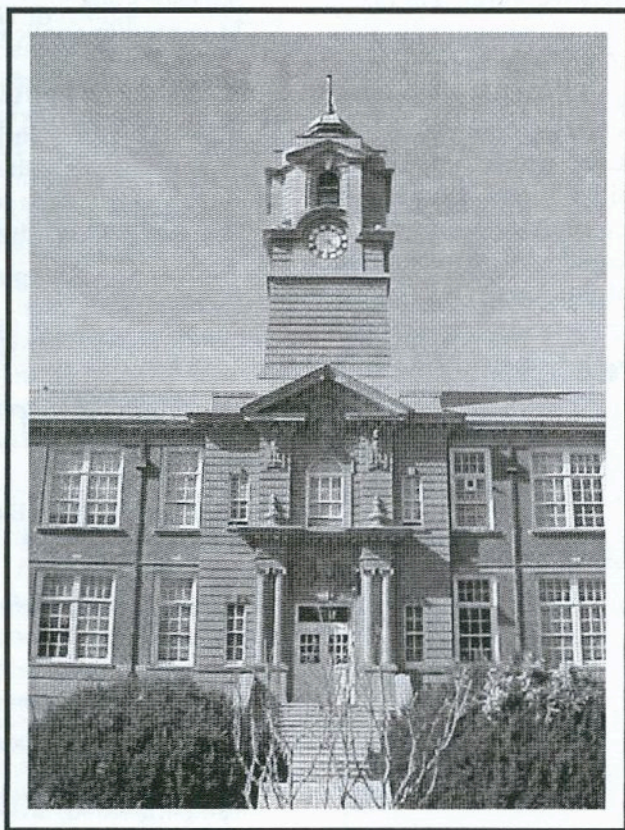
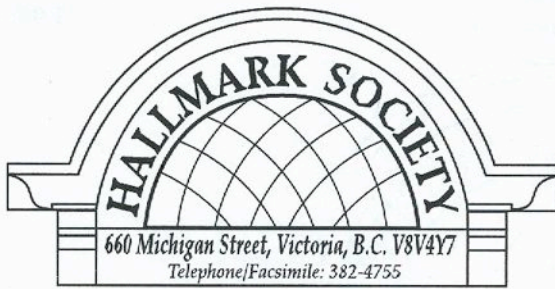




Dedicated to Preserving Historic and Architectural Landmarks



Your voice in heritage preservation in the Capital Region since 1973



Office Manager: Helen Edwards

Hours: Wed. 8:30 am - 12:30 pm & Thurs. Noon - 3:00 pm
or by appointment

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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.

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Cover Photo

The Young Building, Camosun College. Winner of the 2001 Louis Award. See page 7 for a summary of the award winners. Helen Edwards photo.

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**Deadline for Autumn 2001 newsletter:
August 6, 2001.**

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President's Message

by John Edwards

The afternoon of Awards Night (May 1st) was quiet until about 2:30 when four phone calls came in-in quick succession-from Shaw TV "The Daily" and CFX radio. The question the media asked over and over again was "Why are there so many heritage nominations this year and so many awards?" Why was there so much prestige in winning an award this year? (I might note that the Heritage Society of BC received thirty-eight nominations for awards this year - well in excess of last year.)

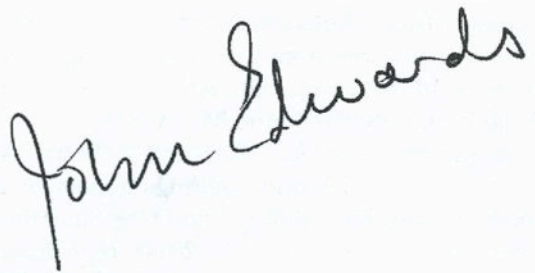
The interest comes from people and community groups getting together to restore and display part of our past. These projects have not happened overnight. The McLean Sawmill in Port Alberni sat abandoned for years. The Belfry Theatre was a ten-year project. On Denman Island the land swap of the Lindsay-Dickson property to the Denman Island Land Conservancy has been ongoing for twelve years and is finally happening.

Some of these projects we never hear about. Are they not considered newsworthy or does the press not pick them up because a female protester hasn't ridden a horse in the nude down a main city street?

All of these restorations require a lot of volunteer time, energy, and funds. The Federal Government in Ottawa keeps paying lip service to heritage but has been extremely slow in focusing on favourable tax changes to encourage heritage restoration.

The success of various awards programs should not allow us to rest on our oars.

1. We need to do a lot more educating in schools and need to get heritage on the curriculum
2. We have to update existing inventories of heritage assets, and start them in municipalities where no inventories exist
3. We need to create more public awareness and educate the public that some heritage assets are disappearing
4. Penalties should be levied where designated heritage assets have been subject to unauthorized alternations
5. We need maintenance standards for unreasonable neglect
6. Councils are very reluctant to designate against the owner's wishes, and we need a case to go forward to get the Courts' interpretation. As happened with the Redpath house in Oak Bay, it was turned down for designation and sailed away to a new home and is being restored on Saturna Island.



Good news from the demolition front

submitted by Nicholas Russell

WASHINGTON (Reuters) - American's cities are making a long-awaited comeback and fewer historic buildings are being torn down, said the head of the nation's leading historical preservation organization this week. Richard Moe, president of the National Trust for Historic Preservation, said saving old buildings -- once the passion of "little old ladies in tennis shoes" -- is now a tool for urban renewal and savvy developers. "We are helping developers and community groups to see the potential in old buildings and to reuse them. That's really taking off in some areas," Moe told Reuters in an interview Friday before addressing the National Press Club.

Thousands of historic buildings were lost in the 1960s and 1970s during the heyday of urban renewal and interstate highway construction. "The good news is that fewer and fewer older buildings are now being torn down. People understand that it's part of our community heritage. Also a lot of these old buildings have character and people are attached to them," said Moe. In Denver, for example, the lower downtown area has been brought from the brink of destruction and transformed into a vibrant, desirable place to live and work.

Moe said in Atlanta and Jackson, Mississippi, low-income African-American neighborhoods were attracting new investors. The story was repeated in areas of St. Louis, San Antonio, Portland, Pittsburgh, Milwaukee and Miami Beach. A tax credit granted in the late 1970s and 1980s for the rehabilitation of historic buildings generated a boom in saving old buildings, said Moe. Since that credit was enacted, more than 28,000 renovation projects had been completed and nearly 300,000 housing units rehabilitated. Altogether tax credit rehab had leveraged a private-sector investment of more than \$22 billion in the revitalization of America's communities.

DOWNTOWN IS POPULAR AGAIN

Moe said more people were moving into downtown areas to live, including a flood of immigrants as well as "empty-nesters" who like the convenience of it and invariably move to historic districts. "A lot of people have discovered that living downtown is an attractive option. It's happened in Washington, modestly, but in greater numbers elsewhere," said Moe. However, many people were still doing a lot of their shopping in the suburbs and in strip malls and enclosed malls that Moe said had "scarred" America's landscape.

Outlining new challenges for urban planners, he said federal and state governments needed to focus on lifting up low-income areas, which have been neglected. "No one is talking seriously about urban policy anymore. It's not an attractive subject politically, apparently, and initiatives could go a long way in low-income areas," he said. He suggested tax credits for homes in low-income areas and job creation programs, among other solutions.

Moe said cities also had a lot of work to do about abandoned and deteriorated buildings. Philadelphia, for example, recently announced plans to spend \$140 million to demolish as many as 14,000 abandoned buildings. "Demolition is an easy and dramatic way to approach the problem but it's not always the best way. Not all these buildings are worth saving, but many are. There also needs to be a more 'common-sense' approach to current building and zoning codes that make it difficult and sometimes impossible to rehabilitate old buildings. Another area of concern was the destruction of old schools in many districts, which he said were being 'tossed aside like yesterday's newspaper'."

Awards Night 2001 Report

by Helen Edwards

Hallmark awards were presented before a standing-room only audience at St. Ann's Academy Auditorium at the twenty-seventh annual ceremony on May 1st. The evening began with the presentation of a record number of designation plaques by Mayor Alan Lowe of the City of Victoria. Saanich also presented designation plaques.

Twelve awards were presented, selected from a record number of nominations. The number of winners reflects the high quality of work being done in the heritage field in the Capital Regional District. Despite the lack of substantial government funding, except from the City of Victoria's Tax Incentive Program, owners are still committed to heritage restoration, conservation, and rehabilitation. We congratulate all winners - you have all contributed to the success of the heritage movement in the CRD.

We were pleased to welcome North Saanich Mayor Linda Michaluk to the Awards Ceremony for the first time. The District nominated John Dawson for his work to create Dominion Brook Park. Gradually, we are reaching more municipalities in the CRD, bringing them into the heritage family.

The reception following the ceremony was held in the St. Ann's Academy Parlours, with the chapel also open for viewing. The new venue provided an opportunity for networking and meaningful conversation. It was pleasant to be able to move about without creating havoc.



City of Victoria Mayor Alan Lowe presents designation plaque.
Esther Parker photo.

We were pleased with the extended media coverage. Shaw Cable aired coverage on "the Daily" while President John Edwards was the "Newsmaker of the Night" on CFX radio. Our chief competition for air and print time was the provincial election, so we did well to have any coverage at all. The Times Colonist had its usual well-written report and did a special feature on three of the individual winners in the weekend issue. There were smaller mentions in Monday Magazine and The Victoria News.

As is the usual case when events of this magnitude are held, there are several people who deserve recognition. Please refer to page 6 for a list of corporate sponsors, volunteers, and others who assisted. We ask that you support our sponsors without whom the event would not be financially possible. It never ceases to amaze me how a small ceremony has grown to become the premier heritage event in the Capital Regional District.

Awards Night Thank-yous

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Ushers Bob Baxter, Jim Stiven, Davyd McMinn
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Reception Sandy Kelley & Diana Edwards
Audio visual services Colin Barr
Refreshments Joan Peggs & Linda Carlson

Others

Municipal staff
Management and staff, St. Ann's Academy
Hallmark Society Awards Jury

2001 Award Winners

Nick and Sharon Russell were honoured for their restoration of a rare mansard-roofed house at 609 Toronto Street in James Bay. Once billed as the home of eighteen hippies, the home has been restored to pristine condition. Asbestos siding has been removed and missing decorative features recreated from paint shadows on the exposed siding. The Russells combed recycling yards to find the perfect windows for their kitchen and rescued an 1890s front door and scalloped shingles from James Bay demolitions.



Photo courtesy Nick Russell



Photo courtesy City of Victoria

Community involvement led to the retention of the 1912 wing of Oaklands Elementary School. Architect Shiv Garyali worked with the local community which desired retention and was able to demonstrate the cost effectiveness of retaining and rehabilitating this wing as part of a new school addition. School District 61 is also commended for supporting the wishes of the residents and producing a building which is an asset to the Oakland neighbourhood.

The rebuilding of a fire-damaged structure at 2157 Cubbon Drive in Oak Bay earns an Award of Merit for Lynda and Bill MacFarlane. Although the upper level was gutted after a roofer accidentally ignited the structure, the couple decided to rebuild and took the opportunity to upgrade services at the same time. This landmark building has been successfully rehabilitated and contractor Paul Terry is to be commended for his meticulous attention to detail during the process.

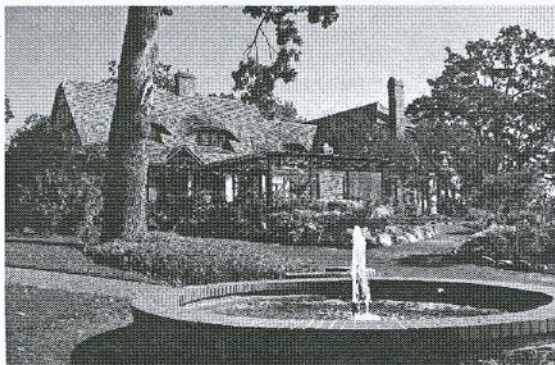


Photo courtesy Fireside Grill

The rejuvenation of the Fireside Grill at 4509 West Saanich Road illustrates the power of public input. Faced with a development proposal which would have included a brew pub, small mall, and a drive-through McDonald's on this Saanich landmark, the community and heritage advocacy groups lobbied successfully to have the original proposal overturned and a new, more sensitive project approved. The resulting restaurant respects the character of the building while presenting an unforgettable dining experience for the guests.

Continued on page 8

Continued from page 7

The restoration of a 1890 Queen Anne style farmhouse in Cadboro Bay has won an Award of Merit for Max and Janet Andersen. The building had been used as a rooming house for several years and was suffering badly from neglect and insensitive internal modifications. They used archival photos to restore or replace historic trims. Doors salvaged from a James Bay demolition found a new home in the restoration process as did full length fir tongue and groove from Esquimalt barracks.



Esther Parker photo

The Church of Our Lord was recognized for the painstaking restoration of the historic 1876 church. The structure had deteriorated severely due largely to the Kenitex coating which had been applied two decades ago. The woodwork was stripped of all paint, repaired and refurbished where necessary, then painted in a new palette of cream with trim of brown, rose, ivory, and gold. The restoration of the rose window has returned it to its former magnificence.

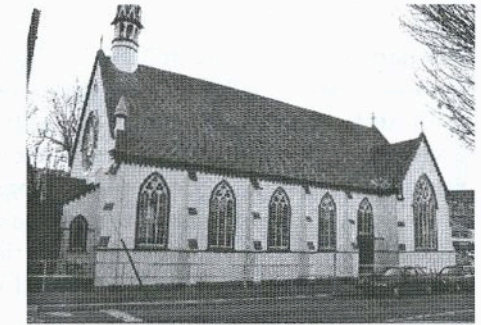


Photo courtesy Victoria Civic Heritage Trust



Photo courtesy Julia Trachsel

John Dawson of North Saanich was honoured for his role in the creation of Dominion Brook Park. The former arboretum on the Experimental Farm on East Saanich Road was created by the federal government to showcase exotic plants which could successfully propagated here. Funding restrictions in the mid 1980s led to the gradual deterioration of the once showplace. Dawson, a neighbour, led the campaign to save the site. The new park was opened in October 2000.

Julia and Derek Trachsel receive an Award of Merit for the meticulous restoration of 529 Springfield in Victoria West. The most remarkable feature of the house is its interior. Although used for a rental for several years, the house was definitely restoration material. Work began on the outside with restoration of the verandah and steps and continued in the interior. The garden was enlarged and a new garden gate installed. A paint job in heritage moss green with darker green trim brought the exterior to life.

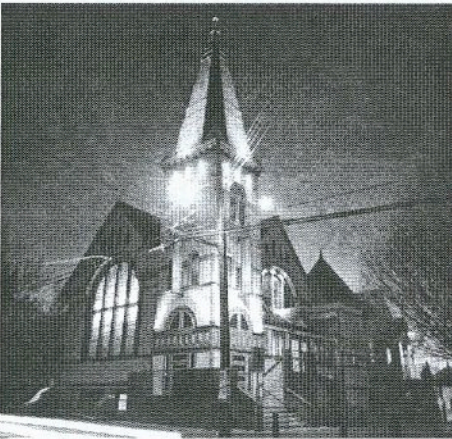


The Communication Award was presented to Nickel Bros. House Moving who advocate the recycling of heritage resources when retention is not possible. Without the efforts of this company, several significant buildings would not exist today and our landfill would be closer to capacity. Relocation of heritage is not the preferred alternative, but in some cases there is no choice. It is better to save an asset than to have it lost forever.

Incentive Program which has done so much to revitalize downtown. Also noted was the Building Incentive Program administered by the Victoria Civic Heritage Trust. The award also included recognition of the restoration of the Promis Block on Government Street and 532-536 Fisgard Street, both of which received grants to assist with their refurbishment.



The City of Victoria was honoured for its Tax



The Belfry Theatre garnered the second President's Award for the completion of a 10-year restoration and adaptive re-use of the building. Once run-down and a blight on the urban landscape, the building has been sensitively rehabilitated to interpret the original qualities of the former church complex while allowing the rejuvenated building to express itself as a play of joy and creativity. The final phase of the work involved the exterior, notably the tower, and the complete rehabilitation of the stained glass windows. The Belfry Theatre now presents a beautiful face to the community and will serve for many years to come.

Photo courtesy John Keay, Architect

Camosun College won the Louis Award for its ground-breaking restoration of the Young Building on the Lansdowne campus. This Saanich landmark was in a serious state of disrepair, unable to be used, when the College decided to undertake the significant rehabilitation. Although the Province contributed \$7.8 million, the Camosun College Foundation had to raise the remaining \$500,000.



Hallmark partners with UVic

Last fall, the Hallmark Society was granted funds from the BC 2000 Arts and Heritage Millennium fund to undertake the photographic documentation of streetscapes. After a detailed examination of our archives, we have determined that the Fairfield neighbourhood has been largely ignored in previous inventory project. We will therefore begin our work in this area. The photographs will be taken during the summer of 2001.

We have now been awarded \$10,000 from the Community-University Research Alliance to run a research component parallel to the photo work. Through detailed research at local archives, newspaper clippings, and other publications, students will develop histories of heritage structures, including the identification of previous residents, architects and builders, and their historical significance. The second phase of the work involves public meetings at which local citizens will be encouraged to relate their recollections of life in the old houses that have been photographed. Through this process, we hope to locate significant photos, which have been maintained in private collections.

Results of the project will be input to the Society's computer system. The completed project will

form part of a travelling display which will appear throughout the CRD. Students will receive training in proper archival procedures, heritage research skills, interview skills, writing, and public speaking - all highly marketable skills in today's job market. They will also be acknowledged throughout the heritage community as significant contributors to the heritage knowledge base.

We have hired two highly-qualified students for the summer and the project will continue through the winter and spring terms. In addition, some students have expressed interest in serving as volunteers. This is a rare opportunity to combine the talents of the non-profit sector with the research capabilities of a major University and can benefit both parties.

What is most gratifying is the number of students who were eager for this type of work. There will be significant openings in the heritage field as the "baby-boomers" retire over the next decade, so it is vital that we train the next generation of preservationists now.

We will also need help from Hallmark volunteers. If you would like to be part of our research team, please let us know at the office.

Gonzales Plan includes heritage

The draft Gonzales Neighbourhood Plan was presented at a public meeting on May 17, 2001. Of particular interest to Hallmark Society members is the section entitled Heritage, Environment and Neighbourhood Features. The purpose of this plan is to "identify and preserve heritage buildings, landscapes and streetscapes; [and to encourage] heritage compatible design for new buildings and

additions." One of the recommendations is to "prepare an inventory of buildings worthy of heritage designation or inclusion on the Heritage Registry." Our photographic documentation and subsequent research component could form a basis for the new registry. We will be working closely with the Fairfield Community Association and the City of Victoria.

Continued on page 13

Federal Government funds Heritage

Last Spring, heritage conservation was mentioned in the federal budget for the first time. The Honourable Paul Martin announced that Canada would consider adopting a national register of historic places completed with conservation standards. There was also a hint on the possibility of some form of tax relief for heritage property owners.

The Historic Places Initiative includes five sections: a national register of historic places, national conservation standards, federal financial incentives for the conservation of built heritage, the possibility of a National Trust for Canada, and discussion on the conservation of aboriginal heritage. Three committees were formed to deal with the issues of a national register, national standards, and a project approval and certification procedure. As we learned in a workshop in February this year, the reports will be issued soon. Although many of the concepts will be modelled on the highly successful American model, there will be changes specifically to address Canadian needs.

This year, the Liberal government, with an increased mandate from the electorate, has made a significant contribution toward funding of heritage initiatives. On May 2, Prime Minister Jean Chrétien and Sheila Copps, Minister of Canadian Heritage, announced an investment of more than \$500 million to ensure the growth and development of Canadian culture. The Prime Minister noted "Canada is recognized around the world as a country with the greatest quality of life and the vitality of our culture and heritage is one of the strongest signs of our collective success."

Of significance to the heritage movement is the second item on the list of objectives. The investment will "provide Canadians with the means to protect their built heritage. To that end, the government of Canada will invest \$24 million in preserving Canadian's architectural heritage." Not only are we on the federal "radar screen," but we are now one of the priorities. This can only be good news.

Ross Bay Cemetery Open House

A public Open House will be held in Ross Bay Cemetery on Wednesday, June 6th from 4:00 - 7:30 pm. A display of design drawings for the preliminary proposals for the upgrading of perimeter of the cemetery will be set up near the May Street entrance to the Cemetery. City staff and consultants will be available to answer questions and provide details of the preliminary drawings.

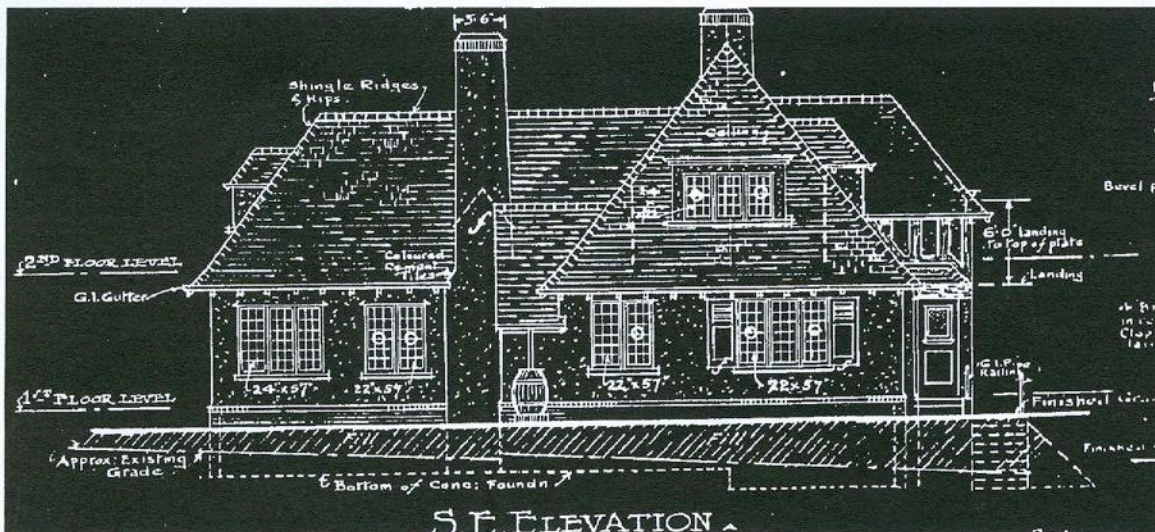
Ross Bay Cemetery is a significant public area in the city and has been the subject of numerous neighbourhood meetings. The area is subject to

sporadic outbreaks of vandalism and the consultants have addressed this issue in their proposal. This plan outlines some important changes to the perimeter of the cemetery, particularly in the southwest precinct, and is worthy of community attention. We attended a presentation on April 23, 2001 and were pleasantly pleased with the concepts although details have yet to be finalized.

Please plan to attend and make your views known. Anyone who does not participate in this process cannot criticize later decisions.

Cataloguing City of Victoria's Historic House Plans

by Julia Trachsel



Plan courtesy Victoria Heritage Foundation.

The vibrating of their chairs and the quickly increasing thumps emanating from the computer monitor as it rocks back and forth, confirmed for Julia Trachsel, Bob Baxter and Judith Andersen that an earthquake is in progress. It also confirms that the work they and other volunteers are doing, under the direction of Jennifer Barr, Heritage Consultant, is definitely worth doing. As the 6.8 magnitude earthquake runs its course, they settle back to work, checking information in building permit records against house plans, which are often undated and unsigned. The saying "time is of the essence" has new meaning.

Victoria Heritage Foundation's (VHF) Education Committee and its volunteers began to catalogue the residential plans stored in the attic vault at City Hall in the spring of 2000. Funding assistance of a grant from British Columbia Heritage Trust (BCHT) obtained through the City's Planning &

Development Department make it possible. There are approximately 8,000 house and several thousand commercial plans that still exist. Possibly as many as half the plans for Victoria's houses are missing. Before 1907, City regulations did not require plans to be filed with the application for a building permit. Others were filed, but have gone missing for various reasons over the years. The plans that remain are stored in alphabetical order by street, in wooden cubbies that line the walls of the high ceiling room, the top ones only accessible from a sturdy wooden three metre high step ladder. House plans are folded and stacked, commercial plans are rolled. Both include a variety of other papers, documenting alterations and additions.

The process is straightforward, but depending on the number of "other sheets" for additions and alterations over the years, the physical

Plans

Continued from page 12

unfolding of the plans and retrieval of information can be challenging. Plans are brought in small batches to the "workroom" where they are sorted. Those after 1950 have essential information hand printed on photocopied forms. Plans before 1950 are unfolded and interpreted by one volunteer while a second volunteer enters the information into a Microsoft Access database form. Carey Pallister, City of Victoria Archives, in conjunction with the Education Committee, designed the database to meet both the needs of the Committee and the City.

Many present-day Victorians and visitors are benefiting from the information being recorded. Community Associations who want visitors to enjoy the history contained in neighbourhood walking tour brochures, conference planners who want to show off residential neighbourhood while imparting architectural and historical information, homeowners wanting facts about their homes "just because" or for designation purposes. Each carefully unfolded plan uncovers

information necessary to these and other historical research projects.

Each day brings new finds – from another home designed by the prolific and meticulous Sam Maclure, to the discovery of additional designs by less well know but excellent Architects and Builders. Often the plans themselves are works of art, with carefully sketched interior and exterior details, revealing a sense of Profession rather than job. Famous or infamous, remembered or forgotten, each person combined art and architecture to make their mark on the rural Victoria landscape that was fast developing into a "destination" city.

The earthquake was a reminder that at any time, and within the space of a minute, information from plans not currently catalogued could be lost forever. Even with the 1800 pre-1950 plans that have been added to the database, and the 1500 lightly documented post-1950 plans, many thousands remain to be done. If you want a part in discovering the past for future generations to enjoy, and are available during business hours to volunteer, contact Jennifer Barr at 389-1864.

Gonzales

Continued from page 10

Another objective of the draft Gonzales Neighbourhood Plan is to ensure that new buildings and additions are sensitive to nearby heritage buildings, landscapes and streetscapes. The early twentieth-century dwellings of Gonzales are under real threat of redevelopment. There are several examples of insensitive design in this area. Perhaps if this neighbourhood includes this requirement in its plan, there will be a groundswell to other areas. We are not

opposed to redevelopment, it is the only way an established community can mature. What is of concern is the siting of concrete "boxes" adjacent to well-maintained heritage homes.

In the Rockland area, there are three examples within a short distance of each other and there are numerous others throughout the CRD. We will be following the development of the Gonzales Neighbourhood Plan with interest.

Calendar

- May 28, 2001 Deadline to sign up for guided tour of the Empress Hotel
- May 31 - June 2 Heritage Society of BC conference "Built, Natural and Cultural Heritage: a Community Continuum," Surrey, BC. For further information, call 384-4840 or visit <http://www.islandnet.com/~hsbc>.
- June 6, 2001 Ross Bay Cemetery Perimeter Study - Public Open House. May Street entrance of the cemetery, 4:00 - 7:30 pm.
- June 18, 2001 Guided tour of the Empress Hotel and book and video launch
- September 24, 2001 Hallmark Society Annual General Meeting. Location and guest speaker to be determined.

Tour Opportunity

Hallmark Society members have been invited to special tours of the Empress Hotel on Monday, June 18, 2001. The tours mark the release of *Castles of the North* and present a unique opportunity to see behind the scenes at Victoria's most famous hotel. In order to qualify for a group tour, we must sign up at least twelve members. **If you would be interested in a tour, please let us know - before May 28 - that you are interested in a tour and what time between 10:00 am and 5:00 pm would be best for you.** We will pass the information to the publishers and arrange the tour for the time when the majority of members can attend.

Castles of the North, Lynx Images' newest release, chronicles the magnificent history of Canada's grand hotels from coast to coast. Majestic and inspiring, over the past century these hotels have emerged and evolved alongside a country and its people, playing host to hundreds of thousands of patrons from around the world. From the stunning Chateau Frontenac prominently overlooking Quebec City, to the opulence of the Royal York's Imperial Room, to the lush gardens of Victoria's Empress, the book

and film reveal the compelling stories of epic events and entertaining affairs - stories that resonate throughout the public spaces and private places of these cherished and distinguished structures.

The 304-page book and 72-minute film bring to life the fascinating stories that accompany these celebrated hotels, from their improbable origins as remote escapes, through their illustrious golden years, up to the present day where these hotels still stand as venerable symbols of Canada's storied past. Vivid archival photographs and footage detailing the burgeoning success of the hotels blend wonderfully with stunning 16mm cinematography from today to help bridge past and present. What emerges is a portrait of these remarkable buildings that for years were at the centre of the social, economic and cultural life of their respective communities and regions.

Lynx Images is a Toronto-based book publisher and film production house who, for twelve years, has been developing projects that deal specifically with Canadian history.

Jonathan Yardley - architect

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Jonathan P.M. Yardley

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

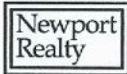
Architect for the restoration of the Young Building (former Victoria Normal School) at Camosun College, Chinese Public School, Board of Trade Building, Butterfield Park, Royal Oak Women's Institute Hall and many other heritage buildings in the C.R.D.

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Hallmark's new website

Watch for an exciting new Hallmark Society website. Through a partnership with the Grade 12 Information Technology class at Mount Douglas Secondary School, we will gain a professional quality site. The students take on a web site creation project which involves the non-profit sector. The quality of work they produce is excellent and it is provided free of charge.

The students are responsible for site design, functionality, and programming. The non-profit organization is responsible for meeting with the design team on a weekly basis to review progress to date and to ensure that the design is consistent with the organization's wishes.

A group of three talented students are currently reviewing our baseline site and are coming up with creative ways to spread our message throughout the globe. We are most grateful to the instructor who arranged this work and look forward to the completed project.

Check our site in late June for the dramatic changes.