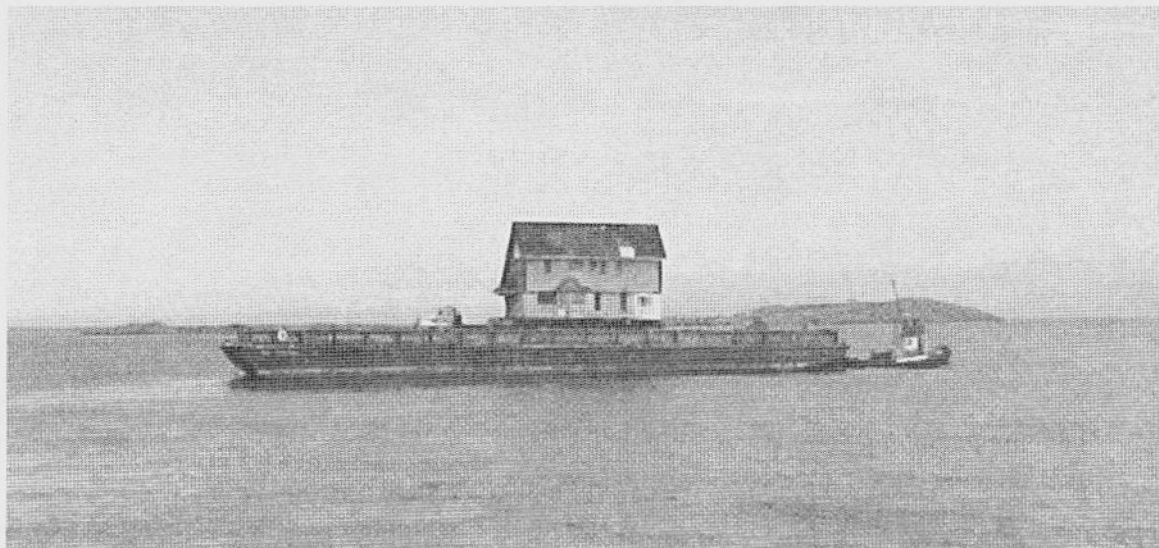




DEDICATED TO PRESERVING HISTORIC AND ARCHITECTURAL LANDMARKS

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Your voice in heritage preservation in the Capital Region since 1973



Office Manager: Helen Edwards

Office Hours: Wed. 8:30 am - 1:30 pm or by appointment  
e-mail: helen@islandnet.com

URL: <http://www.islandnet.com/~helen/Hallmark.html>

## 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.

## NOTICE OF MEETING

The Annual General Meeting of the Hallmark Society will be held on Monday, September 25, 2000 at the James Bay New Horizons Centre, 234 Menzies Street commencing at 7:30 p.m. Our guest speaker will be John Roe of the Veins of Life Watershed Society who will speak on the history and current preservation of the Gorge as a vital part of Victoria's inland waterway.

## COVER PHOTO

On July 12, 2000 the English Arts and Crafts house at 369 King George Terrace was successfully removed and floated away to await a new owner. See page 8 for details. Helen Edwards photo.

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Roger Burgess

Helen Edwards

John Edwards

## DEADLINE FOR WINTER

## 2000 NEWSLETTER:

## NOVEMBER 15, 2000.

# PRESIDENT'S MESSAGE

by John Edwards

Following the two Awards Ceremonies in early May, it was time to go and look at heritage restoration and problems faced in other areas. Steve Barber, the industrious hard working heritage planner for the City of Victoria had talked about the Exchange District of Winnipeg at a Hallmark meeting. As we were in Winnipeg for our son's graduation, off we went on one of the two tours. The "West of Main Tour" was twenty-three buildings (the tour we took) and the "East of Main Tour" was twenty-seven buildings.

Some of the more interesting structures are: The Union Bank Tower of 1904 which is the oldest skyscraper still standing in western Canada. Designated a National Historic Site, it was designed by Canada's leading architects of that time, Darling and Pearson of Toronto. At 294 William, there is the Massey Harris Building of 1885 - this company sold the implements that opened the west. The Lake of the Woods House at 212 McDermot Avenue has a fine stained glass window that bears the emblem and motto of the great milling company, then the largest in Canada.

At 166 to 146 Princess Street are a group of buildings, some of the oldest and most symbolic of Winnipeg's emergence as the centre of the Canadian grain trade of the west. These are the Exchange Block I, Exchange Block II, Harris Building, Bawlf Block (Nick Bawlf's grandfather) and the Benson Block, all dating from 1882 to 1896. The use of brick, metal, and stone give these building decorative facades which have undergone almost no change since their construction. Redevelopment is proposed for two of them.

Two buildings, (I believe the Lyon Building and the Criterion Hotel) are undergoing extensive renovations to downtown condominiums,

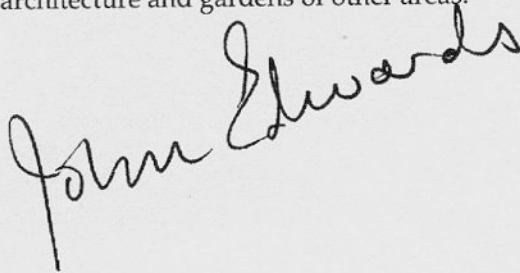
similar to Victoria's Tom Moore's project at 529 Herald Street and Chris LeFevre's at 532 Herald Street.

Not to be missed is the 1913 Pantages Theatre - once the jewel of the popular Pantages Vaudeville Theatre circuit. It had been restored retaining the lavish plasterwork while a 1993 addition increases the usable space. Opponents of our Royal Theatre should take note of Winnipeg's restoration of this theatre.

Another restoration for which Winnipeggers can be justly proud is the "must-see" Dalnavert, home of Sir Hugh John MacDonald, son of Sir John A. Built at 61 Carlton Street in 1885 in the Victorian style, it has been restored to its former magnificence.

Closer to home there are many "must-see" tours of gardens, studios and innovative new buildings on the Gulf Islands. I must admit I haven't been to many others apart from the one on Hornby Island. This year there were twenty-three premises opened. They ranged from a 1940s farm of seventy-eight acres and a 1996 restoration of the farmhouse to post-funk construction using large beach logs, and two others by Blue Sky Design. These designers also do a lot of work at Whistler. Some building materials such as cement are double the price when you are two islands out, so there are ingenious uses of what's available.

I hope you all had time to get out and see the architecture and gardens of other areas.



# ROSS BAY VILLA - AN UPDATE ON PROGRESS

by Roger Burgess

To the casual visitor strolling past Ross Bay Villa (located on Fairfield Road opposite the cemetery) little progress may be apparent. To those used to seeing the run down old house, a garden full of weeds and plywood panels substituting for glass, the new owners might be accused of dragging their heels over the restoration. Nothing could be further from the truth. Since buying this 135 year old landmark property from a development group a year ago, much ground has been covered and behind-the-scenes activities have been started.

It must be remembered that The Land Conservancy was, and is, a philanthropic organization whose main goals are plainly stated in their name – that is, the preservation of significant lands. With substantial financial support from the Heritage Building Foundation of the Hallmark Society, TLC took on a project that is small in land significance but rich in significant building heritage. One of the first tasks was for TLC, with help from Society members and other heritage organizations, to establish an effective team that had the knowledge and experience to both raise funds and carry out the restoration. This team is now in place and has been active on many fronts for months. We comprise a core group of John Edwards, Nick Bawlf, Cyril Hume, Stuart Stark, Mike Hewison, Eric Vilnis, Mark Aitken, Bill Murphy, Nick Russell, Eden Jaycock and the writer. Our team covers many skills including heritage joinery, archeology, historical architecture and research.

We spent some months preparing the groundwork before starting to swing any hammers. We have now established the broad goals for period restoration, timing, costs and end use for the house. At the same time, we carried out an extensive inventory of the current state of both building and grounds. We now have a fine set of drawings and archeological

records on which to base our planning. We have decided to restore the exterior and interior to its original 1860s appearance – there is much site and photographic evidence of this. The kitchen will be restored to a still-current 1912 appearance. This work will be phased over the next two years, with occupancy expected in the fall of 2002. Outside and inside tasks will be carried out in a logical order according to priority and weather.

All these tasks, of course, have to parallel fund raising activities and are heavily dependent on the fund raising committee's successes. It will take many hundred thousand dollars to complete the restoration and retire the debt incurred to purchase the property. The summer and fall work is proceeding well, with a number of enthusiastic volunteers lending their skills at our regular Wednesday evening and Saturday morning on site work parties.



The first finial is set in place



Removal of 1950s siding reveals original material beneath



Careful removal of 1950s siding



Regular work parties mean the tasks are finished sooner



Workers on the west side gable

Our primary goal is to make the house weather (and animal) tight before winter and provide a light and healthy interior environment. This will allow us to proceed with the preliminary rough out interior work over the winter months in reasonable conditions. To date, we have completely replaced the roof – which was leaking badly – with new shingles, finials and ridge details. The Victoria Heritage Foundation largely funded this work which was partly contracted to Parker Johnson, who provided a generous discount and special payment terms. We acknowledge our gratitude to these two organizations for their support and encouragement.

We have made a very good start on repairing the windows, which were in very poor condition,

but are believed to be original to the house. Vintage Woodworks kindly supplied glass from the period so that the patina of old glass will be maintained. Wood eavestrough is on order from Vintage Woodworks and will be installed along with repaired and replaced fascia boards in the near future. We have designed a period fence for facing onto Fairfield Road and are sourcing the cedar for this.

By the time this work is in place by late October, our current funds will have been expended. We urge you to consider a donation to TLC, earmarked for the Ross Bay Villa, so that work can continue to restore this rare and charming part of our historical fabric. Additional volunteers, particularly with basic carpentry skills are always welcome at the work sessions mentioned above.

## CALL FOR NOMINATIONS

### HALLMARK SOCIETY SEEKS DIRECTORS

**E**lections of officers for the Hallmark Society Board of Directors will take place at the Annual General Meeting on September 25, 2000 at the James Bay New Horizons Centre. Elections are arranged so that one-half of the positions are available each, ensuring continuity between Boards.

This year, we are seeking to fill several openings. Please think about joining our dynamic team as we continue our work to save our precious heritage. If you do not wish to commit to a full two-year term, consider one-year.

Two-year terms:

Treasurer

4 Directors

One-year terms:

1 Director

Directors' duties include the recording of minutes, membership coordination, volunteer coordination, Awards Night, Regional Heritage Committee, etc. Responsibilities vary from year to year depending on the need.

Board meetings are held monthly, with general meetings quarterly. Board members are expected to take an active part in the Society's activities including members' night, Awards Night, heritage fair and special teas or tours.

If you would like to serve on the Board or wish to nominate someone for a position, please contact Helen Edwards ([helen@islandnet.com](mailto:helen@islandnet.com) or 386-6598). If you prefer, you may leave a message at the office @ 382-4755.

### HERITAGE BUILDING FOUNDATION SEEKS TRUSTEES

**D**ue to the expiration of one term and resignations, the Heritage Building Foundation of the Hallmark Society is seeking four Trustees to complete its Board.

The election will be held at the Hallmark Society Annual General Meeting on September 25, 2000. Nominations will be accepted at the Hallmark office (382-4755) or in writing.

The four trustees elected from the general membership join four officers of the Hallmark

Society (President, First Vice-President, Secretary and Treasurer) on the Board of the Heritage Building Foundation, the property arm of the Hallmark Society.

Two Trustees will be elected for a two-year-term while two will serve a one-year term.

As this is the body which has entered into a partnership with the Land Conservancy to restore Ross Bay Villa it is vital to have a full complement of Trustees.



## **NOTICE TO ALL MEMBERS**

**ALL MEMBERSHIPS, EXCEPT LIFE MEMBERS AND THOSE WHO HAVE ALREADY PREPAID, ARE DUE FOR RENEWAL AT THE ANNUAL GENERAL MEETING. YOUR EXPIRY DATE IS SHOWN ON THE MAILING LABEL.**

**YOU MAY SEND YOUR PAYMENT TO THE OFFICE, PAY IN PERSON ON WEDNESDAY MORNINGS, OR BRING YOUR CHEQUE TO THE AGM.**

**WE WILL NOT BE RAISING OUR MEMBERSHIP DUES BUT, AS OUR COSTS INCREASE, WE CAN NO LONGER SEND FREE NEWSLETTERS OR NUMEROUS REMINDERS TO THOSE WHO HAVE NOT RENEWED. PLEASE HELP US REDUCE OUR MAILING COSTS BY RENEWING PROMPTLY.**

**WE APPRECIATE YOUR CONTINUED SUPPORT.**

# COVER STORY: OAK BAY'S HERITAGE FLOATS AWAY - AGAIN

story and photos by Helen Edwards



In an almost festive atmosphere on July 12, 2000, the English Arts and Crafts house at 369 King George Terrace was moved from its site and floated by barge at high tide.

From the beginning of the controversy surrounding this house, there has been more misinformation than facts. At the meeting of Oak Bay Council at which the decision to designate the structure was turned down and the approval of a demolition permit thus tacitly approved, speakers seemed more concerned with the effect a designation might have on their taxes than the merits of the building. While we realize that Oak Bay has an overabundance of heritage structures, they have lost quite a few over the years. While removal of a heritage asset is obviously not the first choice for retention, it has to be considered more appropriate than demolition. At least when a structure is moved, it has a chance at a second life.

When four of us toured the site last year we were advised that it was only a matter of days before the house would slip into the sea and demolition was the only answer. Thankfully, saner heads prevailed and Nickel Bros. were able to acquire the building and save it for the future.

Rather than move the house under cover of darkness, Nickel Bros. orchestrated an unusual

daylight spectacle. The home was moved to a temporary waterfront site and plans made to catch the high tide at the dinner hour.

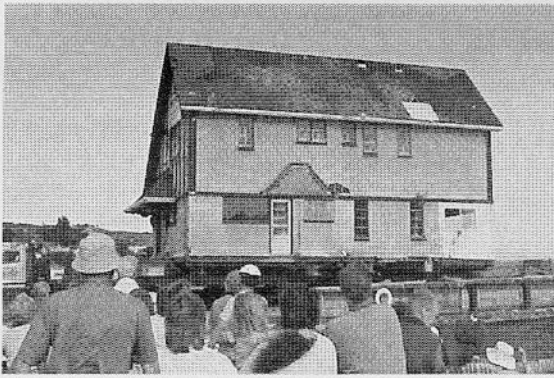


From far and wide, spectators arrived - some came with lawn chairs and picnics! I used the opportunity to educate those who were interested in the merits of the building. Among the comments overheard were: "What a useless pile of junk!", "Why is this being moved?", and "Why is this building being saved?"

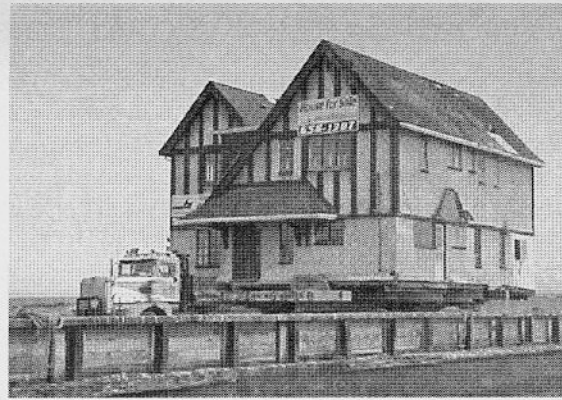


Shortly after 4:00 p.m., a murmur went through the crowd as the workers began to build a temporary bridge between the land and the barge. As the brightly-coloured yellow beams were lowered into place, the level of excitement grew.

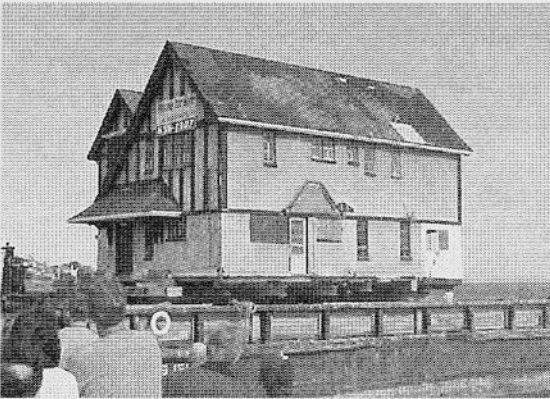




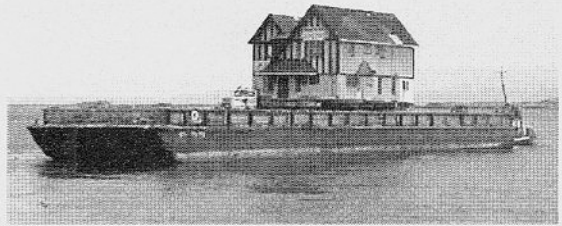
Next, the agonizingly-slow process of manoeuvring the house onto the barge began.



The barge was now separated from the shore.



The driver exhibited a remarkable level of driving expertise. Aided by the rest of the highly-skilled team, he slowly backed the trailer from the street to the barge, landing it precisely where it should be.



While the crowd held its collective breath, the tug began to pull. At first it seemed as if nothing was happening, but imperceptibly the barge began to move. Soon, the barge was clear of the shoreline and well on its way to the open seas.



Next, the temporary bridge was removed.



The house was barged to Sidney where it now sits beside the Patricia Bay Highway where thousands can witness it. Hopefully, a new owner will undertake the restoration of this important heritage resource.

## YOUNG CANADA WORKS FOR ... THE HALLMARK SOCIETY

For the third year, the Hallmark Society has been able to hire a summer student through the Young Canada Works Program administered by Heritage Canada Foundation. Although we requested two positions this year, we were allotted only one. We hired Berdine Jonker, who worked for us last summer. As she was already familiar with the position, this made the training portion of the summer shorter than we had planned.

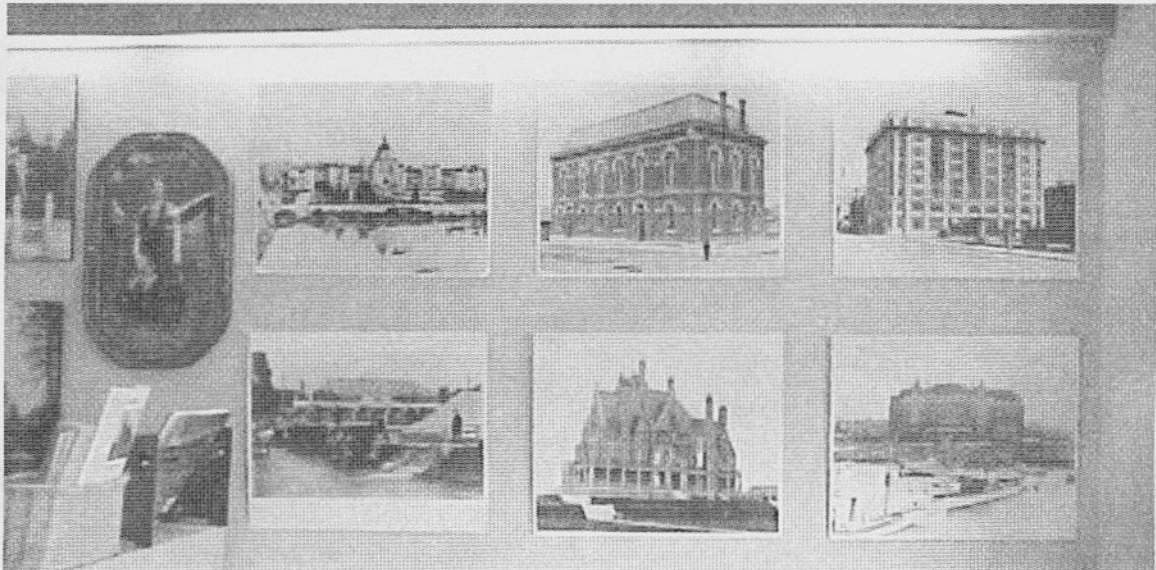
Berdine has been continuing with cataloguing the slide collection, inputting all the information to our computer database. Soon, we will be able to tell at a glance which images we hold. The accurate and detailed description of each slide will make retrieval of data more efficient.

She has also been working with the photograph collection, arranging new displays on the walls of the office and the research area, and cataloguing and filing newspaper clippings and

other archival material. As the office was open full-time during July and August, callers heard a friendly voice rather than an answering machine. In most cases, she was able to answer their enquiries without the delay that usually occurs. This results in better service to our membership.

Unfortunately, Berdine will be moving home to Nelson in the fall and we will miss her pleasant personality and hard work. We wish her the best of luck in her future endeavours and hope that she is able to find work in the heritage field. Any employer would be lucky to have an employee of her exceptional calibre.

We are grateful to the Young Canada Works for their financial support and look forward to next year's program. This is a valuable experience which benefits both the students and the non-profit organizations which hire them - a true win-win situation.



The "new-look office" - come to visit some Wednesday morning

# HMC DOCKYARD TOUR

by John Edwards

The Canadian Navy is acquiring three Upholder class submarines from the United Kingdom for \$750 million. One which is to be recommissioned the HMCS Victoria is slated to arrive and be stationed at HMC Dockyard in October 2002. (The last ship with a somewhat similar name was a World War II frigate the HMCS Victoriaville.)

We hope to arrange a tour of Dockyard on a Friday afternoon, as rumour has it some old buildings erected by the Royal Engineers prior to the turn of the twentieth century are to be demolished. This is to make way for new facilities deemed necessary for the new submarine.

Please contact the Hallmark office (382-4755 or helen@islandnet.com) before September 9, 2000 if you are interested in this tour. We will set a definite time and date once we know how many members are interested. Only those who have indicated interest will be advised of the final details.

They have assured me that we will not be stopped at the Main Gate.

## OFFICIAL TAX RECEIPTS

If all a member receives in return for a membership is a privilege of no nominal value, gets to vote at meetings and receives a newsletter, then the charity can issue an official donation receipt for a membership. However, if a member gets a discount on books or a trades list then the membership fee would not qualify as a gift and a membership donation cannot be issued.

So, if we pass a motion at the Annual General Meeting to eliminate the book discount, the Hallmark Society can issue a tax receipt for all memberships.

This has been confirmed by letter of November 3, 1999 from Canada Customs and Revenue Agency.

**Special Motion: Be it resolved that the Hallmark Society eliminate the members' discount on books.**

# CHELSEA BLOCK GONE

by Helen Edwards

The Tudor streetscape of Fort Street in general and Antique Row in particular is being slowly and systematically eroded. The latest nail in the coffin is the demolition of the Chelsea Block. Built in 1937 by the Holmes family, its only sin was being in the way of the redevelopment of its next-door neighbour.

For as long as I can remember, Fort Street to the west of Cook Street has been a delightful melange of Tudoresque antique shops, although the use of some structures has changed in recent years. What had not changed too drastically was the streetscape. Although the building of the Montreal Trust Building (now the Mosaic) introduced a modern facade to the street, it was decorative and residents had become accustomed to its presence on the street. There is now only one mock-Tudor building left on the south side - how safe is it?

This begs the question - why did the Egoysans bother to restore their fire-damaged building to its 1930s appearance if that look is going the way of the dodo? It has been rumoured for some time that the site housing Jeffries Silversmiths will be sold and redeveloped. The rear shed is the oldest remaining structure on the street and should be retained. This area is extensively marketed as "funky antique shops." What will the slogan be when they are all gone, replaced by concrete and glass monoliths?

This whole issue draws attention to the fact that we are losing the structures of the 1930s to 1960s at an alarming rate. When the heritage preservation movement took its first strong steps in the early 1970s, we were protecting the built heritage of the early part of the twentieth century. It is now time to wake up and realize that over twenty-five years have passed and the bar must be raised.



The Chelsea Block prior to demolition.



The restored Egoyan property is reflected in the glass of the doomed Chelsea Block.



Chelsea Block now just hole in the ground

# STRANGE, BUT TRUE

by Helen Edwards

In the past few years, I have noticed the words "heritage" and "historic" bandied about rather freely, but never have I seen these terms used in conjunction with vinyl siding.

Much to my surprise, the Vinyl Siding Institute presents Awards of Distinction which recognize "outstanding uses of vinyl siding" in several categories including **Historic Restoration**. (Note the use of the term "restoration" which is generally defined as returning the structure to its original form. It would appear that renovation would cover this situation much more accurately.) As outlined on the organization's website, the purpose of the program is to "honor individuals or companies for outstanding projects using vinyl siding produced by manufacturers who are members of the Vinyl Siding Institute." Each project is judged on the

effective use of the siding and must clearly demonstrate workmanship and attention to detail.

A total of six projects in Missouri, Nebraska, New Jersey, and Illinois were recognized for the "high calibre" of the restoration. Although the criteria for these awards sounds very much like that for Hallmark Society awards, they are poles apart. It would appear that the Vinyl Siding Institute considers the replacement of original cladding with vinyl to be "restoration." How long will it be before this type of recognition is commonplace throughout North America?

See the image taken from the website for an example of the remarkable "before and after" of vinyl siding! To view other examples, visit <http://www.vinylsiding.org/awards/index.htm>.

## Historic Restoration



Images taken from <http://www.vinylsiding.org>

## CALENDAR

- September 9** Deadline for sign-up for Dockyard tour
- September 14-16** Heritage Canada conference, Towards a National Trust, Calgary, Alberta.
- September ??** Tour of HMC Dockyard - date to be confirmed (see page 11 for details)
- September 25** Hallmark Society Annual General Meeting - 7:30 p.m. at the James Bay New Horizons Centre, 234 Menzies Street. Election of officers and reports. Our guest speaker will be John Roe of the Veins of Life Watershed Society who will speak on the history and current preservation of the Gorge as a vital part of Victoria's inland waterway, once lined by the homes of the elite.

## HERITAGE UPDATES

### ABKHAZI GARDEN

The story of the fight to save the world-famous Abkhazi Garden from destruction is the subject of two half-hour documentaries produced by CBC Vancouver.

The production crew made use of items from the Hallmark Society archives and some of our images will form part of the presentation. It was a new experience working for TV cameras and presented an opportunity to thrust the Hallmark Society into the spotlight.

The finished films will likely be shown on the Labour Day Weekend. Watch your TV listings for further information.

### MALTWOOD PROPERTY

Thanks to all who supported the move to save this property. It has been transformed into a new restaurant, run by reputable businessmen.

The new cedar roof certainly adds to the appearance, and the grounds have not looked so good in years. We wish the new enterprise every success.

This is so much better than the former proposal. In this case, we must give Saanich Council credit for listening to the community and to the members of the Royal Oak community who made their views known. The saving of this building represents the best of democracy at work.

### ROYAL THEATRE

Unfortunately the fight to save the Royal Theatre has only begun. The argument has become more of a question of a new performing arts space vs. the supposedly inadequate Royal premises. We have never said that the performers did not deserve the best. Our position is that the building is a federally-designated heritage site and the required upgrades should be done without delay.

Perhaps if the local officials could see first-hand what can be done with a heritage theatre (the Pantages Theatre in Winnipeg), they might feel differently. In Moose Jaw, Saskatchewan, there is the Capitol Theatre of the same vintage which is still showing movies (see [Heritage](#) Summer 2000 page 26 for further details). These old theatres are rare survivors - they deserve care and respect.

# Jonathan Yardley - architect

1121 beaver pt rd, salt spring island, b.c. V8K 1X2  
tel(250)653-4931 fax653-9931 cel 537-7631  
e-mail jyardley@saltspring.com  
residence telephone (250)653-4322

## 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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## ERRATA

In the Spring/Summer newsletter, the photograph of the ceiling of the Oddfellows Hall was incorrectly oriented.

We apologize for our error.

## YOUR MESSAGE HERE

Why not advertise your heritage-related business here. Rates are very reasonable, beginning at \$20 per issue for a business-card sized ad. Please call for information on larger ads. Camera-ready copy is preferred, but we can design an ad to suit your needs.

Also note that Hallmark members are entitled to a free classified-type ad once a year. If you have a heritage-related item that you no longer need, let us know. Remember, one man's junk is another man's treasure.