Colonist, and lawyer, R. T. Elliot, were the principals behind the Victoria Opera Company Ltd. The theatre was never used for vaudeville house but only for legitimate and community theatre. Among the early performers at the Royal were Sarah Bernhardt, Anna Pavlova, Paderewski, Jimmy Durante, and Will Rogers. Present in the house on opening night were Premier Richard McBride, Mr. and Mrs. James Dunsmuir, Mrs. Frederick Pemberton and Simon Leiser.

In 1946, the Royal became a Famous Players cinema and in 1973, was sold to the City but leased back to Famous Players. In the 1980s the company moved to new quarters and the screen fell dark. The Royal Theatre is one of a few buildings to be recognized by Ottawa as having national significance - it has received federal designation.

The fight to save this magnificent structure is really not a new item. In 1973, the Hallmark Society called for the four core municipalities to share the purchase cost. While the request stressed the historic and architectural importance of the building, it also reminded councils of the need for a location where live music and theatre could provide "an emotional and intellectual enrichment which can be obtained in no other fashion." Cultural tourism was being promoted even then.

By 1978, the municipalities were committed to upgrading the Royal and saving what Alderman Ron McKenzie called "an Edwardian jewel...a beautiful building that's full of potential." He continued, "I'd put this on a par with the Orpheum in Vancouver as far as esthetics are concerned."

In Vancouver, the Orpheum Theatre has been magnificently restored and is home to the Vancouver Symphony. Surely the Royal Theatre deserves the

same fate. As Hal Kalman reported to our December meeting, his firm's study of the structure in 1988 identified the heritage character of the theatre and suggested it be rehabilitated.

He outlined five possible scenarios for the rehabilitation:

Option A - Minimum upgrade - life safety, accessibility, and audience comfort

This would include a seismic upgrade, replacement of stage rigging, with additional washrooms and showers in the backstage area. The drawback of this option is that it does not solve the problem of the poor acoustics with the sound trapped under the long balcony.

Option B would contain all the features of Option A and add the following: a new stage tower, new rigging and new loading area, new orchestra pit and backstage and rehearsal areas, an electronic acoustic enhancement system. This option is weak as the sight lines are no better., there is still little accessibility for wheelchair patrons and limited seating for an aging population. This plan would, however, retain the heritage values and provide a somewhat better experience for patrons.

Option C would add a second balcony in the audience chamber. This would improve the acoustics naturally and would negate the need for an electronic system, would provide better site lines, and would provide more accessibility for patrons with limited mobility. On the negative side, the balcony would be truncated.

Option D would keep the Broughton Street facade only and would demolish everything else. The parking lot to the east would be included in a new development with two balconies.

Option E is to build a new office tower over a new theatre building. This option has already been rejected by the Royal and McPherson Theatres Society.

The consultants have recommended Option C, but considerable discussion must take place before any work can begin.



Exterior decoration. Albert G. Fry photograph
March, 1989.

Some prominent Victoria citizens want to demolish the Royal and build a new facility in its place. Although a new structure, even were it possible to rebuild on the same site, would perhaps be better from an acoustic basis, it would lack the aesthetic qualities which older performing spaces have.

Where is the vision of those early patrons of the arts? Why can elected officials not see beyond the next election? Why are certain community leaders calling for demolition of a unique theatre building? We have already lost the Capitol Theatre, the Dominion, the Atlas, and the Plaza. Enough is enough!

Vancouver has proven that old theatres can work well as performing spaces. The Stanley Theatre has just been extensively restored and is being used again. We only need look northward to Nanaimo where an expensive theatre complex was built. Despite its state of the art equipment and facilities, it is underused. Newer and bigger is not always better.

The Times Colonist maintains that there have been few letters supporting the retention of the Royal. I call on every Hallmark member to write letters to newspapers, councils, and the Royal and McPherson Theatres Society demanding the retention of the Royal. Let the renovations begin!