



All members are entitled to voting privileges at Annual and General Meetings, receive four Newsletters a year and access to the Society library and archives which contain information on over 10,000 buildings in the Capital Regional District. Memberships are due September 30th and are tax-deductible. The Society also offers special events and tours for members. New memberships are pro-rated quarterly.



### Membership Application

- Individual ..... \$20.00
- Family ..... \$30.00
- Group/corporate ..... \$40.00
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### Dedicated to Preserving Historic and Architectural Landmarks



***Don't forget - "Author's Night"***  
***March 17, 2003 - 7:30 pm - 234 Menzies Street***  
***Guest Speakers - Peter Grant and Alle n Specht***

Your voice in heritage preservation in the Capital Region since 1973



Administrative Director: Helen Edwards  
 Hours: Mon & Tues. 11:30 am - 3:00 pm  
 Wed. 8:30 am - 12:30 pm, Thurs. Noon - 3:00 pm  
 Location: #10 Centennial Square  
 Phone/fax: (250) 382-4755  
 office@hallmarksociety.ca  
 http://www.hallmarksociety.ca

## 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 Deep Cove Chalet which sits on almost 6 acres of prime real estate is under threat of demolition. See page 8 for cover story. Russell Fuller photo.

**Deadline for Summer 2003 newsletter:  
 May 15, 2003.**

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## Notice of Meeting

The next General Meeting of the Hallmark Society will be held on Monday, March 17, 2003 at 7:30 pm at the James Bay New Horizons Centre, 234 Menzies Street. On the agenda will be heritage updates and reports.

Our guest speakers will be Peter Grant and Allen Specht who will present illustrated lectures on their books. See Meet the Speaker on page 11 for further information.

## Going, Going, Gone!

A familiar Victoria landmark is no more. The Victoria Memorial Arena is now little more than rubble and twisted rebar. However, the old building will live on as the concrete will be crushed and used in the construction of the new multiplex. The arena was an example of a moderate-sized mid-twentieth century sports facility, the likes of which are becoming increasingly rare. At the time it was built, it represented the latest in building technology.



Mayor Alan Lowe and RG Properties' Graham Lee rode in a fire department bucket to the north end of the arena for ceremonial first swings with sledhammers. To the amusement of the assembled crowd, the tools bounced off the concrete. Not even the two-ton wrecking ball could make any headway on the main structure's north end.

## Have You Seen?

The producers of a new show on HGTV are searching for suitable locations to film new episodes of *Building Character*. They are looking for homes converted from commercial structures. Homes must fit within the following guidelines: It must be a single-family home that was converted by the



Once the wrecking ball began an assault on the small annex to the north, clouds of dust began to rise. In scenes like war movies, Victorians watched the progress - slow at first, then faster once the roof structure was severely weakened.

Now the building is little more than a memory. Will the new structure hold the same memories as the old building? Only time will tell.



homeowners who live in it. It can be an artist's live/work space but cannot be a mixed use property. The home should retain some elements of the building's former use (the fire station that still has the pole, for example). If you know of any examples that would fit the criteria, please let us know at the office. We would love to have the crew film in Victoria.

## President's Message

by John Edwards

At times we may think that we are winning some of the battles, but recent events show only too clearly that there that the eternal dollar rules. Just after the last newsletter the Point Colville house in Central Saanich was demolished, despite concerns by many, and that Council was guided by the worst heritage report I have ever seen, despite. Now on the horizon is the demolition of the Deep Cove Chalet. While as an on going business operation it has been modified over the years it still remained as an historic landmark.

If financial incentives were in place, it should be possible to create more interest in the restoration of the like properties such as this Chalet. In this case North Saanich has absolutely no heritage program or inventory. They don't ever care as evidenced by the demolition of the Community Hall several years ago. In this case of this Hall, the supporters had a very compressive business plan as well, sponsors to supply building materials for the restoration and numerous potential leases. Yet it still went down.

This country is years behind the United States in providing any form of tax incentives. The major enemy to all of this is the Dept. of Finance, who envision any incentive as opening the flood gates to more tax scandals like the famous scientific tax rebate tax flips, of many years ago. What they fail to tell the public is that this has been corrected by a very tightly controlled scientific rebate program current in place and administered by C.C.R.A.

So it is still up to us to keep the pressure on politicians to create more incentives for restoration through Income Tax, scholarships, awards, grants, rebates and any other means.

I was in Vancouver last February 27th night listening to Peter Froot, Director of Historic Places Program Branch, National Historic Sites Directorate, brag about the recent Federal Budget that allocated \$10M for heritage. Almost the whole audience said this was too little, and one speaker said allocated among the existing project, this was \$245. per project. Also Ottawa plans to spend eighteen months getting the system running and this will eat up \$1m. in overhead.

Another eye opener from this workshop, in Vancouver, was the admission by these bureaucrats that they have not yet got any protection on the Parliament and Supreme Court Buildings in Ottawa.

So while Ottawa intends to only pay lip service to heritage by \$10m. a year for the next three years we must keep up the pressure of strong community support. To date what has been saved is a result of the desire of the Community and owners to preserve for future generations.

## Awards Night 2003 - May 6, 2003

The twenty-ninth annual Awards Night will be held this year at St. Ann's Academy Auditorium, 835 Humboldt Street, commencing at 8:00 pm. As in previous years, the evening will begin with local municipalities presented plaques to property owners who have received heritage designation status during the preceding year.

The Awards Jury will be selecting winners from the numerous nominations received. Who will win this year? Will there be a Louis Award? Will there be a winner of the Michael Williams Award? If you do not attend, you will get the news second hand. We are now soliciting sponsors for this important event. If you know of a potential donor, please let us know. Sponsors are mentioned in the awards program distributed at the ceremony and in a special edition of the newsletter, and receive a tax receipt.

**Please note: To assist with catering and seat assignment, admittance to this event will be by reservation only. One of the benefits of membership is a seat for the ceremony. Seats will be available according to your membership category: individual members - 1 ticket; family membership - 2 tickets; group or corporate membership - 3 tickets. Additional tickets will be available from the office at a cost of \$10.00 each. Reservations will be accepted, and tickets sold, at the office between April 22nd and May 3rd. Complete the form below and return it to the office, phone 382-4755, fax your request to 382-4755, or send e-mail to office@hallmarksociety.ca. Late reservations may be accepted, depending on availability of seating. Tickets can be picked up at the office or held for you at the door.**

**PLEASE DO NOT ASSUME WE KNOW YOU ARE COMING. EVERYONE WHO WISHES TO ATTEND THE CEREMONY MUST MAKE A RESERVATION.**

Name \_\_\_\_\_

Telephone Number \_\_\_\_\_

I wish to reserve \_\_\_\_\_ tickets for the Hallmark Society Awards Night.

Payment enclosed (if applicable) \_\_\_\_\_

## Hallmark Society Celebrates New Office

What do you do if you have a new location and want to show it off? Well, if you're the Hallmark Society, you invite a municipal representative to cut the ribbon and throw a party.

On Friday, February 25, 2003, Councillor Pamela Madoff and President John Edwards cut the blue ribbon to officially open our new location at #10 Centennial Square. It was fitting that Pam would cut the ribbon as she was instrumental in our securing the new space. She also brought an official proclamation of Heritage Week which will be framed and displayed in the office.

Members and their guests dropped in over the next four hours, browsed through the files, shared stories, and marvelled at our collection of photographs. This was an opportunity for our older members who cannot attend evening meetings to come out to see just what we have to offer.

Thanks to Patricia Murray who arranged the flowers and to Judith Andersen who assisted with the food service. Special thanks to Rick Goodacre who loaned us a Heritage Week banner for our window for the duration of the week.



## Calendar

- March 17, 2003** Hallmark Society General Meeting. James Bay New Horizons Centre, 234 Menzies Street, 7:30 pm. **Author's Night** with guest speakers Peter Grant and Allen Specht (see page 11 for details).
- May 6, 2003** Hallmark Society Awards Night, St. Ann's Academy Auditorium and Parlours, 8:00 pm.
- May 15, 2003 Deadline for Summer 2003 newsletter.
- May 30-31, 2003 Heritage Society of BC conference, Richmond, BC. Visit <http://www.islandnet.com/~hsbc> for details or phone 384-4840.
- May 23, 2003 Lecture and book signing with Don Luxton. St. Ann's Academy. Time to be determined. Admission charge.
- June 2003 Tour of Caleb Pike Schoolhouse, Highlands. Date and time to be determined.
- September 29, 2003 Hallmark Society Annual General Meeting. Guest speaker to be announced.
- October 3-5, 2003 Society of Architectural Historians - Marion Dean Ross/Pacific Northwest Chapter annual meeting and conference, Victoria, BC. Visit <http://www.sahmdr.org> for details or call the office @382-4755

## New Organization Advocates Preservation of Modernist Structures

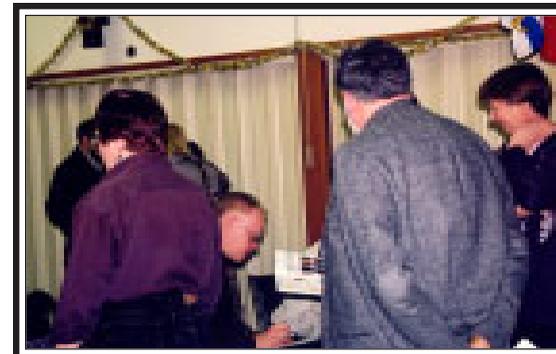
**A** new organization has been established to promote preservation education, assistance, and activism through the medium of new technologies, to encourage a contextual understanding of the modern built environment.

The Recent Past Network assists preservationists by providing an open community platform for the development and revision of practical strategies to document, preserve, and re-use historic places of the recent past. Although based in the United States, the network has members throughout the world. Helen Edwards is the British Columbia representative. Visit <http://www.recentpast.org> for further information.

## December GM Report

**T**he December General Meeting of the Hallmark Society was held on Monday, December 2, 2002 at the James Bay New Horizons Centre. On the agenda were heritage updates and reports. The guest speaker was Donald Luxton who presented an illustrated lecture on Benjamin Moore's "True Colours" program. He discussed the history of colour on buildings using examples to illustrate his points. Of interest was the use of white by early American homeowners who were basing their designs on Greek and Roman forms. They used white when in actual fact the classics forms were highly coloured when they were first constructed. Don described the formulation of special paint colours and discussed how to select appropriate colours for character homes. Through examples of correct and incorrect colours, he showed how the architectural elements can be highlighted by careful selection. Of interest to local heritage activists is the new colour palette developed by Benjamin Moore based on original colours discovered in the Vancouver area.

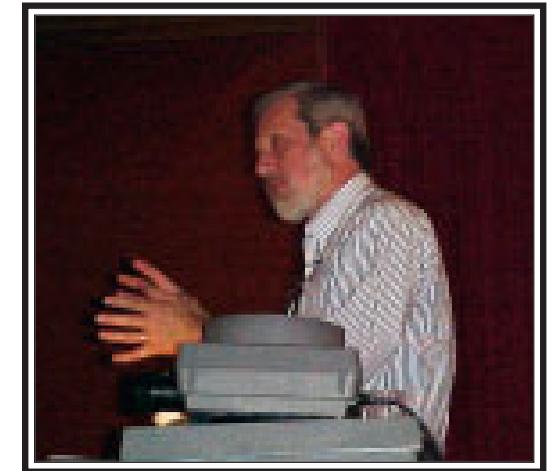
Special thanks to those members who brought seasonal goodies for us all to share.



Don Luxton discusses paint colours with an attentive audience.

*Hallmark Society Newsletter Spring 2003*

## February GM Report



**T**he spring general meeting of the Hallmark Society was held on Monday, February 10, 2003 at the Begbie courtroom, Maritime Museum of BC, 28 Bastion Square.

Guest speaker was Board member Nicholas Russell who presented "Gargoyles, Goblins and Grotesques: Carved in Stone". Nick—a long-time archaeology and heritage enthusiast - took his first photo of a stone grotesque in 1953. In addition to his duties for Hallmark, he's a volunteer researcher for the Victoria Heritage Foundation, a founding member and past president of the Archaeological Society of B.C., and former president of Heritage Regina. Through viewing examples from around the world, we learned the differences between gargoyles and grotesques - and how they were used in different types of buildings. Interestingly enough, masons are carving caricatures of themselves and clients into new construction (for wealthy clients).

Sincere thanks to the staff of the Maritime Museum who made our visit there memorable. It was encouraging to many new faces at the meeting.

*5*

## Point Colville: Gone but not Forgotten

by Helen Edwards

In a classic case of unfortunate timing, we mailed out the Winter newsletter with a cover story on Point Colville at 8080 McPhail Road on the day that the demolition permit took effect. In a dramatic turn around, Central Saanich Council voted to rescind the protection order and to allow the demolition of what we believed to be a significant heritage landmark. However, the ultimate decision lies with the municipality and, if they can be swayed by money or threats or do not consider an asset to be valuable, there is little that any advocacy group can do.

We were not the only group to be concerned about the needless destruction of a still-functional building; environmental groups were also alarmed. A segment on the CIVI-TV environment show featured Point Colville using clips from the movie *Five Easy Pieces* to illustrate their points. At no time did the owner permit access to the property so waterfront scenes were the only views available. The most memorable line was Jack Nicholson's "this is a fine house." How ironic, given the building's fate.

As there is no public access to the site, it is difficult to determine the current status, but we understand that some of the original materials have been saved and will be incorporated into the new dwelling. The balance of the detritus has obviously been added to the landfill. In an age of heightened environmental awareness, this is unacceptable.

We must now question how this could happen. 1. Why was this building not considered a heritage asset in Central Saanich? As one member said to me, "If that isn't a heritage building, then what is?" It was purpose-built for its spectacular site. For this reason, it did not present an attractive face to those who travelled down the long driveway.



Does this mean it is not valuable? Is the very subjective concept of beauty at play here?

2. Why are municipal councils generally unwilling to take a stand on heritage designation or protection? When a letter from a lawyer can cause a 180 degree change in opinion, there is something wrong. What is the point of having excellent provincial legislation if local governments act in fear of financial reprisal?

3. Why was usable material sent to the landfill? For those of us restoring heritage buildings, any source of period material is valuable. Every year at our awards ceremony, we hear of materials salvaged from one site and reused. Was the owner unaware of the financial value of the destroyed material or did he not care?

Every time we think the heritage movement has made great strides, an example like Point Colville brings us back down to earth. In reality, in some circumstances we are back in the 1970s again. It is now up to us all to educate municipal politicians, our friends, and the general public. Each time a building is lost, we lose a bit of our history and a link to the past.

## Meet the Speakers

### Peter Grant

**W**ish You Were Here: Life on Vancouver Island in Historical Postcards by Peter Grant, published by Touchwood Editions / Horsdal & Schubart (178+xii pages, 8"x10", 220+ images, \$24.95 paper-covered)

During the decade before World War I the postcard was an exciting new medium on the very frontiers of modern life. "Real-photo" postcards were typically hand-made by photographers in the darkroom. Compared to the mass-produced imagery of machine-printed postcards, photographic postcards display astonishing scope and freshness. Few of the images of Edwardian Vancouver Island in *Wish You Were Here* have been published before. Many are architectural in subject.

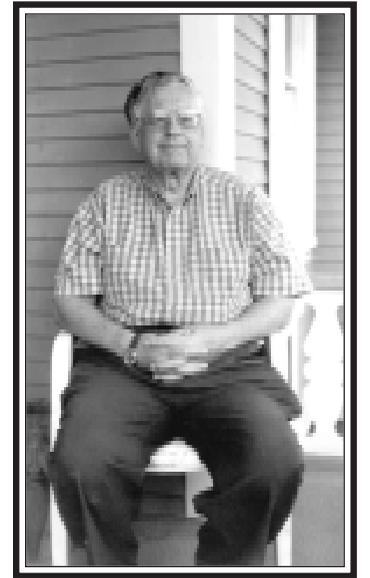
Peter Grant is the author of the guidebook *Victoria from Sidney to Sooke*, the bestselling *Victoria a History in Photographs*, and *The Story of Sidney*. An avid postcard collector and photographer, he is reviving this lost art with functioning Folding Pocket Kodak cameras and postcard-sized film.

The image of Victoria postcard collector Dr. Richard Moulton was made with a 1921 Canadian Kodak 3A Autographic and printed on Azo paper.

### Allen Specht

**A**llen Specht graduated from UBC with a history major and has undertaken a career that encompasses historical research and professional archival work. For over 20 years he served as an archivist with the B.C. Archives and, since early retirement in 1997, has worked as a contract archivist. During his career he has researched and published the following: *Front Street, New Westminster, Skeena Country* for SOUND HERITAGE quarterly, several articles for professional journals and a recent contribution to the upcoming *Building the West: Early Architects of B.C.* For the last 8 years he also has been researching and writing a proposed book about the apartment building, "Hampton Court."

Allen's talk and slide presentation is entitled *The Birth of Hampton Court*. As the title suggests, he will describe the personal, economic and architectural factors that gave rise to one of Victoria's more unique registered heritage buildings. Completed in 1913, it is a fine example of Tudor revival elements adapted to an apartment design. Allen's research included consulting archival records as well as interviews with descendants of people involved with the beginning of the building. Through these contacts he has also obtained many original photographs that he will be displaying to supplement his narrative.



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apartment blocks and condominiums. There are a few single-family dwellings left and they would seem to be in danger of being lost as well. Wide boulevards, flowering trees, a pedestrian-friendly ambiance are what make the Cook Street Village a true "mini neighbourhood" much like the Oak Bay Village across town.

How much longer are we going to stay silent as our neighbourhoods are systematically destroyed?



Top: Sutej Steet character homes; Bottom: Cook Street stores and apartments that will be demolished.

## North Park



900 block Caledonia Avenue - under threat.

While walking to photograph the demise of the Memorial Arena, I chanced upon a notice of redevelopment on Caledonia Avenue. Unlike the other examples in this article, there has been little outcry over the potential destruction of the remaining cottages on the north side of the 900 block of Caledonia Avenue. These houses were built early in the twentieth century and while they are not outstanding examples of architectural mastery, they are nonetheless important to the heritage fabric of the city. They represent the housing of the less wealthy citizenry - by far the most numerous demographic - and their loss is saddening. This side of the street was once a row of single-storey housing. It has gradually been eroded and replaced with a large parking lot and an apartment building which flank these two survivors. In other areas of town, this type of home has been restored and deemed to be valuable. The question remains - if we insist on destroying affordable housing, where will the displaced poor live?

Although all these buildings are threatened, their cases are quite different. Some have a better chance of being retained than others. Look around your own neighbourhood - you might be surprised at what is happening. I certainly was!

## Office News

You may have noticed in our masthead that we are now open longer hours. New Board member Patricia Murray will be volunteering in the office on Monday and Tuesday afternoons (11:30 am - 3:00 pm). She will handle routine enquiries and assist researchers. Now that we have a storefront location, we feel it is important to be accessible.

Now it's your turn! We would like to be open five days a week. If you could spare some time each week to volunteer in the office, please let us know. Training will be provided. There is the added benefit of being able to discuss heritage preservation with potential members and having the opportunity of having them join us. We have had almost a new member each week since we moved to Centennial Square.

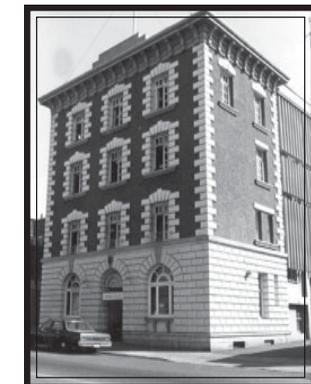
We have recently been advised that our request for additional funds to complete the research portion of our millennium project has been approved by the University of Victoria CURA program. The funds will allow us to hire two students this summer.

The Society has joined Volunteer Victoria, an organization which places qualified volunteer with non-profit groups. This will enhance the volunteer efforts of our members and will give us needed publicity.

We have also joined the Canadian Heritage Information Network. Through this group we have information on the Society placed on their website and become eligible for federal funding. In these days of decreased provincial funding, it is refreshing to find a body that actually has some money for preservation organizations.

## Centennial Square Redevelopment Saves Police Station Facade

The redevelopment of Centennial Square is proceeding with the retention of the facade of the former Police Station on Fisgard Street. Built in 1920 to a design by JCM Keith, it was once of Victoria's most handsome Renaissance Palazzo-style buildings. The rear of the outdated building was demolished with the facade supported. Now a new concrete structure is being built at the rear. This new building will save the streetscape while providing a badly-needed upgrade to Centennial Square.



Top: Centennial Square - new construction which retains heritage facade; Bottom: Former Victoria Police Station front facade. (Hallmark Society file photo)

## Heritage Structures Under Threat all over the CRD!

by Helen Edwards

Is it the spring-like weather or the low interest rates? Or is it something in our water? Our heritage buildings are under ever increasing threat of demolition in the name of progress. It wasn't until we were working on our photographic documentation that we became aware of just how fluid our communities really are. I had always felt that Fairfield was a very stable place - I had lived there all my life and several of my friends had as well. First, it was the odd house. Now it seems that whole blocks are being destroyed. On the Saanich peninsula, the inflated value of water front places a world-famous restaurant in jeopardy. In Oak Bay, several vintage homes are moved or destroyed to make way for senior's housing. These are only a few examples of current or potential losses which are showcased in this feature.

### Deep Cove Chalet

The building we now know as the Deep Cove Chalet started its life as a tea room at the terminus of the British Columbia Electric Railway's Saanich interurban line. Although the company had entertained the notion of a rail line to the Saanich Peninsula, it was not until May 1910 that it finally approved the construction of a line from Victoria to Deep Bay to serve as the main competition to the well-established Great Northern Railway's Victoria & Sidney Railway steam trains. The inaugural trip on the new line was June 18, 1913 with Lieutenant-Governor Paterson and Premier Sir Richard McBride among the notables. The Saanich line was never financially successful and ceased operations on November 1, 1924.

The tearoom was built in 1913 to serve the needs of the interurban line's clientele. Strangely,



Deep Cove Chalet as seen from the Deep Bay terminus of the BCER. Source: BC Hydro.

although there are numerous accounts of the railway, there is little mention of the structure itself. It was expanded shortly after it was built and has been renovated extensively over the ensuing years. Historian Nell Horth mentions playing tennis on the grounds in the 1930s. The current owner had plans for a European-style boutique hotel, but these were evidently turned down by North Saanich Council. The Deep Cove Chalet which had operated as a high-end restaurant for thirty years closed recently with a farewell dinner for friends and regular customers. According to an article in the Times Colonist, an offer to purchase came last weekend from Bill Winspear, well-known to Peninsula residents as a donor to the Sanscha Hall project. His offer is evidently contingent on rezoning the property to create residential lots in addition to the restaurant. This is certainly preferable to the other option. North Saanich has already approved a demolition permit for the old building and, since the restaurant lease expired last weekend, the structure could go at any time. Why was the demolition permit issued with no replacement or even a proposal in place? North Saanich has no heritage program and has never completed an inventory. Could it be they are afraid what will be discovered? We hope that the building can be saved and its history recorded so that future generations will be aware of the links to the past.

## Oak Bay Avenue



2070 and 2080 Oak Bay Avenue

A group of Oak Bay citizens is trying to relocate one of the houses displaced by the Carleton Place condominium development on Oak Bay Avenue and Chaucer. They are focusing their efforts on the circa 1898 house at 2080 Oak Bay Avenue. Initial plans called for the relocation of the dwelling to the corner of Oak Bay Avenue and Foul Bay Road. Oak Bay municipality has turned down this option so the group are searching for an alternative site. A second choice is also not approved by the municipality. The group would like to save the house and restore it as an Oak Bay Museum in time for the municipality's centennial. Without municipal support and a suitable location to which to relocate the building, the group faces an uphill battle. There are virtually no building lots remaining in Oak Bay and time is of the essence. The home will be moved to Nickel Bros storage lot on March 23, 2003. One it is gone from Oak Bay, it will join a long list of exports and will not be seen there again.

However, there is a larger issue here. This massive development has displaced several

character houses and will change the streetscape of Oak Bay Avenue for ever. The new building will be out of scale with its neighbours and certainly will overshadow the remaining character homes on adjacent streets. This seems to be the trend throughout the Capital Regional District. What officials do not realize is that people move to neighbourhoods because they enjoy the ambiance of scale, landscaping, or community. The replacement of residential houses with condominiums and apartment blocks continues, changing the faces of our neighbourhoods forever.

### Cook Street Village

Fairfield citizens are concerned about a proposed development which will change the Cook Street village forever. The project will demolish the single-storey Fish and Chip shop, the adjacent older apartment block and three character single-family homes on Sutlej Street. The proposal is for two large four-storey structures - one with commercial on the ground floor and residential apartments above; the other with four storeys of townhouses and condominiums. Although the group acknowledges that there is a need for more housing in this very desirable neighbourhood, this development is not the answer. It is out of scale with the remainder of the village and appears to be in contravention of the development guidelines in the area. Opponents of the plan worry that approval would represent the "thin edge of the wedge" that could ruin the pedestrian-friendly Cook Street Village.

The area to the north of the village has been extensively redeveloped over the years with

**continued on page 10**