



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

- 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

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Province _____ Postal Code _____

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Fax: _____

E-mail: _____

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

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c/o 810 Linden Avenue
Victoria, BC V8V 4G9

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Dedicated to Preserving Historic and Architectural Landmarks



*Hallmark Society General Meeting
Monday, December 6, 2004
James Bay New Horizons Centre, 7:30 pm
Guest speaker: Jennifer Nell Barr
"This Old House" - revised & enlarged*

Your voice in heritage preservation in the Capital Region since 1973



Administrative Director: Helen Edwards
 Hours: Mon-Wed.9 am-1pm, 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

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 John Edwards 386-6598
First Vice-President
 Nicholas Russell
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 Cornelia Lange
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Cover Photo


On September 12, 2004, Hallmark Society members and guests toured the Newman Farm in Central Saanich. See page 8 for story. Helen Edwards photo. 📷

**Deadline for Spring 2005 newsletter:
 February 15, 2005.**

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Calendar

- December 6, 2004** Hallmark Society General Meeting. James Bay New Horizons Centre, 234 Menzies Street, 7:30 pm. Guest speaker is Jennifer Nell Barr with an illustrated lecture on "This Old House - revised and greatly enlarged." Bring seasonal goodies to share.
- February 21-25, 2005** Heritage Week. Theme: Heritage of Faith: Sacred Buildings & Spiritual Places
- February 21, 2005** Heritage Week General Meeting - First Church of Christ Scientist, Pandora Avenue, 7:30 pm. Speaker to be confirmed.
- March 17-20, 2005** Port Townsend 9th Annual Victorian Festival, Port Townsend, WA. See <http://www.victorianfestival.org> for details.
- April 6-10, 2005** Society of Architectural Historians conference, Vancouver, BC. See <http://www.sah.org> for details.
- May 2, 2005** Hallmark Society Awards Night. St. Ann's Academy, 8:00 pm.
- May 5, 2005** South Vancouver Island Regional Heritage Fair, sponsored by Historica. Royal BC Museum, Clifford Carl Hall, 10:00 am - 2:00 pm

Awards 2005 Promo

What is going on in your neighbourhood? Is someone restoring their house? Awards Night 2005 will be here sooner than you think. We have booked St. Ann's Academy Auditorium for Tuesday, May 2, 2005.

If you have a suggestion for an award winner, please contact the office and we will help you with the nomination. If you wish our list of guidelines which will enable you to write your own nomination, please let us know and we will send it to you (the guidelines are also available on our website at <http://www.hallmarksociety.ca>). We have added sample "winning" nominations to our website to further assist preparation. See page 13 for an official nomination form.

Remember, we cannot see everything. It is up to our members to act as "our eyes" in the neighbourhoods. Keep us informed! Thank-you. 🏠

President's Message

by John Edwards

In the last year there has been so much building activity in the Greater Victoria area that the whole landscape of the Capital Region is changing drastically.

However, it's not all bad news as some long overdue projects have received funding and are going ahead. The first is the facade to the Royal Theatre funds of \$900,000 have come from Cultural Spaces Canada in Ottawa. After 91 years, it's about time. The canopy over the lobby is in storage. Discussions are ongoing about a replica of the original canopy, lighting, exit doors and signage. Also, Ross Bay Cemetery, untouched for decades, is being updated, with columbaria terraces, low hedges, decorative iron fencing, and entrances off Memorial Crescent. This has been funded by the sale of additional plots, some 200 becoming available.

At long last plans are underway for the restoration of the Northern Junk buildings on Wharf Street. An eyesore for years, Vancouver-based Mountain Equipment Co-op wants to rehabilitate these two buildings and build next door. This design has not been finalized. Not far from this at 1400-1450 Government Street, what we all knew as the old Mac&Mac building from 1929, and was of late government offices, is going into 46 condos. This was the built in 1892 as the Victoria Hotel, designed by Thomas Hooper. The plan is to remove the ground floor aluminum windows, replacing them with wood frames and remove much of the stucco to show the original brick.

In Oak Bay Kevin Walker, the owner of the 77-year-old Oak Bay Beach Hotel, wishes to go to 120 rooms from 50, increase the gardens,

views, and accesses to the waterfront. This project is slated to start in 2006, and one account says it may cost \$25m. They are saving the "Snug" and front entrance; however the new addition may be in excess of seven storeys. Another hotel, the Cherry Bank Hotel, is closing its doors at the end of the year and is about to come down, to make way for 70 condos. The original house on this site was built in 1887 for John and Kate Brown. Are the haunting stories John Adams tells about this building around Halloween each year to be lost, or go to the landfill?

Now on the horizon is the former linen stores building of the Canadian Pacific Steamships, at 254 Belleville Street. Presently owned by the Provincial Capital Commission, who recently called it an "icon harbour site," it could be developed for restaurant/pub, marine adventure tour boat operation, or just offices. The C.P.R. roundhouse sits derelict and deserted, ever though the City of Victoria took them to Court, and they agreed to spend \$100,000 on repairs. The C.P.R. wants off the Island and could not give a dam about this building.

It is obvious from all this activity, that we still have our work cut out for us. For example, the six block Cathedral precinct, was only recently looked at, the first since 1972. Its purpose is to protect the Cathedral views, on a site it has occupied since 1856. At present the Courthouse Green is not protected and is not legally a park, and could be used for court house expansion.

With all this activity, every bit of real estate is coming under the microscope, and we have to encourage governments to update their heritage inventories, so we do not hear the excuse "it was not on the registry." 🏠



Hallmark Receives Generous Bequest

Members of the Hallmark Society received good news at their recent Annual General Meeting. President John Edwards announced that the Society had received a generous bequest. The donor was never a member of the Society, nor did she attend any events, but had heard of our work and was supportive of our role as heritage advocates. John Edwards noted: "Although we have been in existence since 1973, this is the first bequest we have received. We are delighted that the donor recognized the contribution we have made to the heritage preservation field and left us 1/3 of her estate. We would certainly appreciate additional bequests or gifts from other donors or estates."

The Board of Directors is currently examining options for the use of the unexpected bequest; while deliberations continue, the funds have been invested to provide interest income. News of the bequest was covered in the Times Colonist newspaper on two consecutive weekends. The resulting publicity has meant an increase in telephone calls to the office. 🏠

Garage Sale Thanks

The Ross Bay Villa garage sale on September 26, 2004 was a huge success. By donating material for sale, giving their time to help set up, sell and clean up, and by buying some of the treasures back again...Hallmark members helped raise a magnificent \$2400!

A million thanks to everyone! 🏠

New Calendar Online

For those of you who embrace the electronic age, we have added a calendar to our website. For the most easily readable view, click on "month." As the events are updated automatically, we will be able to broadcast information quickly and more efficiently than we can in a quarterly newsletter. We are listing events that have a heritage-related focus so, if you belong to other organizations and would like your events listed, please let us know at calendar@hallmarksociety.ca. 🏠

February Meeting News

Our Heritage Week General Meeting is tentatively scheduled for February 21, 2005 at the First Church of Christ Scientist at Pandora and Chambers. We are pleased to be able to offer a tour of this outstanding building, well-known throughout the region. Our guest speaker, yet to be determined, will reinforce the national heritage week theme of "Heritage of Faith: Sacred Buildings and Spiritual Places." Check our website for further updates. 🏠

AWARD NOMINATION

Category of nomination (tick one)

- Award of Merit
- Communication Award
- Mark Madoff Medal
- Michael Williams Award
- President's Award

Nominee _____

Mailing
Address _____

Phone _____

Email _____

Project
Address _____

Project details (attach up to one full page)

Nominator _____

Address _____

Phone _____

Email _____

Attach supporting documents including photographs or slides, press clippings, letters of support, to substantiate the nomination. Deadline is January 31, 2005. Late nominations may not be accepted.

Mail to: Hallmark Society Awards Jury c/o 810 Linden Avenue, Victoria, BC V8V 4G9.

Annual General Meeting Report

The Hallmark Society Annual General Meeting was held on Monday, September 28, 2004 at the James Bay New Horizons Centre, 234 Menzies Street. There were 29 members present. President John Edwards outlined the activities of the past year and reported on the current concerns. He announced the receipt of a bequest from the estate of Dorothy Helen Blackner. Although she was never a member of the society, she told her lawyer that she admired the work we do and left 1/3 of her estate to us. The major portion of the funds have been invested. He also noted that we are still collecting information on insurance for the City of Victoria.

Treasurer Ken Johnson presented the financial statements for the past fiscal year and answered questions from the members. Administrative Director Helen Edwards gave an overview of our participation in the South Vancouver Island Heritage Fair. She acknowledged the winners and advised of the high quality of the children's work. Members were encouraged to get involved with the fair to be held May 2005.

Results of the Hallmark Society election were as follows: Vice-President-Nicholas Russell, Directors (1-yr term)- Russell Fuller. There are a number of vacancies on the board if you wish to volunteer your services. Meetings are held monthly. Al Fry and Helen Edwards were returned for two-year terms as Trustees for the Heritage Building Foundation of the Hallmark Society.

Mary Doody Jones outlined her concerns about the draft Humboldt Valley precinct plan. She urged members to obtain a copy of the draft plan from City Hall and to attend the public hearing when

it is called sometime within the next two months. Marion Cumming reported on the Oak Bay Beach Hotel. She is one of the community members that the owners have drawn in for consultation. The old building will certainly be torn down due to its many changes over the years and seismic concerns. Several members of the committee are concerned about the proposed density; they would prefer a "village" atmosphere. Marion is asking for continuing public input. There is a sketch of the proposed development in the lobby of the existing hotel; there is provision for adding public comments. Ken Johnson reported on restoration of the terra cotta on the Royal Theatre. The Juliet balconies will be reassembled and the cupids will be repaired. All work will be done in real terra cotta - not fiberglass. Ken also noted that a client is interested in turning the Northern Junk site - empty for years - into retail space.

Guest speaker Rosemary Neering spoke on the topic of *Seeking the Bones: Researching and Writing about British Columbia's Heritage, with a particular emphasis on visible history (buildings, historic sites, mouldering ruins, patterns in the underbrush) and what it tells about the history of our province*. She outlined how she searches out the "bones" of history, driving back roads, walking along river banks, and generally seeking the evidence of what has gone before. Her presentation was well received and the ensuing question and answers session was very lively.

Three prizes were raffled: John Edwards won a copy of Robert Amos' *Victoria Sketchbook*, Linda Richards won a copy of Rosemary Neering's *A Traveller's Guide to Historic British Columbia*, and Russ Fuller won a \$35 gift certificate from Bolen Books. 📖

Heritage Legacy Fund Society Holds First Meeting

from the website of the Heritage Society of BC

The Heritage Legacy Fund of British Columbia Society held its inaugural board meeting on November 18, 2004 at Abkhazi Gardens in Victoria.

The Heritage Legacy Fund is a joint project of the Heritage Society of B.C. and The Land Conservancy of B.C., backed by a \$5 million endowment from the provincial government. The society will use the annual proceeds from this endowment to support community heritage conservation projects throughout the province.

The board elected Helen Edwards of Victoria as President. Also elected were Ian Fawcett of Sooke as Vice President, Sheila Nickols of Maple Ridge as Secretary, and Michael Kluckner of Langley as Treasurer. Other directors include Bill Turner of Victoria and Don Tonsaker of Nelson. Patrick Frey of the Heritage Branch sits ex officio as the appointee of heritage minister Murray Coell.

The Heritage Legacy Fund project was first announced in March of 2003, and the board is eager to move quickly now that the society is up and running. It is expected that funding programs will be in place early in the new year. 📖

Insurance Update

Thanks to those members who submitted their experiences with insurance carriers and firms. We are continuing to collect information and will be producing a list of carriers and companies who will insure heritage properties.

It is interesting that the Insurance Bureau of Canada pulled out of the session on insurance at the Heritage Canada conference - at the last minute. This would seem to indicate that there is a problem. The official comment from the industry is that there is no problem in insuring heritage properties. However, we have documented evidence that all is not well.

Insurance is not just a Canadian issue. See page 10 of this newsletter for a reprint of an article from *New Zealand Heritage*, Spring 2004 issue (remember that the seasons are reversed in the southern hemisphere). 📖

New Office Hours

To better serve the need of our members, we are slightly altering our office hours. The office will now be open Mondays to Wednesdays from 9 am to 1 pm and Thursdays from Noon to 3 pm. Thanks to Cornelia and our newest member Grant for volunteering their services. 📖

CFB Esquimalt Base Open House Report

The Hallmark Society was one of the featured non-profit organizations at the Base Open House (formerly Armed Forces Day). The intent of the open house is to show how the military base personnel work with the community and to explore the relationships between civilian and military organizations.

Although the weather was a little cold, the rain didn't last long and we were able to set up our displays and answer questions. We gained one new member from the experience and were able to explain what heritage is and why it should be preserved. Many thanks to those who helped at the booth: Russ Fuller, Ken Johnson, Cornelia Lange and John Edwards. 🏠



Heritage Canada update

Pamela Madoff, City of Victoria Councillor and a past-president of the Hallmark Society, has won election as the Governor from British Columbia for the Heritage Canada Foundation. Her appointment took effect at the foundation's recent conference in Saint John, New Brunswick. That she unseated the incumbent is no small feat but it is obvious that British Columbians were as impressed with her heritage credentials as those who know her well in Victoria are.

Pam will also sit as an *ex-officio* member of the board of the Heritage Society of BC where her years of experience will be a definite asset. 🏠

It's Not Too Late

The deadline for 2004 charitable gifts is December 31, 2004. Please consider the work of the Hallmark Society when you are planning your year-end giving. We are trying to keep our costs as low as possible - and membership fees affordable - but there is always a need for additional funds. Thank-you for considering our request. 🏠

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approaches to insuring older buildings, whether or not they are registered.

One company said it sent its own inspector to do an external check of any residential property more than 60 years old. If the inspector had doubts about the state of the building, the company might ask the owner to pay for an independent check and provide the results.

Two other companies said they did not use inspectors but, if a house was more than 70 years old, they required the owner to guarantee it had had improvements in the past 30 years in several key features, including electric wiring, roofing, plumbing, piling and lining.

Protection against earthquake damage may be an additional cost that owners of historic buildings

face. Brian Barker, of insurance brokers Crombie Lockwood, says pre-1935 buildings draw higher premiums, although these can vary around the country. Earthquake insurance in areas that are known risks, such as Wellington, Napier, Nelson and the South Island's West Coast, are higher than less shaky centres, such as Invercargill, Dunedin and Auckland.

One way for owners of heritage buildings to reduce insurance costs is to invest in additional fire protection. Plumbers can install a home sprinkler system developed by the Fire Service and the Building Research Association of New Zealand. Connected to the ordinary domestic water supply, the system is heat-activated and will control a fire without flooding. Installation, even in an existing house, is not complicated, and the cost can be as little as \$1000. 🏠

Historica Fair News

The South Vancouver Island Regional Heritage Fair will be held on Friday, May 6, 2005 in the Clifford Carl Hall at the Royal British Columbia Museum. The event, partially funded by Historica, brings together students in grades 4-9 for a day of sharing and learning. Students can work alone or in groups. They select a topic with a Canadian history theme - personal, local, provincial or national - then conduct research and present a final report in a variety of media with a written research report mandatory.

Projects are judged by volunteers and students spend the day in group activities such as tours. There are a number of awards with the most prestigious being selected to attend the National Fair in Saskatoon, SK in July. Last year, all our winning three-dimensional

projects were on display at Victoria City Hall. We hope to broaden the scope of our public outreach this year and will be contacting other municipalities. We are also seeking local corporate sponsorship to help defray the expenses.

One of our local winners said that the trip to the National Fair last summer was one of the most important events of her lifetime! With endorsement like that, we can be proud of our efforts.

If you would like to help with organizing the event or judging, please let us know at 382-4755 or svrhf@hallmarksociety.ca. 🏠

Heritage At Home Do Heritage Buildings Cost More

to Insure? Paul Titus Finds Out.

*Reprinted with the permission of the rights holder,
New Zealand Historic Places Trust, from the
Spring 2004 issue of New Zealand Heritage*

Insurance Cover for heritage buildings is an issue that members of the public sometimes toss into the laps of New Zealand Historic Places Trust staff. They are concerned that a property registered as an historic place will attract higher insurance premiums.

But this is not the case, according to insurance industry representatives. The cost of insurance depends more upon the size, use and condition of a building than its heritage value. Age may play a part in how insurance companies evaluate its condition, but the owner of a well-maintained building with up-to-date electrical wiring should be able to acquire full insurance coverage.

New Zealand Insurance Council insurance manager John Lucas contrasts the situation here to that in Britain. There, registered heritage buildings that are damaged may have to be reinstated in detail with materials and construction techniques that are as close as possible to the original. The cost of this has led the insurance industry to develop special policies with premiums that are significantly higher than average.

Senior policy adviser with the Trust Aidan Challis says owners face no legal obligation under the Historic Places Act to return a damaged heritage building to its original state. Should a registered building be substantially altered or damaged, the Trust would offer advice related to the circumstances, and it

would also review the building's registration. "The heritage value of a building is not limited to its fabric," says Challis. "There can be other values of an intangible nature, to do with the cultural or spiritual values it holds for the community. This means, even if it is damaged or destroyed, some of its heritage value may remain."

"If a registered building was damaged, we would encourage the owners to look after the parts that remain and avoid further demolition. When there is a need to repair a building, those changes should be complementary and compatible with the original and not detract from its historic value."

Insurance policies reflect this legal state of affairs. The Insurance Council's Lucas says a policy that covers a building for its replacement value would provide a building of the same square metres made with current methods and materials. "In case of partial loss," says Lucas, "repairs would be done in a modern way if materials comparable to the original were not readily available."

Rather than insure a building for its replacement value, property owners can also insure for its indemnity value or for a nominated value.

Indemnity value takes account of the depreciation of a building and arrives at a sum that reflects its market value. In the case of an historic building, that would be less than its replacement value.

A nominated value is that placed on a building by a registered valuer. In most cases, it would represent the replacement value, but it could represent a higher amount if, for example, an owner wanted to have a guarantee that he or she fully restore a building with historically accurate material.

An informal survey by Heritage New Zealand of several insurance companies revealed different

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Port Townsend Tour

Port Townsend, Washington has turned a small weekend event into a four-day all-encompassing Victorian Festival. Billed as the city the railroad forgot, the historic Victorian seaport is nestled in the Northeast corner of the Olympic Peninsula at the entrance to Puget Sound. Members are invited to come to the Victorian Festival partake of the Festival fun and the limitless opportunities for exploration of historic sites and natural wonders all over the Peninsula. The city enjoys a unique place on the United States National Historic Register. One of only three such ports on the entire coastline of the United States, Port Townsend is known for its Victorian era architecture, breathtaking bayside harbor location and a wide variety of outdoor activities. Both marine and forest environments await.

The Jefferson County Historical Society proudly presents the 9th annual Victorian Festival. The entire town becomes a festival venue, with activities and presentations for the young and the young at heart; visitor and resident. Proceeds from all Victorian Festival Ticket sales will benefit the Jefferson County Historical Society. For details on 2004 activities visit the website at <http://www.victorianfestival.org>.

We are planning a two-night trip to this unique city, leaving on Friday morning (March 18, 2005) and returning on Sunday morning (March 20, 2005). At this time, we are taking names of those members who would be interested in taking the tour. We are exploring transportation alternatives to reduce, or possibly eliminate, the use of private vehicles. We are also investigating accommodation choices (which need to be booked well in advance!).

Please let us know via e-mail at office@hallmarksociety.ca or via telephone at 386-6598.

Once we have further details, only those on the waiting list will be contacted. 🏠

Notice of General Meeting

The Christmas General Meeting will be held on Monday, December 6, 2004 at the James Bay New Horizons Centre, 234 Menzies Street. The business meeting will begin at 7:30 pm. Our guest speaker will be long-time Hallmark member and Executive Director of the Victoria Heritage Foundation, Jennifer Nell Barr who will present an illustrated lecture on the work of the VHF and the countless hours that volunteers have spent to revise and update *This Old House*. What was once one book will be four volumes; Volume One which details Victoria West and Fernwood was published earlier this year. Copies will be available for purchase at the meeting.

As in past years, please bring seasonal goodies to share with your fellow members. 🏠

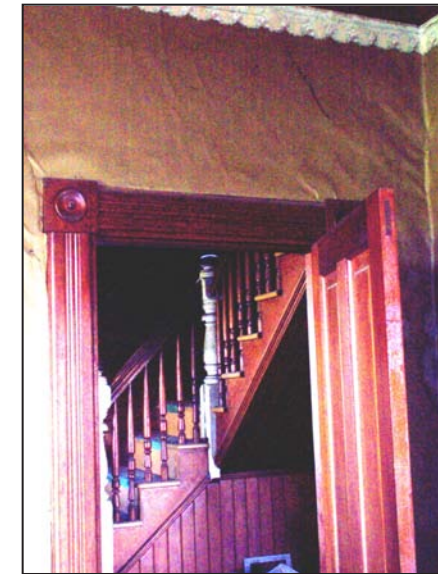
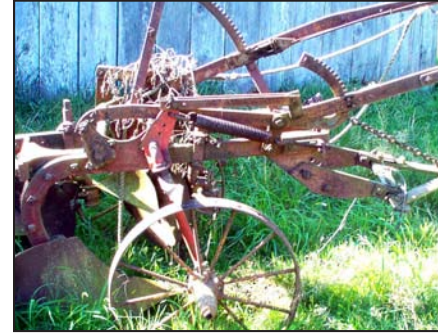
Hallmark Society on Tour

On a pleasant Sunday afternoon in mid-September, members of the Hallmark Society were treated to a tour of Central Saanich's Newman Farm. The extensive property, which was left to the municipality as a park, has a long and storied history. The land is now divided by three major roadways and concludes at the beach where John Newman built numerous boats.

The original home - extremely small by our modern standards - remains on the property as do several of the outbuildings. Derelict machinery and tools dot the grounds. The barn has been strengthened for public safety, yet still maintains the "old" feel. One of the most interesting structures is the creamery. Still in the building are milk records dating back decades and handwritten notes suggesting that a customer might prefer the milk from one cow over that from another. Notes from customers can be seen among the papers which cover the writing surface.

The tool shed still contains the farming implements which were used on the property. Nothing has been modernized or changed. It is like a window to the past.

The newer main house, although still without running water and electricity, is by no means primitive. Throughout the house are decorating touches that show Mrs. Newman's influence on the domestic scene. Interior trims are similar to those found in more expensive homes and the staircase would not look out of place in a more affluent neighbourhood. For the last several years of Newman family occupancy, three brothers shared the space. Their needs were simple - shelter, food and warmth (the latter from a wood stove in the country kitchen). The lack of constant redecorating is a boon to preservation. It is obvious that the wallpapers are original (some are held to the wall



Photos, clockwise from top left: Outbuildings including barn and milking shed; derelict farm machinery; interior woodwork; vintage clock; kitchen woodstove; interior of milking shed; vintage calendar.

by tape) and that little interior painting was done. The furniture is simple and functional - it all remains. Clothing and personal effects are still in the home, a treasure trove of historic material.

Calendars from numerous years are nailed to the walls. Evidently the Newmans thought using a calendar for only one year was wasteful, so they reused them when the dates again matched. An examination of the calendar photos gives a glimpse into the taste of the different eras and the businesses who sponsored calendars.

Unfortunately the interior has suffered significant water damage. Sections of the original wall coverings are buckled and stained, yet this, too, is a part of their appeal. It is refreshing to see a site which has not been "tarted-up" in the name of preservation.

The District of Central Saanich has received a unique gift. They have begun an inventory of the artifacts and will take no action until this work is complete. To their credit, they are not rushing in to "restore" before they have all the facts. The charm of this site is its rusticity; nothing will be gained by changing its appearance. The major problem the municipality faces is how to allow public access to this sensitive site without destroying the very things that make it important. An advisory council has been established and they will be making recommendations on possible interpretive plans. If you are interested in helping, contact Bonnie McKenzie at the District.

Many thanks to our tour guides. We were privileged to view your wonderful site.

For the benefit of those who could not attend the tour, we offer a glimpse of this virtually untouched treasure. 📷