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- Individual \$20.00
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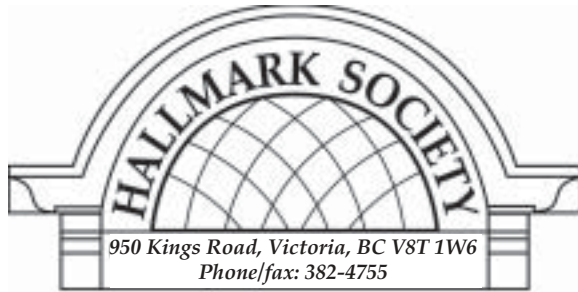
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Don't forget
Salt Spring Island Tour - July 14, 2002
and
Garage Sale - July 20, 2002

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
 e-mail: office@hallmarksociety.ca
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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 Amethyst Inn at Regent's Park, 1501 Fort Street - winner of the Louis Award. See page 8 for details.

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**Deadline for Autumn 2002 newsletter:
 July 15, 2002.**

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Hallmark Office Moved

As announced in the last newsletter, the Hallmark Society office moved to our temporary location at Blanshard Elementary School. Public access is more difficult here so anyone who wishes to visit the office **must** make an appointment ahead of time. Our new address is 950 Kings Road, Victoria, BC V8T 1W6. The phone and fax number remain the same. We have a large, bright room with plenty of room for our files. The staff at Blanshard Elementary have been very cooperative and have welcomed us to their building. We are collecting Campbell's soup labels to help the children acquire badly needed equipment. Please bring them to meetings and events or drop them in the mail.

Sincere thanks to the wonderful volunteers who helped with the move. We couldn't have done it without you!

Join us for a tour of Salt Spring Island

Sunday, July 14, 2002
Leave Swartz Bay at 9:00 am

We will tour Ruckle Provincial Park, a 2002 award winner, with Jonathan Yardley, heritage architect. If members respond promptly, we may be permitted to view historic interiors. After lunch we will drive around Salt Spring Island viewing other heritage sites.

Bring a picnic lunch - we have ordered good weather!!

We will arrange car pools to eliminate excess traffic on the ferry and the roads. Members are responsible for ferry fares and other charges.

If you want to come on this tour, please let us know by telephone at the office (382-4755) or via email (office@hallmarksociety.ca) before July 5, 2002 so that final arrangements can be made. Late reservations may not be accepted.

We need to know:

- 1. How many members are in your party?**
- 2. Do you need a ride?**
- 3. Can you offer a ride?**

Watch your newsletter for future tours.

President's Message

by John Edwards

To date this has been one extremely busy year. In March while getting the first ever Victoria Heritage Festival organized, we had to move the office. This was followed several days later by the 28th Annual Awards night at St. Ann's Auditorium.

Several members have asked that we organize tours, so on July 14, 2002 well-known architect Jonathan Yardley is going to give us a tour of Ruckle Provincial Park on Salt Spring Island. This Park won an award this year both from Hallmark and from the Heritage Society of B.C. in Chilliwack.

As we did last year, we are organizing a garage sale on July 20, 2002 in the 1100 block of Catherine Street. If you have items you wish to donate please give us a call, if you wish pick-up. As you may recall last year's garage sale over four days raised close to \$4,800.

While at the Heritage Society of B.C. Conference in Chilliwack at the end of May, Pat Frey from the Heritage Branch gave an up date from the federal budget of 2000 and the commitment to built heritage. As you may recall \$24m was allocated over three years. The feds are saying that they now must involve other levels of government as well as foster citizen involvement and start appropriate conservation practices.

To do this they are looking at seven elements:

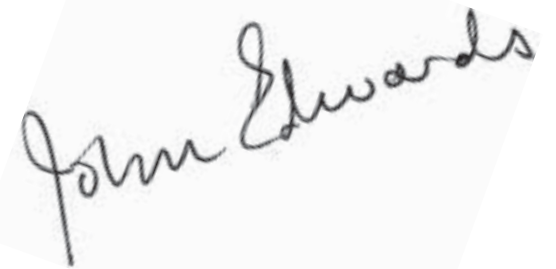
1. Canadian Register of historic places.
2. A set of standards and guidelines.
3. A project certification process.
4. Federal financial assistance.
5. Federal heritage legislation.
6. A National Trust for heritage conservation.
7. Aboriginal heritage strategy.

Items 4 & 5 above are of immediate concern to the implementation of the Heritage Places Initiative.

As of now, very few communities in B.C. have heritage value statements, heritage character statements or have any statements of significance on their heritage assets. In fact, an inventory competed in January 2002 disclosed that of the 150 B.C. Municipalities, only forty-one have inventories, twelve have registers, and seven have registers and inventories. Of these, 62% were done in the 1980s.

As part of the process to get on the Canadian Register of Historic Places, a statement of significance must be written, outlining the heritage value in terms of historical, cultural, aesthetic or educational worth. The heritage character they are looking for is any distinctive quality or appearance. It may be an amalgam of the various features perceived in a building.

So while we may think that we have come a long way in the heritage movement, the next few years are going to be more demanding than the past, and ever so challenging.



Award of Merit- 351 Simcoe/160 Rendall

Melinda Seyler and her partners purchased the property in July, 1995. They spent over \$90,000 on mechanical upgrades, repairs and painting. Operating the building as a rooming house was problematic so, in 1997, Melinda bought out her partners. She had the house moved slightly to accommodate today's building requirements of sprinkler/fire protection while retaining the heritage integrity from the street, and to excavate for a luxury basement suite.

When the house was moved, a parking space for both the suite and the main house was created off the road. Maintaining the same setback on the front preserved a street rhythm on Simcoe Street with similar buildings. The installation of the new basement suite front door in the same position as the original basement door also maintained street appeal. New basement French doors with adjacent side lights allow for abundant light in what could have been a dingy basement suite and reflect the same window door arrangement as the original (remaining) back door. The floors in the suite are 1 1/2" fir flooring, recovered from St. Ann's Academy, and all trim replicates that of the original house. Instead of being lost forever, as could have easily happened, the house is now financially viable with tenants committed to long-term tenancy.



Award of Merit - 629 Niagara Street



The home was designed and built by William Dunford and Sons in 1911. When Elke and Paul Brown took possession, the original exterior was hidden under green asphalt roofing shingles and cream coloured concrete asbestos shingles. As noted in the application for heritage designation in 1995, there was evidence of wood shingles under the later additions.

A new 40-year fibreglass roof was installed in 1997, replacing the tired, worn shingles. The asbestos siding was removed in spring 2000, revealing the original cladding of siding and shingles and revealing shadows of missing trim elements. Damaged wood shingles were removed and replaced with new ones. All exterior wood trim and mouldings were replaced to original in summer 2000. The front of the house changed in spring 2001 when the old concrete and metal front stairs were removed. They were replaced with new period wooden front stairs. The front door was restored. Paint was removed, mouldings were replaced, and the wood was refurbished. As the finishing touch, the entire house was repainted in its original colours in summer 2001.

Victoria Heritage Festival Report

The first Victoria Heritage Festival was held in the Victoria Memorial Arena, May 4-5, 2002. Inspired by similar events in Vancouver and Seattle, this ambitious undertaking was presented by a coalition of Capital Regional District heritage organizations and sites under the auspices of the Hallmark Society. Six organizations provided "seed money" as start-up funds which were repaid from festival revenues.

Thirty-three booths were arranged around the perimeter of the Arena with the centre portion filled with vintage cars, trucks, a fire pumper, and military vehicles. Visitors could also enjoy entertainment on the big stage or lectures in a smaller seminar room. Although the number of attendees was lower than we had anticipated, we think the festival was a valuable educational tool. The results of our exit survey confirm the enthusiasm of our guests. Over 96% of those responding said they had enjoyed the show.

Exhibitor response has been mixed, largely dependent on their expectations of what the festival would do for their particular enterprise. The Hallmark Society booth was well visited and our volunteers spent time with interested guests. We used a combination of old photographs and our brand new photograph inventory boards. Thanks to the volunteers at our Hallmark Society booth. Your efforts are much appreciated.

We held a draw for a framed Emily Carr print; the winner was C. Tourigny. We gained two new memberships as a direct result of the festival and anticipate more in the upcoming months.

Your Board of Directors has already decided to hold a festival next year. Watch your newsletter.



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Awards Night 2002 Report

The twenty-eighth Hallmark Society awards night was held on May 7, 2002 at St. Ann's Academy Auditorium and Parlours. Following the presentation of fifteen designation plaques for the City of Victoria and one from Saanich, the audience was treated to a wealth of "befores and afters" - the lifeblood of the heritage movement- as award winners were recognized.

This was a special year for the awards program for two reasons. The inaugural Michael Williams Award for downtown Victoria revitalization

was presented. Also, this was the first ceremony at which the identity winner of the Louis Award was kept secret - even from the press - and was selected from the winners of other awards.

The success of the Hallmark Society Awards Night would not be possible without the support of our sponsors and the dedication and hard work of our volunteers. There are so many tasks that have to be completed before the show begins. Why don't **you** volunteer for next year's event and make the workload a little lighter on this year's workers?

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Melinda Seyler
Jim Stiven

Special Thanks

Municipal staff - Victoria, Oak Bay and Saanich
Management and staff, St. Ann's Academy
The Hallmark Society Awards Jury

Award of Merit - 1402 Stadacona/1480 Fort Street

The house was built in 1907 by architect David Herbert Bale who lived in this building which he named *Argos* until his death in 1945. Sometime during its life it was coated with "maintenance-free" Kenotex; customers were told they would never have to paint again. By the time Tom and Ann McLean took possession in 1993, the building was in a sad state of repair.



They began the work on the inside in May 2000. In June 2000, work began on the exterior. They repaired or replaced all the rotten wood, including windows, trim, and sills. Weathered and rotted siding was replaced with wood siding to match the existing. Dentils were replaced to cover a previously open hole. Work on the roof began in September 2000 with the removal of five layers of roofing. The new roof was colour coordinated to the proposed new colour scheme. In summer 2001, all exterior surfaces were stripped of Kenotex and repaired where necessary. This was a painstaking job as there were several layers of coating to be removed. It was also costly - \$35,000 for the removal alone. After cleaning was complete, the entire exterior was repainted in appropriate colours.

Award of Merit - 1590 Beach Drive



Ken and Barbara Grant purchased the property in January 1996. The house was built in 1928 for Captain and Mrs. Laurence Adamson by architect Karl B. Spurgin for \$8,000.00. It was described by the architect as a "semi-bungalow." The extensive exterior restoration included the restoration of the rotted windowsills and sashes with Git-Rot and two-part epoxy. The leaky roof was replaced, the fallen chimney stucco facing was restored, chimneys were repointed and one chimney top was rebuilt. After meticulous cleaning and sanding, the house was painted for the first time in fifteen years. Rotted wood gutters were replaced with salvaged gutters and cracked and broken windows were replaced.

Interior work was extensive as well. All wood floors were cleaned, sanded and refinished. Cracked and weak plaster ceilings and walls on the main floor were restored with plaster washers. A hidden window in the master bedroom, discovered on the plans, was uncovered under drywall and wallpaper. Wood window trim was milled to match the original. The Grants found the double-hung sash in the rafters of the garage and rehung them. All original wall sconces were rewired and period light fixtures were purchased for all rooms. The kitchen was restored with the 1960s sink and counter removed and replaced with a reproduction British vitrified clay sink and nickel plated tap-set, inside a salvaged period counter.

Award of Merit - 1004 Fairfield Road



Melinda Seyler, Mikal Williams, and Laurie Edmundson rescued this Victorian house. When they took possession, the building had been the scene of a variety of drug activities and they had to remove 56 bags of garbage as well as three truck loads of miscellaneous trash. As it sat, the house was not habitable; the foundation was non-existent, the rear addition foundation and flooring were entirely rotten, and the floors were all deflected. The rear section was in such disrepair that it was more economical to rebuild rather than try to repair. This section was rebuilt in line with the existing side walls of the main portion and to the maximum rear yard setback. The new area accommodated a modern bath, laundry area and kitchen eating area. New gutters and downspouts were installed and tied into the perimeter drainage system.

The porch had been cut down by approximately two feet in length. Vintage Woodworks turned three new posts to match the originals. Five new brackets, matching the originals, were constructed to replace the

missing ones. Windows were refurbished to operate and were replaced where necessary. A new security system, smoke/fire alarms, and a vacuum system were installed during the electrical upgrade. The house had had a very hard life, particularly in the last fifteen years, so almost all interior wall finishes were removed. Anaglypta was installed in the front hallway and stairwell. Bathroom walls were tiled.

Award of Merit - Ruckle Provincial Park

Ruckle Provincial Park on Salt Spring Island contains over 25 buildings and structures associated with the farming activities of the Ruckle family since they pre-empted the land in 1872. In 1972 the land was deeded to the provincial government as a park with the provision that the current generation of Ruckles have life tenancy of the buildings within the historic farm area. In November 2001 a contract was let by B.C. Parks of the stabilization and restoration of nine buildings within the park. All of these buildings are significant to the history of the farm.



The current project restored and repaired six significant structures. All rotten logs were removed and replaced, support systems were refurbished, and windows and doors were repaired. Correctly profiled siding was milled where necessary. The Granary and the Daniel Ruckle Barn have been stabilized. The general contractor was D'Arcy Beaveridge of Somenos Construction Ltd of Duncan, BC; window and door refurbishment was by Vintage Woodworks; structural engineer was Greg Slakov and architect and heritage consultant was Jonathan Yardley.

Calendar

- July 14, 2002** Hallmark Society tour of Saltspring Island, See page 14 for details.
- July 20, 2002** Hallmark Society/Victoria Heritage Foundation garage sale - 1100 block Catherine Street - 10 am - 4 pm. See this page for details.
- September 30, 2002** Hallmark Society Annual General Meeting. James Bay New Horizons Centre, 234 Menzies Street, 7:30 pm. Guest speaker to be announced.

Hallmark Society/Victoria Heritage Foundation Giant Garage Sale

Date: Saturday, July 20, 2002

Time: 10 am - 4 pm

Location: 1100 block Catherine Street

Rain or shine

This sale will feature the remainder of the stock from Artifacts where we held a successful sale last fall. We are also looking for donations from YOU. Bring your items on Friday, July 19th (or call for pickup) so the volunteers can sort and price the merchandise.

We need volunteers on Friday for sorting and pricing and on Saturday for selling. The more volunteers we have, the less time each has to work. Please call the office at 382-4755 if you can help.

Award of Merit - 1009 Cook Street



The Dr. Sigfried Hartman House has been rehabilitated and returned to active use by Limavady Holdings as offices for the Certified General Accountants firm of Maycock and Hampton. Throughout the project, the owners took great pains to retain the building's heritage character while complying with building codes and standards which at times were contrary to conservation. The house, built in 1908, was designed by architect William D'Oyly Rochfort. The second floor had been converted to suites in the 1940s and was in poor condition when the owners took possession in summer 2000. Chimneys were repaired and repointed, the roof was replaced, the front porch and balcony were rebuilt to historic specifications, and the front porch granite columns were restored. All windows were returned to operational condition. The complete exterior was painted in appropriate colours. On the interior, all woodwork

was refurbished, including the stripping of paint from several surfaces. The wooden floors made of Australian Gum, Brazilian Cherry and Fir were refinished. The offices on the second floor were reconstructed in the Arts and Crafts style with all rooms wallpapered with period papers. Appropriate lighting fixtures were placed throughout the building and mahogany furniture and cabinets were custom built to suit their locations.

President's Award - 1420 Broad Street

Built in 1907 and designed by Francis Mawson Rattenbury, this significant heritage building in a prominent downtown location was built for the Brackman Ker Milling company. In the 1960s, the building was converted to the MacDonald Furniture Store. The decision by CIVI/TV to purchase and rehabilitate this important structure has made a significant contribution to the revitalization of the northern part of Victoria's downtown. The removal of the stucco and restoration of the original sheet metal cornice has restored the appearance of Rattenbury's original structure. The diligent research of the building owner's consultants uncovered the only archival photo of the original appearance which was an important step in guiding the rehabilitation of the exterior. All original wooden window frames were restored and new windows and doors were designed to match the originals. Windows cut into the parapet band during the 1960s were removed and the openings infilled with matching brick keyed into the existing wall. Seismic upgrading of the building was extensive and will protect the building well into the next century.



Michael Williams Award - 1308-12 Douglas Street

The Michael Williams Award was created in 2001 to honour the memory of the late Michael Williams who was a leader in the adaptive reuse of heritage buildings. It recognizes outstanding rehabilitation in downtown Victoria. According to the guidelines, "the project should demonstrate innovative use of financing, rehabilitation techniques, and careful attention to the heritage fabric."

1308-12 Douglas Street, built in 1892, is a familiar site to Victorians. Set in the midst of the historic Douglas Street streetscape, this Italianate structure once housed G. A Richardson's *Victoria House* and an outlet for dry goods. It was used by the Hudson Bay Company as a liquor store in the early twentieth century. The cast iron bays extending out over the street allowed occupants of the rooms better access to light and air as well as providing a good view of the street below.



For several years the main floor was the home to Cross' Meats. However, a decline in the demand for red meat and fewer people shopping downtown brought tough times for the butcher shop. In 2000, former Mayor Bob Cross decided it was time to look for new uses for the building. The upper floors had been vacant for decades but still featured much of the original wood wainscoting, Victorian hardware and decorative plasterwork. Architect Nick Bawlf and contractor Bill Patterson of Citta Construction were commissioned to devise a plan to convert the upper floors to residential apartments and to bring the building up to modern building code standards.

The project was assisted by a \$50,000 grant by the Building Incentive Program of the Victoria Civic Heritage Trust and a ten year tax exemption under the City of Victoria's Tax Incentive Program for Residential Conversion. Eight rental apartments were created on the upper floors and two new retail units on the ground floor. Much of the original interior details were recycled and reused wherever possible given the constraints of building code and economics. The existing chimneys were retained. Although the stairway could not be used in its original location, it was recycled and placed in a new location in the downstairs storefront. The project cost \$845,000 of which \$283,560 was for seismic upgrading.

The facade was repainted in an appropriate colour scheme and a more sympathetic treatment for the ground floor storefronts was installed. The existing canopy was removed and the storefront was restored to its original appearance with wood windows and doors. The existing transom windows were intact and were preserved. When the project was completed there was a deluge of inquiries from people anxious to participate in the vitality of living downtown.

The substantial investment in new electrical and mechanical systems and seismic upgrading will ensure a secure future for this important part of the historic Douglas Street streetscape.

Award of Merit and Louis Award - The Amethyst Inn at Regent's Park, 1501 Fort Street

The presentation of the Louis Award, the Hallmark Society's most prestigious award, is always the highlight of an awards ceremony. Named for the parrot resident in the Wilson House, the demolition of which led to the formation of the Hallmark Society, the certificate is always accompanied by Louis' favourites, walnuts and brandy. During 2001, the criteria for Hallmark's most prestigious award were changed. Although the intent of the award - to recognize an exceptional heritage building restoration - remained, the method of selection was altered. To qualify for a Louis award, a project had to be a winner in another category. This opened the Louis award not only to winners of Awards of Merit but also to winners of the specialist categories. Projects were still required to "demonstrate unusual attention to authenticity and structural integrity, serious financial commitment, and exemplary impact on a neighbourhood or region." In addition, the identity of the winner of the Louis Award is kept secret until the Awards ceremony. This ensures some suspense during the evening, with speculation on who would win the award.

This year's winner, The Amethyst Inn at Regent's Park, is one of Victoria's most recognized heritage buildings. Built in 1885 for David W. Higgins, a prominent Victoria newspaperman, the house was designed as a country retreat set in a ten-acre estate. Under Higgins' ownership, *The British Colonist* became the area's first daily newspaper. He entered politics, serving as a city alderman, then representing Esquimalt in the Legislative Assembly.

In 1963, the property was purchased by Carl Rudolph, a shipwright at the Esquimalt Naval Base, who rescued it from demolition. Over the next twenty-three years, he worked to bring

Regent's Park back to its former grandeur. He scoured demolition sites for artifacts and building materials which he incorporated into the house. 1501 Fort Street was the first privately owned residence in Victoria and BC to be designated heritage. In 1975, Heritage Canada presented Carl Rudolph with an Award of Honour for his tireless efforts. He continued to work on the house until his death on September 24, 1997. An open house at his former residence drew crowds of curious Victorians.

The new owners, Karl and Grace Sands, undertook the task of completing the restoration work while turning the building into an economically viable enterprise. They proposed to accommodate thirteen guest rooms in the 8,500-square-foot main house and three in a coach house at the rear of the property. An examination of archival photographs showed the building as essentially intact on the exterior, with the most significant alterations occurring in the area of the front porch and entry stair.

The project was complicated by the desire to retain the original interior finishes which in particular were extant on the main floor. Along the way, a continuous re-evaluation of the additions made to the decor by Carl Rudolph was necessary. Although much was removed, particularly of the "donnaconda board edged with rope" variety, much of his contribution remains, and is now an integral part of the history of the building.

The design concept was based on the retention of the main and second floor rooms as restored to the maximum practical extent, while completing additional rooms on the basement and top floor levels in a period style, sympathetic to the remainder of the house. Seismic upgrading

and the resolution of several structural issues were required, and a sprinkler system was installed to establish acceptable levels of protection for the building and occupants. The Sands wished to provide bathrooms for each guestroom. Incorporating these upgrades while retaining the interior and exterior finishes was a complicated process, requiring a high degree of co-operation between the consultant team, the owners, and the project manager.

Exiting proved to be a difficult problem. The house had an existing metal fire stair at the rear and it was eventually decided to rebuild this stair as being the least intrusive solution available. This stair, combined with the sprinkler system, permitted the opening up and restoration of the original grand staircase.

Changes to the exterior were clearly directed toward restoration as based on archival photographs. The house originally had a conservatory on the south side; this was replicated as a bedroom for one of the guest suites. The exit stair and rail is based on archival photographs.

The front verandah, stairs and handrails were rebuilt, based on one of the two available options, using archival photographs. The window in the attic dormer was replaced to match the original. In the upstairs hallway, code equivalencies permitted the fire separation, which had been a later addition, to be removed. Structural deficiencies in the roof framing required the installation of a steel beam with wood posts set into the walls.

The care with which the plaster elements were preserved through creative engineering and creative refurbishing is echoed throughout the



building. The Sands could have gutted the interior - it would have been cheaper in the long run - but they chose to retain as much of the original fabric as possible. When you walk through the front door, the interior takes your breath away. Everywhere is quality work, done with impeccable taste and with a real feel for the age in which the house was constructed.

The Sands have managed to blend the convenience of modern living - jacuzzi tubs and luxurious fittings - with the timeless beauty of antique furniture. The curtains in the front parlour, as amazing as it seems, are original to the house. When Grace first looked at them, they were unbelievably dirty. Carefully cleaned several times, they now hang in their original location, bringing history alive.

Times have changed since the house was built in 1885, but the Sands have continued the tradition of Carl Rudolph and have ensured that this significant building in the Rockland area will last for another century at least.