



Membership Application

- Student.....\$15.00
- Individual\$25.00
- Family.....\$35.00
- Group/corporate\$50.00
- Individual Life.....\$200.00
- Corporate Life (20 yrs)\$400.00

New Renewal

Name _____

Address _____

City _____

Province _____ Postal Code _____

Tel: (H) _____ (W) _____

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.

Fax: _____

E-mail: _____

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

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

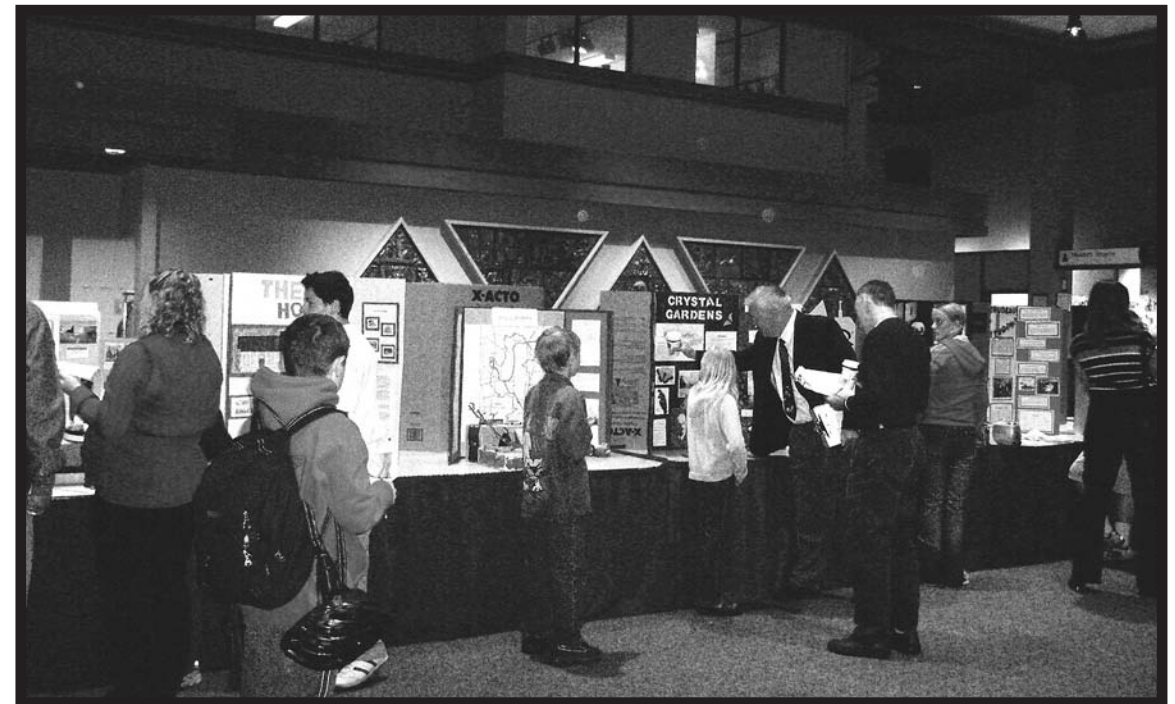
Please make a cheque payable to:
Hallmark Society
c/o 810 Linden Avenue
Victoria, BC V8V 4G9

For Hallmark Society use only	
Received _____	\$ _____
Entered _____	by _____

*Hallmark Society Annual General Meeting
Monday, September 27, 2004
James Bay New Horizons Centre, 7:30 pm
Guest speaker to be announced*



Dedicated to Preserving Historic and Architectural Landmarks



Your voice in heritage preservation in the Capital Region since 1973



Administrative Director: Helen Edwards
 Hours: 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 non-profit society, financed principally by membership dues and members' contributions.

Board of Directors

President
 John Edwards 386-6598
First Vice-President
 Nicholas Russell
Corresponding Secretary
 Cornelia Lange
Treasurer
 Ken Johnson
Directors
 Judith Andersen
 Russell Fuller
 Tim Lomas
 Davyd McMinn

Table of Contents

Awards Night 2004 Report 12
 Awards of Merit 4,5,6,7
 Calendar 12
 Coming in the next issue..... 15
 Communication Award..... 8
 Insurance on Heritage Properties 14
 Mark Madoff Award 8
 Membership Application 16
 Michael Williams Award..... 10
 President's Award 9
 President's Message..... 3
 South Vancouver Island Regional Heritage Fair a Success11
 SVIRHF Results 12
 Sponsor's Ads..... 15
 This Old House, Volume I published..... 13
 Tours update 15

Cover Photo

Ken Johnson and Tony Goodman (centre of photo) judge entries at the South Vancouver Island Regional Heritage Fair. 🏠

Photo credits

Helen Edwards, cover, 11
 Friends of Oak Bay Native Plant Garden, 4
 Jack and Heather Waters, 5
 Sooke Region Historical Society, 6
 Highlands Heritage Park Society, 7
 Royal Roads University, 9
 John Taylor, 10. 🏠

**Deadline for Autumn 2004 newsletter:
 July 31, 2004.**

Hallmark Society Newsletter (ISSN 1195-6712), published quarterly by the Hallmark Society, c/o 810 Linden Avenue, Victoria, BC V8V 4G9. Copyright © 2004 Hallmark Society.

All rights reserved. No part of this work covered by the copyrights hereon may be reproduced or used in any form or by any means - graphic, electronic, electrostatic, or mechanical - without the prior written permission of the Hallmark Society. Printed in Canada by Island Blue Print Ltd.

Please support our advertisers!



MAYCOCK & HAMPTON
 CERTIFIED GENERAL ACCOUNTANTS
 1009 Cook Street
 Victoria, British Columbia V8V 3Z6
 Tel: 385-9588 / Fax: 385-9589

*quality heritage
 architectural services
 since 1974*

**Jonathan Yardley
 Architect**

*feasibility studies to
 completed restorations*

phone 250-653-4931

MERCER AND SCHAEFER GLASSTUDIO

Designers/Craftsmen of Architectural
 Stained Glass/Leaded Glass Windows

Consulting
 Custom Designs
 Period Reproductions
 Repairs/Restoration

Phone:385-0901
 Fax: 385-0944

Tours Update

The tours of the Wrinch and Newman farms have been delayed due to circumstances beyond our control. When we know exact dates and times, we will advise those who have signed up. There is still space available. Please register at the office.

Coming in the next issue

Mahon Hall, Salt Spring Island: Its past, present and future.
 Rock Bay plans – including the industrial heritage buildings
 Beacon Hill Park Management Plan
 Ross Bay Cemetery perimeter plans
 Annual General Meeting details

Insurance on Heritage Properties - Serious Questions


There is a disturbing trend regarding the insuring of heritage buildings. Blaming stringent interpretation of regulations on 9/11, forest fires in BC last summer, or any other reason that comes to mind, some agents are no longer writing policies for owners of heritage structures.

Interestingly enough, the official word from the Insurance Bureau of Canada is that there are no problems insuring these properties. Nothing could be farther from the truth! We have been receiving phone calls from owners of designated properties stating that they have been told they will no longer be covered. The City of Victoria and other organizations have been contacted as well by concerned owners. There seem to be several reasons for refusal: the presence of knob-and-tube wiring, outdated heating systems, and wood-burning fireplaces. Throw into the mix the desire of property-owners to have their buildings returned to their pre-disaster status and you have a recipe for refusal.

However, this is not only a local issue. Other provinces, particularly Ontario, are concerned as well. In fact, the question of insurance on heritage buildings will be discussed at the Heritage

Canada Foundation's annual conference. A session entitled "Insuring Heritage Property" is scheduled for Saturday, September 11, 2004. As the brochure states: "Securing insurance for heritage property is a critical issue in Canada today. Some owners of heritage buildings have had to 'dedesignate' in order to obtain insurance. This session explores the problem and possible solutions."

At a time when the federal government is finally on board with the Historic Places Initiative – the most important heritage program in over 30 years – it is disheartening to find that owners are being requested to dedesignate their properties or advised to not designate in the first place.

In the meantime, we would like to hear from you. If you, or someone you know, have had problems with insurance, complete the form below and mail it to the office or send your responses via email to insurance@hallmarksociety.ca. We will compile the responses, add them to data received from the City of Victoria and other organizations and forward the results to Heritage Canada Foundation. We will also maintain a list of agents and carriers sympathetic to heritage buildings as well as a list of those to avoid. 

Have you had a problem obtaining insurance for your heritage building? _____

Which agents or carriers will not write insurance? _____

Names of agents who will write insurance? _____

Your name and phone number _____
(optional but desirable for further contact)

President's Message


by John Edwards

It is great to have low interest rates and a building boom, but it has caused some of us to think we are back in the mid 1970s when the Hallmark Society was established. There is such pressure on our built heritage, that it is hard to read any newspaper, without finding out that part of our built heritage is up for some form of redevelopment.

On Meares Street just back from Fort Street there were seven cute residential bungalows, (two won Hallmark awards), and now there are only five. James Bay is under the gun again for more density, as Quadra Pacific Properties want to build twelve storeys at 1415-1435 Michigan and sixteen storeys at 350-360 Douglas Street. There are already two towers on each site, and what is proposed is higher than currently allowed and permitted on the property. This one will be very lively once it hits Victoria Council.

One of the more interesting developments is the old Victoria Hotel at 1450 Government Street. Some will know it as the old Mac & Mac building. It is planned to contain forty to fifty rental units and restore the corner fascia, as was when it was a hotel. If this one goes ahead it will be a plus. The same developer has a five storey proposal for 225 Menzies Street.. James Bay now has the second highest density in B.C. (the West End in Vancouver, having the honour for first). At writing we still do not know what is in the future for the Hudson's Bay Building. Last week the rumors about the Oak Bay Beach Hotel hit the press. The owner says its old parts of the building date from 1927. That's old in Oak Bay! The property was zoned for condos thirty years ago. It looks like the owner wants to build a modern hotel on the site.

In Victoria's Chinatown, a National Historic Site, the Amadon Group under Max Tomaszewski has proposed eight storeys and one hundred and eighty-eight rental units. This is 528-532 Pandora, known as the Buckerfield's site, behind Swans. Tomaszewski stated that he had done thirty-three projects and twenty-two were heritage. This project was to include a two hundred and fifty-seat performing arts group theatre. Subsequent to this Amadon has lowered the project to seven storeys, eliminated the theatre, and increased the residential units to one hundred and ninety-four. The Fisgard Street side is still five storeys.

We are not the only ones concerned. On April 6th, Sheila Fraser, the Auditor General of Canada, addressed the Certified General Accountant's Association -B.C. and the Financial Management Institute at the Sheraton Wall Centre in Vancouver and said the following: "On our need to protect Canada's Heritage: ...unless action is taken soon, much of our cultural heritage will disappear, especially in the areas of built, published and archival heritage. For example, more than two-thirds of the national historic sites managed by Parks Canada as well as federal heritage buildings are in poor to fair condition. More than ninety percent of the collections on the National Library of Canada are housed in buildings that do not meet current standards for temperature and humidity. Once a piece of our history is lost, it's lost forever." These remarks were published in the June, 2004 *Outlook*, and I thought members should be aware of her comments. 



Award of Merit Friends of Oak Bay Native Plant Garden

The Oak Bay Native Plant Garden, situated on approximately 1/2 acre at the corner of Margate Avenue and Beach Drive in Oak Bay, was donated to the Municipality of Oak Bay in 1938 by Mrs. Ada Beaven, daughter of Joseph Despard Pemberton. She wished to ensure that the native plants of British Columbia would be preserved and enjoyed by the public forever. It is the last remaining section of the 5-acre estate designed by architect Samuel Maclure. The house, no longer there, has been replaced by a high-rise apartment building.

Over the years, some native plants have been lost to the vigorous growth of Himalayan blackberry and English Ivy. Maintenance of the grounds relies on the work of volunteers with support from employees of the Oak Bay Parks Department.

In 1994 and again in 2002, restoration efforts were initiated in the garden to eliminate non-native species and to replant with appropriate species. Documentation has been an important part of the ongoing work and the Friends are carefully developing and maintaining an index of all new native species which they plant, and their location in the garden.

The Friends, an outgrowth of the Native Plant Study Group of the Victoria Horticultural Society, have devoted their Friday mornings for almost 2 years to returning the garden to the standard which Mrs. Beaven would have appreciated. They have put in hundreds of volunteer hours pulling weeds and preparing the rocky piece of property for a minor renaissance. Many loads of ivy, blackberry, Daphne and clematis that had



overtaken the garden, were removed and hauled away. Once the clearing out of the garden was done, they replanted with native plants from purchases and plants rescued from demolition sites under an authorized program. Among the many newly planted native species are mosses, ferns, sedums, shooting stars, sea blush and Rein orchids.

Through the efforts of this small group of dedicated volunteers, some of the neighbours have also become involved in the work and have joined the Friends as well.

The park is special to the citizens of Oak Bay with all the different types of shrubs and trees which have survived. Indian Plum, Garry Oak, Arbutus, Maples, Douglas Fir, and Wild Cherry still exist from the original plantings and help create a treasured retreat for those passing by.

This small park is not always obvious to those driving by, however, if you are walking that way and have time to stop, you will surely find it worthwhile and then can truly appreciate the tremendous effort on the part of this group of volunteers who are returning this garden to its former glory. May they have the energy to continue the maintenance of this garden, and the foresight to pass their love of native plants to the next generation. 📍

Now Out!

This Old House: Victoria's Heritage Neighbourhoods, Volume I: Fernwood & Victoria West

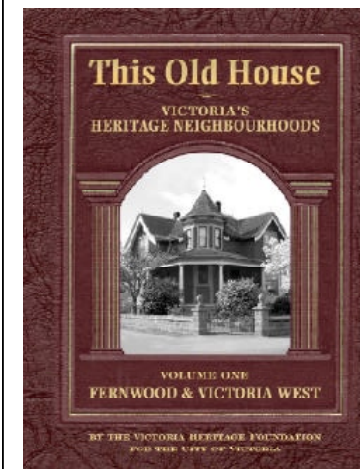
by the Victoria Heritage Foundation for the City of Victoria

Newly researched & completely rewritten, with all new photographs, and many never-before-seen archival photographs, plan elevations and other illustrations.

The Victoria Heritage Foundation (VHF), in cooperation with the City's Planning Department, has undertaken a complete revision of *This Old House*. This book, first published in 1979, is a pictorial and historical inventory of Victoria's designated and registered heritage houses. While previous editions were about 130 pages and included some 275 houses, the new edition will cover **all** listed heritage structures in the neighbourhoods, including churches, schools and commercial buildings: now over 600 buildings. For many properties, new research will correct previous misinformation; many properties have been discovered to be older than originally thought.

The four volumes will total over 600 pages. Each volume will include:

- **Architectural analysis and social history** of each property;
- **New photograph** of each property, plus **archival photos and other images**;
- **Two indexes**, one by address and one by names;
- **Chronology of events** that have affected the development of the City and the neighbourhoods;
- **Maps**, locating the heritage resources in each neighbourhood;
- **Illustrated guide to local residential styles** and **glossary of architectural terms**;
- **Bibliography** of research sources;
- **Newly-researched histories** of each residential neighbourhood.



Price: \$19.95 for Volume One

Which includes 166 pages & almost 400 images

**Available at: Local Bookstores
City Hall Planning Department
City Hall Public Service Centre
or call: 389-1864 or email:
vhf@victoriaheritagefoundation.ca**

2005: *Volume II: James Bay*

2006: *Volume III: Rockland, Burnside, Harris Green, Hillside-Quadra, North Park & Oaklands*

2007: *Volume IV: Fairfield, Gonzales & Jubilee*

Editor's Note: Copies are also available at the Hallmark Society office.

Calendar

- Summer, 2004** Newman Farm Tour. Contact the office to book a space. Date to be determined.
- Summer, 2004** Wrinch Farm tour. Contact the office to book a space. Date to be determined.
- September 9 - 11, 2004** Heritage Canada Foundation annual conference "Stewardship of Heritage Buildings; Are We Committed?" Saint John, New Brunswick. www.heritagecanda.org
- September 27, 2004** Hallmark Society Annual General Meeting. Guest speaker yet to be determined.
-

Awards Night 2004 Report

The thirtieth annual Hallmark Society Awards Night was held on May 4, 2004 at St. Ann's Academy. The evening began with the presentation of eight designation plaques by Victoria Mayor Alan Lowe. There were four Awards of Merit along with the Communication Award, Mark Madoff Award, Michael Williams Award, and the President's Award. See full reports on each winner elsewhere in this newsletter.

Please support the sponsors, listed below, without whose support this event would not happen. Special thanks to the volunteers who shared the work and ensured a smooth, professional performance. 🏠

Awards Sponsors

Alan Hodgson, Architect; Bolen Books; Burr Properties Ltd; CIVI; Craigdarroch Castle Historical Museum Society; Dashwood Manor; Edwards Heritage Consulting; Foster Isherwood; Innovative Structural Preservation; Island Blue Print Co Ltd; Kilshaw's Auctioneers Ltd.; Lombard Properties Ltd.; Lund's Auctioneers; Mercer and Schaefer Glasstudio; Patrick Skillings; Robert Amos; Thrifty Foods; Victoria Civic Heritage Trust; Victoria Real Estate Board; Vintage Woodworks Inc.; Whyte House Consulting

Awards Volunteers

Colin Barr, Marianne Lloyd, Anne-Lee Switzer, Gordon Switzer, Erin Coulson, Christopher Stevenson, Cornelia Lange, Cornelia Lange, Helen Edwards, Rick Goodacre, Jim Stiven, Tim Lomas, St. Ann's Academy staff, Municipal staff, Hallmark Society Awards Jury

Award of Merit Jack and Heather Waters

Jack and Heather Waters win for the restoration of *Bannockburn* at 1189 Mount Newton Cross Road. This project is significant for several reasons. It was built in 1857 when this area was first being settled by white pioneers, it is one of the last remaining examples of "stress construction" in the area and its original owner, William Thomson, was a prominent citizen. The Waters, who have a history of meticulous restorations in the neighbourhood including Mount Newton Cottage at 7969 West Saanich Road, have returned the home to its 1885 configuration using historic photographs for details wherever necessary. Their purpose was to preserve the structure in perpetuity, necessitating the stabilization and maintenance of the major architectural components.

William Thomson and his descendants lived in the house for 140 years from 1857 to 1997. Part of the *Bannockburn* lands were donated to the community for schools, roads, and for St. Stephen's Anglican Church. He co-founded the North and South Saanich Agricultural Society and hosted the first "Saanichton Agricultural Fair" at *Bannockburn*. The fair continues today in a permanent site on Stelly's Cross Road. Artist Arthur Pitts married into the family and in the 1920s and 1930s was often at *Bannockburn*. He painted several charming watercolours of the house and interior.

The major problem with the home when the work began was water. Perimeter drains were directing water into the dwelling, flooding the basement and foundation. Drains have now been rerouted, with a drain water collection system created to protect the foundations and prevent any further erosion.



- A concrete wall at the north side of the building was functioning as a culvert, directing water to the house; this has been removed.
- An outdated and inadequate domestic water system has been replaced. An old well has been reactivated and a pond created, both for agricultural water supply.
- The sun room added to the west side of the house in the 1970s has been removed, returning the house to the four-sided surrounding porch
- Underground wiring has removed unsightly wires from the home
- Gable vents were installed to ease the extremely high temperatures generated by the black asphalt roofing
- Approximately 8500 pounds of excess weight in building materials has been removed. Three layers of flooring from previous renovations put unnecessary stress on the structure. These were removed to expose the original floor, and ease weight from the structural members
- The front entranceway was restored
- Two interior period rooms were completed

The Waters have restored a significant Central Saanich landmark, taking care to retain or reproduce historical features where possible, while updating services for modern needs. The result is a beautifully restored gem. 🏠

Award of Merit Sooke Region Historical Society

The Sooke Region Historical Society receives an Award of Merit for the restoration of the historic Muir Cemetery. In the early years, the site was well-respected and well-tended. Sadly, during the mid-twentieth century, with changing times and new private ownership of the historic cemetery land, the site was neglected and worse, disrespected, totally overgrown and vandalized. In the early 1970s, the Sooke Lions Club undertook to repair the site, but their efforts would be short-lived. The chain-link fence which they erected to protect the grave sites was pulled down and the gravestones were overturned as the site was used, not as a respectful resting place for pioneers, but as a site for rowdy parties and random acts of vandalism. In 1998, the property owner indicated a desire to sell a portion of the property to the community - provided that there was some way to subdivide it. Months of negotiations followed during which the parcel of land including the cemetery site was removed from the Agricultural Land Reserve, then subdivided, clearing the way for the creation of Sooke Millennium Memorial Park.

The fundraising committee began the onerous task of acquiring \$95,000 to purchase the cemetery site. A conceptual rendition of the proposed new park as visualized from Maple Avenue was created by Michel DesRochers; this painting joined a thermometer at the entrance to Sooke, inviting contributions. Volunteers baked bread in the Sooke Region Museum's historic rebuilt brick oven during the summer of 2000, raising almost \$1,000 to help in purchasing the land. Media coverage highlighted the stories behind the grave markers, bringing the project to the public's attention. The park entrance from Maple Avenue was cleared to permit public visibility. Sooke's first Mayor, the late Ed McGregor,



personally assisted in locating gravestones beneath the debris. Members of the Sooke Lions Club worked every weekend and in between. Donated top dressing was placed on the burial ground. Gradually the site was renewed with the underbrush removed, the grave markers cleaned and restored where necessary.

On May 6, 2001, Sooke Millennium Memorial Park was officially opened with a public ceremony. Descendants of the Muir family joined with Sooke residents to mark the rebirth of the historic cemetery. In addition to the cemetery, three monuments were unveiled. One, sponsored by the Workers Compensation Board, commemorates those who lost their lives due to industrial accidents or illness. The second, a maritime monument designed by local artist Michel DesRochers, pays tribute to Sooke's mariners. The third monument, the stickleback *T'Sou-ke*, was unveiled by Chief Linda Bristol.

After the grand opening, work continued on the site. The wrought iron archway gate into the cemetery, representing the original Muirside entrance, was a gift from additional contributors. This project was a true community-inspired work and the groups involved deserve our heartfelt thanks for a job well done. 🏡

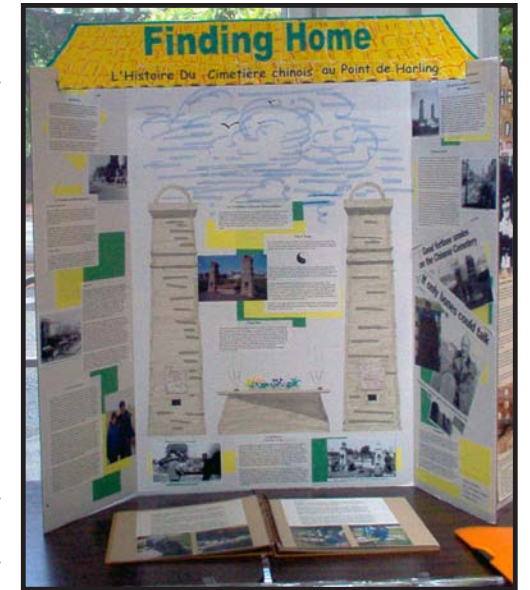
South Vancouver Island Regional Heritage Fair a Success

What do you get when you cross students with history? It's not what you think! Learning and sharing knowledge can be fun. On Friday, May 7, 2004, 61 students representing 6 local schools assembled at the Clifford Carl Hall of the Royal BC Museum to have their 40 projects adjudicated at the 6th annual South Vancouver Island Regional Heritage Fair. Sponsored by Historica, the fair offers young students from grades 4-9 a chance to undertake original research and then to present the results of their findings to an adult audience.

The Hallmark Society is now the coordinating organization for the fair, replacing the Royal BC Museum and the Heritage Branch. As education is a part of our mandate, this seemed to be a perfect fit. Students were divided into four groups. While one group was being interviewed by teams of judges, the others participated in educational activities. The four sessions offered this year were a tour of Helmcken House, First Nations culture in the J. Hunt House at the RBCM, Rattenbury's Harbour (a tour of the inner harbour's buildings), and the highlight for most students "Behind the Scenes - Egypt" a look at how a major museum exhibit is assembled. The quality of projects was very high this year, making the judges' work very difficult.

Two projects were selected to represent southern Vancouver island at the National Heritage Fair in Montreal in July: Willows student Giselle Sneddon's project on the Chinese Cemetery at Harling Point and an original play by 6 Pacific Christian students. Three students won Laurier LaPierre medals for enthusiasm and willingness to share their knowledge: Grade 4/5: Haida Repatriation (Hillary Pearson - Willows School); Grade 6/7: The Dunsmuir's in Craigdarroch (Sarah Evans - Willows School); Grade 8/9: Pierre Trudeau (Jordan Ray - Reynolds Secondary). A new award sponsored by the Bay, a new corporate sponsor, was presented to the best project about exploration. The prize includes a Hudson Bay throw, a tangible example of Canada's heritage at its best. This award was shared by Erica Littler and Jaymie Tucker of Willows School for their work on Captain James Cook. In addition, four projects received Honourable Mention certificates: Victoria Streetcars (Ian Kapron-King - Willows School); Tom Clark: RCMP (Sandy Kennedy - Reynolds Secondary); Women's History in Canada (Emma Andrew, Emily Barner, Felicity Wilson, Jessica Tamura-Wells - Reynolds Secondary); Les Vikings au Canada (Jeffrey Wynne - Willows School).

The winning projects were on display at Victoria City Hall for 2 weeks, raising public awareness of both the SVIRHF and the Hallmark Society. 🏡



This project by Giselle Sneddon of Willows Elementary School will represent South Vancouver Island at the National Fair in Montreal, along with a play by Pacific Christian students.

Michael Williams Award Lombard Properties Ltd.

Lombard Properties Ltd. receives the Michael Williams Award for the rehabilitation of the Temple Building at 525 Fort Street. Built in 1893 at the south east corner of Fort and Langley Streets this was the first major commission of architect Samuel Maclure's independent practice and is believed to be the sole survivor of his very limited creation of commercial buildings.

Lombard Properties Ltd. purchased the Temple building in 2000, then developed a plan to undertake a major restoration. Commencing in 2001 the structure was completely stripped of all non load-bearing interior construction and was seismically upgraded with additional floor strengthening. The main exterior doors onto Fort Street were reversed in order to permit use of the small but well finished lobby to be practical. An upper floor mezzanine was constructed to provide additional office accommodation and provision was made for a roof top deck.

During the deconstruction process special attention was made to preserving much of the original interior finishes: unfortunately little was left after the many attempts over the past century to modernize. However there are a number of special features of note. The original magnificent stone entry staircase was preserved. The original exterior doors were preserved and reconditioned including a patent in-floor self-closing device. Ceiling cornice detail was removed and later reinstalled.

The interior columns on the second floor which had been clad in plywood at some point, were stripped to reveal the original, but badly damaged, fluted cedar finish. These columns



were restored and the original gas conduit was used to provide for electric service to new electric torchieres. Quality commercial space was created on the upper and mezzanine levels. The large office is now the home of a pharmaceutical firm with a smaller tanning studio on the second floor as well. The large street front windows were refurbished and once again allow natural light to flood the second floor offices.

The main floor, a raised wooden floor over rubble, was removed and lowered to provide additional ceiling height, a main floor vault was converted to a wine cellar for the Temple restaurant. A special feature of the restaurant's interior finishes was the use of some of the original exterior sandstone cornice detail that was removed from the Young Building at Camosun College during a recent seismic upgrade. This Denman Island sandstone, which was badly weathered and decayed, was reused to erect a magnificent fireplace facing detail.

Changes to the exterior were intentionally minimized and included a new entrance on Langley Street, repairing and repainting of wood windows and the thorough cleaning of all exterior materials including the sandstone, terra cotta and brick finishes. 🏠

Award of Merit Robert and Davyd McMinn

The restoration of the Highlands schoolhouse stands as a testament to the vision, determination and commitment to heritage preservation of two men, Bob McMinn and Davyd McMinn. For over 100 years the one room school stood on a hill overlooking Millstream Road. Despite gradual deterioration of the school, Bob and Davyd shared a recognition of its importance as a link to the early settlement days in the Highlands. Over a twenty year period, Bob corresponded with the property owner, attempting to negotiate transfer of the building to the Highlands Heritage Park Society. He hoped to move the schoolhouse to the Caleb Pike Homestead, where it would stand alongside several other Highlands heritage buildings. Finally, in 1996, his persistence paid off and an agreement was reached.

The restoration process began in 1997, led by Davyd. By this time, significant deterioration had taken place. However, the building was dismantled one board at a time, each piece labelled as to its position and function. A complete photographic record of the deconstruction was made, and the material was put into storage for the next three years while funding was sought.

Reconstruction of the building in its new location began in November 2000 under Davyd's leadership. In order to expand the future uses of the building, a basement was added. Using clues from the building material, as well as old photographs, Davyd was able to determine what changes had been made to the building during its use. The building was reconstructed to its historic 1893 state without these alterations. All salvageable material was returned to its

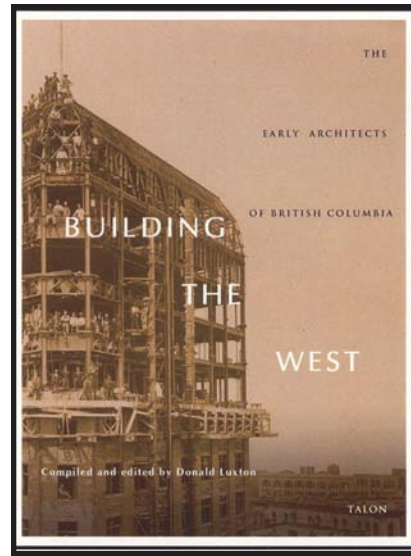


original place and, where structurally necessary, "sistered" beside new material. Where new finishing material was required, fragments of old material were carefully replicated. The one remaining window served as a template for six new ones. Paint fragments were analyzed to determine the colours used at the time the building was constructed. Old lath from another building of the same period was used to replace the material that had rotted away. All remaining hardware was re-used and matched where needed. While maintaining the integrity of the restoration, Davyd ensured that the schoolhouse meets current building code requirements for a public building.

Although reconstruction of the schoolhouse has involved many individuals in the community, Bob and Davyd's contributions exemplified true dedication. Collectively they contributed over 80% of the 3300 volunteer hours accumulated on the schoolhouse (equivalent to 70 weeks of unpaid work!) and raised a substantial portion of the grants and donations received. Since its completion in November 2003, the schoolhouse has served as a location for community meetings, the site of the Highlands Christmas craft fair and as a means of generating revenue through rental for private functions. 🏠

Mark Madoff Award Don Luxton

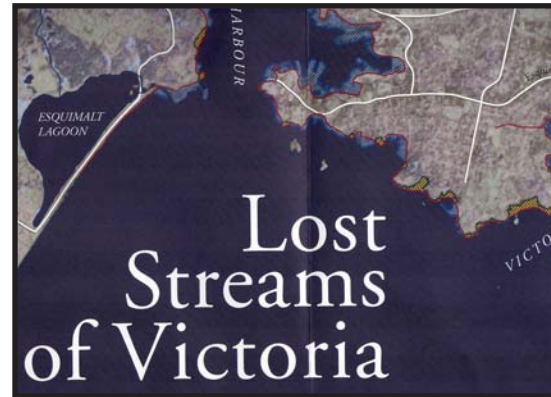
The winner this year is Donald Luxton for the publication of "Building The West: The Early Architect of British Columbia." Edited and compiled by Don, and published in the spring of 2003 by Talon Books, "Building the West" is a comprehensive, fully illustrated, biographical and historical account of 400 architects, who from the province's earliest colonial days to 1938, helped shape and influence British Columbia's built landscape. The story of the book and how it came to be published were documented in the Hallmark Society Summer 2003 newsletter. Since receiving the Heritage Canada Foundation/Heritage Society of BC Achievement Award last June, the book has also won an AIBC Special Jury Prize and the Roderick Haig Brown Regional Prize at the BC Book Prizes Gala. 🏠



Communication Award SIASS

The Lost Streams of Victoria is a poster which describes in images and text the history of four of greater Victoria's most notable historic waterways. It is a reminder of the importance of water in the lives of residents of this area from the First Nations to the current citizens.

One side of the poster presents text and images of the streams: Bowker Creek, Craigflower Creek, Cecelia Creek, and Empress Creek. Not only is the historical importance documented but there is also a catalogue of efforts to rehabilitate those streams which have suffered pollution vandalism. The reverse of the poster is a map of the region which tracks the historic streams, showing the present shoreline, altered shorelines, altered streams, lost streams and shoreline, lost saltwater marshes, eroded shorelines and altered streams. The diagram clearly shows that most of the historic streams have been lost but their former presence indicates the magnitude of such a loss. The project was carried by Jennifer Sutherst on behalf of the South Islands Aquatic Stewardship Society. Support and funding was provided by Fisheries and Oceans Canada. The Capital Regional District provided the satellite imagery and mapping information through the Natural Areas Atlas. This project is to be commended for the depth of research and the highly visual end result which provides information on a potentially lost historic resource. 🏠



President's Award Royal Roads University

Royal Roads University wins the President's Award for the restoration/rehabilitation of the Grant Block, the first building to be constructed by Royal Roads Military College - begun in 1942 and completed in 1943. The building was called the Cadet Block until it was re-named the Grant Block in 1956 in honour of the College's first commandant - John Moreau Grant. The federal government closed Royal Roads Military College in 1995 but the campus was soon pressed into service again when the British Columbia government took it over that same year to establish Royal Roads University.

As programs are offered year-round, it was vital to have adequate classrooms and other facilities that would meet modern technological requirements. The 60-year-old Grant Block was not up to modern standards for accessibility and earthquake safety. The building had housed classrooms and science laboratories, a reference library, chapel, mess hall, two gun rooms and the cadets' sleeping quarters. The largest room was the second floor quarterdeck, a main assembly hall where cadets gathered for Sunday church service and special events.

The biggest renovation challenge was to upgrade the building seismically while preserving the heritage integrity, particularly the historic Quarterdeck with its leaded glass windows. An innovative solution - the construction of a series of buttresses along the north side - was used to solve the problem. Sheer walls were created from the foundation up - requiring excavation so extensive that one day the backhoe fell into the hole!

More than 30-thousand meters of wiring and over 17-thousand meters of data cable were



installed. A sprinkler system eliminated the need for heavy steel fire doors, while the floor of the Quarterdeck was meticulously replaced - all 20, 600 pieces of it!

Also as part of the project, some 300 original yellow cedar, wood sash windows were rehabilitated and restored. To permit the retention of these single-glazed windows, the architects designed an innovative system of interior opening casement windows. These match the new interior decor as well as fulfilling building code double-glazing requirements without compromising the visual integrity of the existing windows when viewed from the exterior. A new north-facing exterior includes an elevator and an interior walkway - a combination that allows easy access to all levels of the building for people with handicaps - as well as an alternative route across the second floor if the Quarterdeck is in use.

The \$8-million project has provided a twenty-first century learning environment while retaining the charm and character of the mid-twentieth century. The renovation links the university's past, present and future. While honouring its past, the project has also ensured that the building will last well into the future. 🏠