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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.

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

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*Hallmark Society Annual General Meeting
Monday, September 19, 2005 - 7:30 pm
James Bay New Horizons Centre, 234 Menzies Street
Guest speaker: Dr. Larry McCann
"The Uplands: Victoria's Celebrated Residential Park"
Refreshments to follow*



Dedicated to Preserving Historic and Architectural Landmarks



Your voice in heritage preservation in the Capital Region since 1973



Administrative Director: Helen Edwards
 Hours: Wed-Thurs mornings
 Location: #18 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

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Cover Photo

The Royal Theatre. See page 14 for cover story. 🏠

Table of Contents

Awards Night Report	4
A Disturbing Trend	16
Award of Merit: 402-410 Cook St	10
Award of Merit: 1418 Fernwood Rd	6
Award of Merit: 1422 Fernwood Rd	7
Award of Merit: Banfield Market	9
Award of Merit: Saanich Historical Artifacts ..	8
Books for Sale	19
Bungalows	25
Calendar	26
Communication Award: Janis Ringuette	11
Communication Award: Valerie Green	12
Good News In Fernwood	19
Hallmark Society Board Members Wanted	5
Hallmark's Woman of Distinction	26
Historica Fair a Success	20
Mark Madoff Award: Rosemary James	
Cross	13
Meet the Speaker	24
Michael Williams Award: Irish Pub	23
New Store in Town	21
President's Award: South Park School	22
President's Message	3
SAH Meeting in Vancouver	18
Scenes from New Westminster	27
Sponsor's Ads	27
The Royal Theatre: The Process of	
Restoration	14

**Deadline for Winter 2005 newsletter:
 November 15, 2005.**

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Scenes from New Westminster

Seen in passing at the New Westminster Homes Tour, May 29, 2005.



How not to renovate a heritage home



Double-flued chimney and elaborate cresting

Calendar

- September 19, 2005** Hallmark Society Annual General Meeting. James Bay New Horizons Centre, 234 Menzies Street, 7:30 pm. Guest speaker: Dr. Larry McCann: "The Uplands: Victoria's Celebrated Residential Park."
- September 27, 2005** Jane Powell lecture "Bungalows: The Ultimate Arts & Crafts Home" St. Ann's Academy, 7:30 pm. See page 25 for details.
- February 20-27, 2006** Heritage Week.
- May 3, 2006** Hallmark Society Awards Night. St. Ann's Academy, 8:00 pm.
- May 6, 2006** South Vancouver Island Regional Heritage Fair, sponsored by Historica. Royal BC Museum, Clifford Carl Hall, 10:00 am - 2:00 pm

Hallmark's Woman of Distinction

Hallmark Society Administrative Director Helen Edwards was recently recognized for her decades of volunteer work in the heritage field with the presentation of a Woman of Distinction award. Sponsored by the YM/YWCA of Victoria, this program recognizes outstanding women in several fields, including lifetime achievement.

Helen is a long time heritage advocate; the citation which accompanied the award reads in part." If Victoria is able to capitalize on its historical roots, it is no small way on account of her tireless activism. The forefathers may have stamped our city with a look, but she helps keep it alive."

When she is not working to save heritage structures, she finds time to edit newsletters for the Hallmark Society and the Marion Dean Ross Chapter, Society of Architectural Historians. She was also elected the first president of the Heritage Legacy Fund of BC Society which funds non-profit and governmental restoration and advocacy projects. 🏠



President's Message

by John Edwards

The most calls we get these days concern insurance on heritage buildings. The phone will be silent for a month, and then a number of calls come in. A homeowner in James Bay was given six months to get rid of "knob and tube" wiring. This can be found in many homes built prior to 1950. This wiring consists of porcelain insulating tubes that contain wires—whereas modern wiring is usually run through plastic PCV tubes. A Rockland homeowner called; they have had an on going discussion with their agent re wiring and location of driveways (for fire trucks access). The costs have gone from \$950 last year to \$1,250 now, and they are advised that next year it could be \$1,850.

Another issue for the homeowner (not directly related to heritage) is oil tanks above ground older than 25 years. When a tank leaks, it can be costly to clean up; this falls under the Ministry of Environment.

Many of these issues were discussed at a meeting with Bill Semrau of Chubb Personal Insurance and Sharon Knots of Aon Reed Stenhouse Inc., on Feb. 23, 2005 at the offices of Aon Reed Stenhouse. They pointed out that insurance companies have had large claims as a result of the ice storms in Quebec and massive fires in Kelowna in summer 2003. They are in business to make a profit and don't like losses. At this meeting it was determined that Chubb's value is based on replacement costs. Replacement cost coverage seems to be the major issue; the companies are backing away from this. We all know how costly it is to replace any thing in a heritage home. A heritage home, if burnt to the ground, can never be replicated and is the new replacement building heritage? I think not, No, it's a replacement.

Insurance has reached some national attention already, because Councillor Pam Madoff moderated a round table discussion at the Heritage Canada Conference 2004, in Saint John, New Brunswick. As a result Heritage Canada has vowed to keep the insurance issue in the forefront of future activities.

The first result of all of this is a six-page pamphlet issued by the Insurance Bureau of Canada. At the end they sum it up, "It's all about risk" and "It's inherently risky for an insurance company to insure older home because there are so many unknowns. That's why insurance companies may ask for proof of updates." Their address for British Columbia and Yukon is, 510 Burrard Street Suite 1010, Vancouver, B.C., V6C 3A8 (604-684-3635, and 1-877-772-3777).

Insurance is not just a problem in this country as a recent article in "The Oregonian" told of problems of coastal homeowners from Maine to Texas because of losses of \$27.3 billion by insurance companies, from last year's four hurricanes. In fact in New Jersey they require large deductible on homes up to five miles inland. This has forced thousands of homeowners to turn to state-run insurance pools known as "Fair Access" to Insurance Requirements or "Fair " plans.

The reason for writing about insurance again is because it is fast becoming an international issue, and, like taxes, it has to be dealt with every year by the homeowner. So please keep us informed of any problems and or large premiums increases. 🏠

Awards Night Report

by Helen Edwards

The Thirty-first annual Hallmark Society awards night was held at St. Ann's Academy on Tuesday, May 2, 2005.

Following the presentation of designation plaques for the City of Victoria and the District of Oak Bay, President John Edwards introduced the 2005 award winners. For the first time, we presented a PowerPoint presentation rather than a slide show. There are a few wrinkles to be ironed out, but the images were clearer to viewers at the rear of the auditorium, and we were able to make last-minute changes for accuracy - something that was not possible with our previous system. Our technical crew of Colin Barr and Kerry Lange ensured that everything ran smoothly.

See full report on the winners of the awards elsewhere in this newsletter.

Please support the sponsors, listed below, without whose financial contributions this event would not have happened. Special thanks to the volunteers who shared the work and contributed to a professional performance. 

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Jim Stiven

Bungalows: The Ultimate Arts & Crafts Home An Illustrated lecture by Jane Powell, Author, and Arts & Crafts restoration consultant

Date: Tuesday, September 27, 2005 – 7:30 PM

Venue: St. Ann's Academy Auditorium, 835 Humboldt Street, Victoria

Tickets: General admission \$10 – available at the door and at the following locations:

- Ivy's Bookshop - Oak Bay Village
- The Sheiling - Cadboro Bay
- The Bungalow - Estevan
- Munro's Books - Victoria

For more information, contact: Judith Andersen, Victoria Heritage Foundation / Education Committee

Phone: 598-9153

E-mail: judithra@telus.net

For this lecture, Jane Powell, a prolific and popular author on the subject of bungalows, draws from her two newest books, *Bungalow: The Ultimate Arts and Crafts Home*, and *Bungalow Details: Exterior* to explore the wide-ranging character of this popular house form, and to show what should and should not be done in their repair and restoration. This sound, practical advice she delivers with humour and imagination.

Jane Powell is the proprietor of House Dressing, a business dedicated to renovating and preserving old homes. She is a lecturer and consultant on all aspects of early 20th century houses. She is the former president of the historic preservation organization in her hometown of Oakland, California.

Other books by Jane Powell are *Bungalow Kitchens*, *Bungalow Bathrooms*, and *Linoleum*.

Meet the Speaker

Dr. Larry McCann is a Professor of Geography at the University of Victoria. From growing up in Oak Bay, he has always been curious about the 'long shadow' cast over North America's suburban development by "The Uplands." The suburb was designed in 1907 by the Boston landscape architect, John Charles Olmsted, step-son of Frederick Law Olmsted Sr, who won fame laying out New York's Central Park. Now, Dr. McCann is researching a book titled *John Olmsted's Masterpiece: The Uplands, Victoria's Celebrated Residential Park*.

Larry McCann received a BA from the University of Victoria and MA and Ph.D degrees from the University of Alberta. Before returning to Victoria in 1992, he held the position of Davidson Professor and Director of Canadian Studies at Mount Allison University in New Brunswick, where he taught for nearly twenty years. He has published widely on the history of Canadian cities and has served on various editorial boards, including the award-winning *Historical Atlas of Canada*. A teacher of urban planning and design courses, he has put this expertise to work by becoming actively involved in a number of community planning committees. These include stints on the Long Range Planning Board of Ottawa's National Capital Commission and most recently, on Oak Bay's Advisory Design Panel and the University of Victoria's Campus Planning Committee. At UVIC, he was the first recipient of the Distinguished Teaching Award for the Social Sciences. In 2002, he was awarded the Royal Canadian Geographical Society's Massey Medal for his many scholarly and community contributions. This award, presented annually by the Governor-General at Rideau Hall, is Canada's highest geographical honour.



In his lecture-"THE UPLANDS: VICTORIA'S CELEBRATED RESIDENTIAL PARK"-Dr. McCann will discuss the developers, building history, and long-term impact of the landscape that John Olmsted considered his finest accomplishment in residential design. "The Uplands" holds influence far beyond the natural beauty and planned perfection of its internal form. It has profoundly influenced the residential character not just of Oak Bay and neighbouring Saanich and Victoria, but also major cities along the Pacific Coast of North America. 🏡



Hallmark Society Board Members Wanted

Elections for positions on the Hallmark Society Board of Directors will take place at the Annual General Meeting on Monday, September 19, 2005. Elections are arranged so that one-half of the positions are available each year, thus ensuring continuity between Boards. There are several opportunities for new Board members.

Duties of Directors include membership coordination, special projects, awards night planning, and special tours. Responsibilities vary from year to year depending on need. Board meetings are held monthly, with general meetings quarterly. Board members are expected to take an active part in the Society's activities including Members' Night, Awards Night, and special tours.

If you would like to serve on the Board, or wish to nominate someone for a position, please contact the office (office@hallmarksociety.ca or 382-4755). Please note there are one-year terms if you are not able to make a long-term commitment. The strength of the Hallmark Society is its members; help lighten the load for the board by volunteering your time. If you have any questions about the duties or responsibilities, please call Administrative Director Helen Edwards @386-6598.

Two-year terms:

President

Secretary

Treasurer

4 Directors

One-year terms:

4 Directors

There are also 2 Trustee positions available with the Heritage Building Foundation of the Hallmark Society. If you are interested, please let us know. 🏡

Award of Merit 1418 Fernwood Rd

The properties at 1418 and 1422 Fernwood Road have been rehabilitated and returned to active use by the team of Garde Colins and Malcolm Harman, aided at 1418 Fernwood by carpenter David Coster.

1418 Fernwood has been a local landmark since Mary and Herbert Welch constructed it in 1904. It was well cared-for through the 1970s and '80s. An additional dormer was added in 1978, as was a new cedar roof and paint. But from there, things went downhill: A subsequent owner operated a backpackers' lodge, allowing –according to neighbours—far more than the legal limit of occupants. Eventually the fire department filed a formal complaint and took the owner to court. Just before the hearing, he agreed to sell to Messrs. Colins and Harman, and the casual tenants were history. The new owners, working with carpenter David Coster, developed a plan to return the building to its former pride, despite the horrendous condition inside.

Their original plan was to convert the property to condominiums, but soon after they acquired it, there was an electrical fire in the attic. As their insurance company wouldn't wait for the rezoning process, they decided to work under the existing zoning of apartments. Fortunately, a lot of the old door and window mouldings and details were intact. All trims, including rosettes, were removed and saved to be reinstalled.

As the original wall finishes were damaged beyond repair, the interior was gutted down to the original balloon framing. Services were



upgraded to meet current requirements. The building was insulated and new wall finishes applied. All mouldings were installed and new ones were created where necessary.

Although the roof had been significantly damaged in the fire, the dormers were not damaged and were saved. The new roof was constructed to include the existing dormers and to present a totally restored image.

A period fence, with gate and insets for passersby to sit, was constructed at the front of the property. A coat of paint, financed by the Victoria Heritage Foundation was the icing on the cake.

The shed to the rear of the property had its flat roof removed, a gabled roof constructed to match the house itself, and decorated to match as well. The renewed space is being used as massage therapist's office.

Many suites are currently rented to UVic law students; when one leaves, another arrives, guaranteeing a steady source of tenants. 🏠

Michael Williams Award Irish Times Pub

Matt McNeil has rehabilitated the former Bank of Montreal building at 1200 Government, bringing it back to life as the Irish Times pub. The building, a local landmark at the entrance to Bastion Square is a reminder of the times when Government Street was the major commercial district in Victoria. Built in 1898 by Francis Mawson Rattenbury, this was the first permanent premises in Victoria for the Bank of Montreal.

Mr. McNeil acquired a thirty-year lease on the property in October 1, 2003, and, after a delay due to zoning problems, began construction on March 1, 2004. The Irish Pub opened its doors to the public on September 17, 2004. He has opened up the splayed entrance shown in the earliest photo of the bank. This now provides more space in the interior for seating, important to the financial viability of the project.

On removal of a series of dropped ceilings, the owner found significant portions of the original plaster ceiling complete with mouldings and rosettes. Using the existing features as moulds, he had Derrick Rowe cast new decorations and install them to match. Original elements were gold-leafed to highlight their fine detail. The owner worked with Windebank Millwork to recreate a period interior, complete with hardwood wainscoting, real wood furniture and a hardwood bar inset with granite. Throughout the project, the owner wanted to showcase the talent of local craftspeople who could make items to suit this particular building.

The magnificent chandeliers were created by Waterglass Studios to replicate those from a London pub. Four massive chandeliers hang over the southern end of the pub. Three electrical



fixtures also crafted by Waterglass to replicate gas lights hang in the southern windows.

To increase seating capacity and make the project economically feasible, the owner added a mezzanine to the north end of the pub. Quality woodwork and plaster have been added to harmonize with that of the original. Here are located the only items to be imported. All the beveled glass work was imported from master craftsmen in Dublin, Ireland where there is a thriving glass industry, which has retained ancient skills. The walls above the woodwork are covered in anaglypta painted a rich burgundy while a pure wool carpet covers the floor in the seating areas.

From the street the building looks much as it did when it was built with its large windows while inside is a sensitive rehabilitation which spotlights heritage features. The pub now employs 95 people and supports local performers by featuring evening entertainment on a raised stage at the southwest corner. It brings customers downtown where they will visit retail outlets. Mr. McNeil is to be commended for his vision and for having the wisdom to carry it out; even he spent more than he had anticipated. He has brought new life to downtown. 🏠

President's Award South Park School

The winners are the Board of School Trustees, District 61 and Bradley Shuya, Architect for the seismic upgrade of South Park School.

Constructed 1893-95, the school has been described as the oldest operating school in B.C. William Ridgeway Wilson, the architect, based his Queen Anne Revival designs on those developed for the London School Board in England. South Park School, used continuously as a primary school, combines formal, classical and Dutch Baroque elements. It is considered to be Victoria's finest surviving example of this style and is one of the oldest masonry-constructed buildings of its kind in British Columbia.

The Greater Victoria School District acknowledged that South Park School was a high seismic risk and therefore determined this school to be the district's highest priority for seismic upgrading in 2004. Bradley Shuya Architect led the consultant team for the seismic upgrade which included Stantec Consulting as the structural consultant. Construction for the Seismic Upgrade of South Park School began in June 2004 and was completed in December 2004, with a construction budget of \$1.2 million.

The work included 6 new concrete shear walls in the basement, 4 concrete columns to reinforce the 2-storey Gymnasium exterior wall, floor framing connections to the exterior walls at all floor levels, interior wall structural steel brace frames, an attic and roof system diaphragm upgrade, chimney repointing, new custom shaped exterior fascias and gutters to match the existing, and 4 new replica finials to crown the original slate roof ridge. The original slate roof was able to remain since the design of the structural roof upgrade was all achieved from within the attic.



Heavy masonry interior corridor walls that extended into the attic of the school were removed. These walls were not anchored to the roof and thus had no lateral stability. They were massive in weight, and presented an interior collapse hazard. Approx. 50 cubic metres of old brick was removed from walls in the attic area alone. Molds were made of the 4 original terracotta finials, since the originals were cracked and not restorable. New composite finials were cast and coloured to replicate the originals. Extensive architectural restoration of the existing finishes were required in the interior to remove and then reinstate the surfaces that were disturbed by the work. All efforts were made to ensure that the heritage integrity was maintained throughout the school and materials were restored to their original condition.

The Board of Trustees, School District 61 are to be congratulated for taking the action necessary to retain the historic slate roof while rendering the school building safe for all inhabitants. Bradley Shuya, Architect along with seismic consultant Stantec Engineering, deserve credit for developing a work plan that included retaining the significant heritage features of the structure. 🏡

Award of Merit 1422 Fernwood Rd

The small 1 1/2-storey dwelling at 1422 Fernwood was constructed in 1907 by Alfred and Rosena Huxtable. When the team purchased the site, the building was clad in asbestos shingles. Despite its small size, it was being used as a six-bedroom rooming house.

The team took the time to carefully examine the existing conditions and worked to renew and refurbish while retaining the heritage characteristics. At all times during the process, they sought advice from the City of Victoria's Heritage Planner, Steve Barber, and, more to the point, took the advice and incorporated suggested changes into their overall plan.

An examination of the basement shortly after purchase, revealed that some well-meaning previous owner had hand dug out the basement dangerously close to the existing rubble foundation.

This change from a crawl space to an illegal basement had probably occurred in 1967 when the building was converted to a rooming house. The resulting thick concrete walls did, however, serve to retain and support the original foundation.

When the team began the rehabilitation of the building they had no intention of working on the exterior as they had considerable work to do on the interior and a limited budget. Fortunately, a student from Reynolds High School needed two hundred hours of practical experience to graduate from a construction course. With a guaranteed source of labour, the team could begin exterior work.



The asbestos shingles were removed, revealing some damage to the original cladding, although much of it had survived the asbestos installation. Once the asbestos was removed the original siding was repaired and architectural details were recreated where they had been lost. Building material from demolition of buildings of the same time period were used where possible.

Once the exterior work was completed, the team decided to paint the entire building. Wanting to minimize the expanse of the grey roof, they decided to draw the green base colour from the property at the corner of Fernwood and Denman. The other colours were selected by the painter and work together to present a unified appearance.

This team has taken care to rehabilitate these neighbouring properties to bring them both back to their former appearance and stature in the community. 🏡

Award of Merit

Saanich Historical Artifacts Society

The Saanich Historical Artifacts Society wins an Award of Merit for their years of service to the preservation of the agricultural heritage of the Saanich Peninsula. The Society began with Saanich pioneer Willard Michell, one of the few people to see the future value of “bits and pieces of tools” and household equipment which were being discarded in the name of progress. In 1967 from William Michell and his group of helpers formed the basis for the new society. Originally housed on Michell’s property, the society moved in 1974 to the 29-acre greenbelt site they now occupy. The collection has grown through donations from individuals and businesses. Funding is through public donations at public events, like a recent yard sale and from daily visitors.

There are now some twelve buildings which have been moved to the site, called Heritage Acres, including the oldest metal building in Canada which was threatened with demolition several years ago. The Moody-Gossett Building was a prefabricated building from England which was shipped to Vancouver in 1860 for Colonel Moody. When he did not want it, Mr. Gossett bought the material and had it assembled on a lot behind the Parliament Buildings. Used as a residence until 1930 when the BC government used it as a workshop, it was declared surplus in 1987 and was moved to the current site. The machine shed is a store house of early automobiles, boat engines, tractors, threshing machines, numerous engines, and other bits of history. Although not all have been restored, they have been saved and are waiting for the right volunteer to come along.



The chapel is a faithful reproduction of a pioneer church. It seats 46 persons and may be booked for weddings and private functions. The 1913 Saanichton schoolhouse was moved from Mount Newton Road in the late 1980s and is now used for wedding receptions and meetings. The main collection of artifacts is housed in the Willard Michell building. Everything from simple household china to an old wagon entices visitors to explore and “remember when.” Other buildings include the log cabin, the carpenter shop, the blacksmith shop, the planer mill, and the sawmill. The John Newman Boathouse was constructed to house a collection of marine objects donated by the late John Newman who also provided the funds for its construction. The building contains boat-building items as well as photographs, cameras and other equipment.

In addition to the collection of artifacts, the Society is actively engaged in the education of the general public. Through public events including a Summer Fair, Mother’s Day, Father’s Day, a picnic for handicapped children, fall displays of threshing machines in operation, tractor-pulled hay rides, and appearances during the annual Saanich Fall Fair, they bring the rural experience to a willing audience. Without their efforts much of our agricultural heritage would have been gone forever. 🏡

Office Update

For the first time, Hallmark has been able to secure funding through HRDC which, added to the funds received from Young Canada Works, has enabled us to hire a student full time for the summer.

Kim Croswell has been busy in the office, handling the myriad of questions that visitors pose – many of which have nothing to do with heritage - and dealing with telephone inquiries as well. The main focus of her work is the digitization of the 6,000 photos which were taken during the Millennium project. The resulting images are being stored on an external hard drive and will soon be placed in the information database. Once this is complete, we hope to upload the entire file to our website where visitors will be able to search for information at their convenience.

She has also been cataloguing the books and documents in our library so we know exactly what we own and can make plans to increase our holdings. Kim has also volunteered to help in the office after her work time is complete. This will be a welcome addition to our volunteer work force as trained personnel are always needed.

There is one advantage to going through old material - you never know what is going to turn up. Somehow in the course of one of our many moves, some files were lost; they have now been found at the back of a filing cabinet. By the end of the summer, all our filing cabinet will sport new labels which outline what is contained in each drawer; some have not been changed in years.

We have also done some reorganization in the office to make it a more efficient workplace and to allow for handicapped access. It’s your office – come see us some time. 🏡

New Store in Town

There is a new place for house restorers to search for building supplies. The Victoria Habitat for Humanity building supply store has opened at 2100 Douglas Street. The ReStore sells new and recycled building materials. Items are donated by retailers, contractors, demolition crews and ordinary citizens who wish to keep reusable material out of the landfill.

As the stock on hand depends on donations, it is best to keep checking if there is something particular you need. However, the store will keep a “wish list” for you if the item is not currently available and will call you when it comes in. Prices are kept reasonable, ideal for the budget-conscious restorer.

ReStore profits go to constructing 1,100-square-foot, volunteer-built, three-bedroom Habitat for Humanity homes in the greater Victoria area, for families considered working poor whose total annual income is less than \$29,500, rendering them unable to qualify for a conventional mortgage. Homeowners are required to work 500 hours on the construction of their home, working alongside community volunteers.

A new home costs Habitat for Humanity around \$60,000 so the added income from the ReStore means that more families will receive assistance.

Among the items stocked are tools, screws, sinks, doors, architectural columns, cabinets, porch posts, vintage windows, and wood trim. Donations are always needed, so if you find building materials you no longer need, think about the ReStore before you dispose of anything. In this case, a little really does go a long way. 🏡

Historica Fair a Success

The South Vancouver Island Regional Heritage Fair was held at the Clifford Carl Hall on Friday, May 6, 2005.. The quality of projects was higher this year than last year, demonstrating that students had learned from their 2004 experience. Topics covered the gamut of history and current events (i.e. the history of tomorrow) and were presented as videos, plays, graphic displays, written works and combinations of them all.

Our judging panel were: Kathryn MacLean from the Provincial Capital Commission, Lorne Hammond from the Royal BC Museum, Heather Morin from the Ministry of Education, Councillor Pamela Madoff, Jack Knox from the Times Colonist, Jennifer Iredale from the Heritage Branch, teacher Tony Goodman, and John Edwards, Ken Johnson and Ann-Lee Switzer from the Hallmark Society. Teacher Karin Kwan served as chief judge again. Janet MacDonald handled the logistics at the RBCM and Tina Lowery led students on a tour of Helmcken House. For the first time, national sponsor Hbc provided a workshop in which students under the leadership of Suzan LaGrove and her group learned the blanket stitch and produced a pair of mittens from Hbc blanket fabric. This workshop was the hit of the fair and we hope to continue this partnership for years to come.

Winners were announced after parents and teachers had been contacted and prizes were distributed at special assemblies at the schools involved. This is always a "feel-good" time as some of these children rarely receive any accolades. Next year we hope to involve schools in Oak Bay and Saanich in connection with their centennials.



Winners this year were:

Selected for National Fair: "Salmon Canning on the West Coast" Brett Morrison and Theron Finley, North Saanich Middle School

Hbc Explorer Award: "The Klondike Gold Rush" Jessica McCully, Jessica Sedgwick, and Chelsea Hardy, North Saanich Middle School

Judges Choice Award: "Provincial Election '05" Jordan Ray and Nicholas Pohozoff, Reynolds Secondary

Laurier LaPierre Medals

Grades 4-5: "One Big Union" Maria Finsdottir, Willows Elementary

Grades 6-7: "The History of St. John's Anglican Church" Susanna Peterson, Willows Elementary

Grades 8-9: "CNR Last Spike" Jesse Gray, Reynolds Secondary

Honourable Mention

"The CPR and the abuse of the Chinese workers" Lauren Huff, Genevieve Penny, Anna Watts, Heather Frackson, Lin Zhu: Pacific Christian School

"BC Parliament Buildings" Shawn McBride and Gage Patenaude: Craigflower Elementary

"The Empress Hotel" Rebecca Tyler: Craigflower Elementary

"Dogsled, the last patrol" Kyle Barnes and Devon Bell: George Jay Elementary 🏠

Award of Merit Banfield Market

Michele Buchmann, Gerry Karagianis, Kim Millar Lewis and Harry Lewis receive an Award of Merit for the restoration of the interior of the Banfield Market at 530 Craigflower Road. Rather than merely cover the existing wall surfaces with drywall and completely redecorate, they took the time to look below the later additions and, once they found the original materials, changed their project from a rehabilitation to a restoration.

The store and the adjoining house were built in 1898 when the Victoria West neighbourhood was the home of some of Victoria's wealthier families including Burleith at 743 Craigflower Road, home to James and Laura Dunsmuir as well as Roslyn at 1135 Catherine Street, the home of Andrew and Lizzie Gray. Over the years, the store had been the victim of "updating" which in time obscured any traces of the original materials.

The principal owners, both practicing midwives, had long dreamed of running a neighbourhood shop, and had no idea of what work would be involved when they found the property for sale on the internet. When they assumed ownership, the interior walls were covered with sheets of pressed wood panelling and the ceiling with pressed cardboard tile. Unfortunately, the owners were so busy with restoration, that they had no time to document their progress, an oversight they now regret.

Their original plan was to cover the dark wall panelling with drywall and start fresh. However, when they looked closer at some spots where the panelling didn't go all the way to the floor, they made their first discovery. Once they removed a piece of panelling, they found the original



tongue-and groove fir underneath. Next they removed the acoustic ceiling tile to see what was underneath. It was tongue-and-groove fir as well. According to the owners, the decision to restore the walls and ceiling didn't really add a lot of cost to the project. What was involved was a lot of extra work to fill staple holes in the ceiling and refurbish the walls. However, they say the "sweat equity" was well worth it. Unfortunately the floor was in such poor condition that it could not be salvaged, so they rebuilt it with plywood, practical for a neighbourhood grocery store.

While using the features on hand became a key strategy in the rehabilitation process, the owners have also made good use of existing racks left behind by the previous owner. Their large produce rack in the rear of the store was formerly used for girlie magazines below the largely covered up front window.

In order to form a linkage to the past, the owners have displayed photographs of the past. A comfortable, bright seating area at the front of the store provides a place for neighbours to read, or converse with each other. This store has been resurrected from an uncertain fate, and now takes its place proudly as a neighbourhood-friendly place to meet, shop for healthy food, and share stories. 🏠

Award of Merit 402-410 Cook Street

Monkey Hill Properties - brothers John Pucket and David Ford - wins an Award of Merit for the rehabilitation of the five-plex at the corner of Cook Street and Southgate in Fairfield. They are to be commended for their decision to rehabilitate the property, situated in a prominent location at the northern border of the Cook Street Village. The brothers credit their mother as the inspiration for retention of the existing complex. That they made the right choice is made evident by the comments of the immediate neighbours who were fearful that the five-plex would be demolished and replaced with an unsympathetic development (as is happening just two blocks to the south).

Believing that the original builder's inspiration had been English row housing, they sought a design that would retain architectural features while creating attractive living accommodation for potential residents. They were determined to make a statement that new is not always better and that preservation can be a good investment, for both business and the community. Although the building is not listed as a "heritage" property, it was built in 1940 and represents the housing of that era - a time that is just now being appreciated by preservationists.

Not only were the team working to restore the original "feel" of the building, but they had to reverse the "upgrading" attempts of previous owners. They stripped off the original crumbling stucco and replaced it on the entire building and retaining wall. The new colour scheme was based on input from the neighbourhood.

Three levels of old roofing were removed and replaced with a 30-year shingle system. All gutters



and down spouts were replaced. The entries to 402 and 410 were returned to their original front locations, and the sagging porch overhangs were rebuilt. Exterior wood surfaces were stripped, sanded and repainted in appropriate colours.

Recognizing that trees are important to the "village feel" in the area, the team hired an horticulturist to establish the extent of the 100-year-old Copper Beech and Ash root-balls in the backyard and built a sandstone retaining wall to preserve the trees.

All services were upgraded to meet current codes and the oil furnace was replaced with an efficient gas system.

To ensure the comfort of tenants, the team installed engineered-sound-walls to reduce transmission of noise between units and reinsulated all attic areas. Interior hardwood floors were refinished and interior woodwork stripped, sanded and repainted.

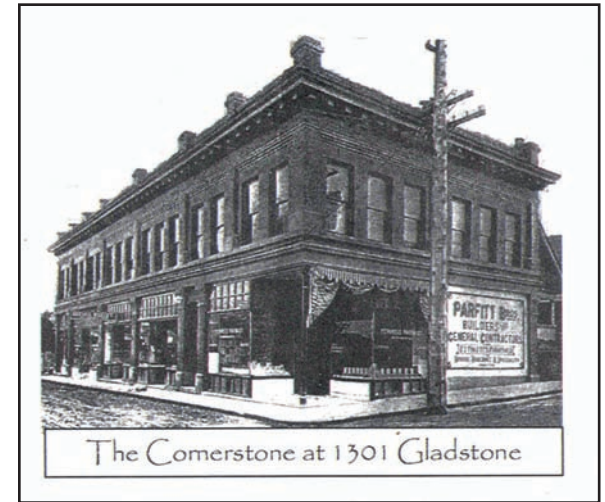
Despite the fact that demolition and rebuilding on the site might have been more cost effective, this team respected the desires of the neighbourhood, listened to their mother's advice, and transformed a tired, shoddy five-plex into an eye-catching landmark. At a time when domestic construction of the 1940s is becoming appreciated, this is a most timely rehabilitation. 🏡

Good News in Fernwood

The Fernwood Community Centre Society has purchased the significant building at the corner of Gladstone Avenue and Fernwood Road. For years this was the site of Fernwood's commercial core with a variety of businesses serving both the residents and the students at adjacent Victoria High School. In the 1980s, you could find the best cinnamon buns in Victoria along the Gladstone Avenue side. A major interior design firm occupied the prominent corner location, but eventually all the storefronts were boarded up by the absentee landlord and the building sat derelict.

It was designed by C. Elwood Watkins and built in two sections - 1910 for the section on the corner and 1911 for the addition along Gladstone Avenue to the east. Watkins also designed Vic High and George Jay school, both prominent in the Fernwood neighbourhood. The builder were the Parfitt Brothers who had their office in this location until the 1920s and were responsible for many of the buildings in the adjacent area.

According to the *Village Vibe* of August 2005 "It took an immense amount of dedication, courage and vision by directors and staff and many hours of volunteer labour to put this innovative community development project into place." The Society is trading its property at 1423 Fernwood Road to be used as a down payment on the Cornerstone Building. Now the Society is planning to develop the upper floor into affordable housing with retail for small businesses on the main floor. They are asking the citizens of Fernwood for ideas and financial support. Quoting Jane Goodall, they ask "Are we, or are we not, prepared to buy the future for our grandchildren?" The Hallmark Society wishes the Society well in its plans.



To donate or to keep up to date with what is happening, check the website at <http://www.fernwoodneighbourhood.ca> or visit the corner office where the Society has set up temporary headquarters. 🏡

Books for Sale

Members are reminded that the office does have some books for sale. Both *Vice Regal Mansions* and *Victoria's Parliament Buildings* are priced at \$5.00

We are also selling Volume One of *This Old House: Fernwood and Victoria West* for \$19.95 and have a few copies of *The Life and Times of Victoria Architect Percy Leonard James FRAIC, MAIBC* by Hallmark member Rosemary James Cross for \$40.00. See page for details of the book and her award.

Books are available during regular office hours or by appointment. 🏡

SAH Meeting in Vancouver

by Helen Edwards

The Society of Architectural Historians annual meeting was held in Vancouver, BC from April 6-10, 2005, attracting 440 participants. Based at the historic Hotel Vancouver, the meeting offered several opportunities for delegates to discover what is unique and architecturally interesting on Canada's west coast.



Arthur Erickson on the roof of the Waterfall Apartment with the rainy skyline of Vancouver as a backdrop.

The proceedings began with the day-long Preservation Colloquium organized by preservationist Helen Edwards. Representatives from the Government of BC, the City of Vancouver and private consultants focused on the recently created Historic Places Initiative. Attendees were encouraged to ask questions – and they did! Following a delicious meal in a Chinatown restaurant, a bus tour made its way through the older sections of Vancouver, illustrating the type of projects that could be eligible for federal funding. The tour concluded at the Mole Hill Housing Development, a grassroots initiative through which late 19th-century homes were preserved through reuse as subsidized housing. Evening sessions included a reception followed by the Society's Annual General. Keynote speaker Rhodri-Windsor Liscombe, Professor, University of British Columbia gave a talk entitled "Vancouver: Terminal City" which presented a background of the host city.

On Thursday, Friday and Saturday, 131 scholarly papers were delivered in 28 sessions that covered a wide range of periods and interests. The lunch hour was extended on Thursday and Friday to allow additional walking and bus tours. On Thursday evening the Local Committee organized a very successful panel discussion, "Vancouverism: A Distinct Architectural Culture," that was open to both meeting participants and members of the general public. After the Saturday morning paper sessions, conference participants had the choice of taking several tours that examined a wide swath of Vancouver's rich architectural history including Coastal Modernism, the architecture of Arthur Erickson and his contemporaries, and the astounding growth of residential architecture in the downtown area. The closing dinner at Sage Bistro on the UBC campus afforded an opportunity to relax and meet with old and new friends.

Sunday featured yet more tours of Vancouver and a special two-day tour to Victoria and the Saanich Peninsula. Led by Christopher Thomas, Helen Edwards, Martin Segger and Dorothy Mindenhall, the two-day tour showcased the history of Victoria and surrounding area and outlined modernist commissions as well. Tour participants were pleasantly surprised by the wealth of heritage buildings in Old Town; many of them come from American cities whose downtowns were razed in the name of progress and freeways. 🏠

Communication Award Janis Ringuette

Janis Ringuette is a winner of the communication Award for her detailed website and publication on the history of Beacon Hill Park. Entitled "Beacon Hill Park History 1842-2004", the document represents years of detailed research that is long overdue. Previously, the only documentation of the site's history was a small booklet that covered only selected portions of the significant facts on this important park.

Two years ago, Janis contacted Island Net regarding her project and seeking help with developing a "web alias" so visitors could locate and remember her website. According to Island Net staff, they are "eager to promote community values and Beacon Hill Park is a treasured landmark in the Victoria area." The locally-owned company works with a diverse range of customers, including those with heritage interests - they host the Hallmark Society website - and they support heritage preservation.

The detailed, comprehensive chronological publication includes nineteen chapters, more than 220 photos and maps, references, an index, articles, and appendices. It is available on the internet at www.islandnet.com/beaconhillpark. The advantage of a web-based document is that new material can be added and existing information edited on an immediate basis as needed.

To give you an idea of the depth of the material, we have selected a sample of articles to show you. Did you know that the City administration once considered a "Log Parthenon?" Other sections included Camas cultivation, excerpts from the 1905 annual report, the dedication of the Emily Carr Memorial Footbridge, the Petting Zoo in



2000, and information on the Great Blue Herons which nest along the Douglas Street frontage.

The print edition is 585 pages and includes black and white photos and maps, references, and an index. The Greater Victoria Public Library catalogue lists four-one-volume printed copies for circulation plus a two-volume colour copy located in the Local History Room.

Since retiring from teaching in 1992, Janis and Norm have lived near Beacon Hill Park. She spent three years researching and writing the history of the park, completing it in December 2004 as a labour of love. She also writes a regular column in the Times Colonist bringing the knowledge to a wider audience. The reference section indicates the range of written sources used in the research process. Many books, articles - both published and unpublished - legal documents and maps are listed. The British Columbia Archives was a major source for early Victoria history and gave permission for the use of the photos at no charge for this noncommercial publication.

The Hallmark Society salutes Janis Ringuette for her dedication to the documentation of Victoria's historic Beacon Hill Park. It came as a surprise to us all that there was no official history of the park. Now there is. 🏠

Communication Award Valerie Green

Valerie Green wins a Communication Award for her exemplary work in promoting the importance of heritage. With her writing, radio interviews, community presentations and school talks, Valerie is one of the most active and dedicated voices for heritage preservation in the Capital Region and beyond.

Valerie Green has written about heritage for many years and has nine books to her credit with a heritage theme. Her books have increased public awareness of our early pioneers, old buildings and heritage restoration projects. Most recently she wrote about crime and criminals in the Pacific Northwest in her book titled: *Legends, Liars and Lawbreakers*. While informative, Valerie's work is also entertaining reminding us that our past is interesting- perhaps the best way to maintain support for protecting our heritage. Her other titles include *Upstarts & Outcasts: Victoria's Not-So-Proper Past*; *The Vantreights: A Daffodil Dynasty*; *Above Stairs: Social Life in Upper Class Victoria. 1843-1918*; *If These Walls Could Talk*; and *If More Walls Could Talk*.

She currently authors a periodic heritage column for the Saanich News - "Pages from the Past" - and has written historical articles for many different magazines and newspapers including: the *Islander*; *Victoria Times Colonist*; *Pioneer News*; *Focus on Women*; *Western People*; *B.C. Historical News*, *History and Culture Magazine*, *Western Living*, *Maturity Magazine* and *Today's Seniors*.



Along with her writing, Valerie also promotes the cause of heritage preservation through countless radio interviews and presentations to community groups, schools and private organizations. She has carried the message about the value of heritage to wider audiences during appearances on CFAX radio, CBC radio, CKNW (Vancouver) and Shaw Cable.

Valerie is currently an active member of the Saanich Heritage Foundation Board and is also on the committee developing the centennial book for the Municipality of Saanich for 2006. Her knowledge and appreciation of heritage is a valued asset on the Board. Valerie is also helping out with the planning and preparations to celebrate Gordon Head Elementary School's 50th anniversary on Kenmore, and its 115th year as an elementary school in 2006. In the past, Valerie has also served as a committee member of the Victoria Historical Society.

Through her work as an author and journalist, and her hours of volunteer effort with heritage organizations, Valerie's voice contributes a great deal for the cause of protecting heritage in the Capital Region and throughout our province. Valerie herself says it all: "Writing is my obsession. I have covered a wide spectrum of topics through the years but have always returned to my first love - historical writing!"

Further along Richardson, between Moss Street and Minto Street, there is a large whole in the landscape. The small well-kept cottage which had sat there for over 50 years was moved to an undisclosed location and the property has been extensively blasted to remove the bedrock at the rear of the site. The real estate developer plans a two-storey unit but details are not available at this time.



At the corner of Linden Avenue and McKenzie Street is another vacant lot. Just two weeks ago, there was a cozy 1930s bungalow in immaculate shape in that spot. Evidently there is a need for a larger dwelling if the current excavation is any indication. With the cost of real estate escalating at unprecedented rates, it is not a great surprise that purchasers want the biggest house they can put on any piece of property. However, this does tend to disrupt the scale of established neighborhoods.

When the Hallmark Society completed its inventory of buildings in Fairfield, Gonzales and Rockland in 2001, little did we dream of the wholesale changes that would be made just a few short years later.

More disturbing is the fate of the building at the corner of Government and Marifield - 247 Government Street. James Bay is known as an



area of heritage buildings, loved and cherished by locals and visitors alike. The building which was once quite handsome (see Hallmark Society file photo above), sits exposed to the elements awaiting an uncertain fate (see current photo below). This one-and-one-half storey house was built for John Worthington in 1909, the year he married Marion. It cost \$3,000 and had six rooms. The house had (until its removal) a front verandah with chamfered columns, an octagonal bay, dormers, and leaded and diamond-paned windows. The inside included pocket doors, and a panelled and beamed dining room. When viewed two years ago, it was still largely intact with original woodwork. The owner claims he is "restoring" the building. Why is it necessary to remove all traces of historic material? Is there a purge of the past? In my book, this is desecration and should be prevented.



A Disturbing Trend

by Helen Edwards (with help from Nick Russell)

There seems to be an epidemic of naked lots and buildings in Victoria. For some reason - perhaps zoning - owners are removing all interior and exterior finishes on vintage buildings and are then proceeding to redevelop the sites. I am curious to discover if this is a city-wide occurrence or if it is only happening in older areas. Please let us know what you see in your travels. If any one can shed light on why buildings need to be denuded of character, we would like to know.



This house on St. Charles across from Thrifty Foods has been stripped while a massive addition has been added to the north side. Although not an inventoried heritage site, the building was of interest as a part of the cohesive St. Charles streetscape. This opens the doors to rampant changes which will forever obliterate the evidence of the past.

At the corner of Linden Avenue and Richardson Road, the developer evicted the tenants and stripped the building of all distinguishing



features. It is little more than a shell. Again, it is not a protected heritage site, but is part of the overall streetscape of the 700 block of Linden Avenue - a neighbourhood of generally well-kept heritage homes. With its prominent corner location, the redevelopment becomes more disturbing. The owners of the building diagonally across the street on Linden Avenue could have stripped the building which was in far worse shape than the one currently in question. Instead, they worked with the existing structure and turned an eyesore rooming house into an attractive multi-unit dwelling which complemented its neighbours. According to rumours, the plans for the building have changed several times; what will eventually happen is open to question. For sure, it will bear little resemblance to what it once was.



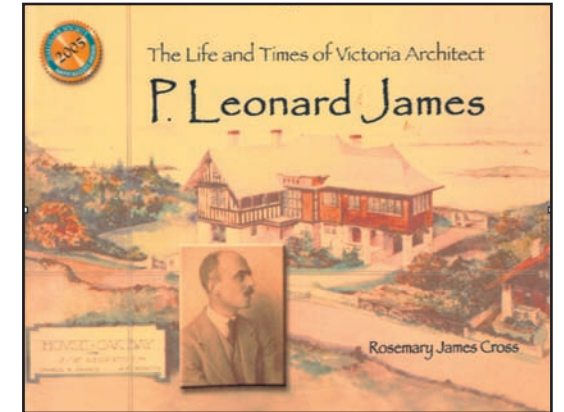
Mark Madoff Award Rosemary James Cross

Mark Madoff was a President of the Hallmark Society and a Heritage Activist. In his honor an award was created to recognize extraordinary commitments to heritage preservation that went beyond the bounds of what one would expect in the area of volunteerism or the efforts one might direct towards a personal project. This year, the Mark Madoff award is given to Rosemary James Cross for the publication *The Life and Times of Victoria Architect Percy Leonard James FRAIC, MAIBC*.

Percy Leonard James was an architect who had worked in England and Edmonton before arriving in Victoria in 1908. He designed many buildings important to the development and history of the Victoria area as his long and successful career spanned its major growth. Working on his own or in collaboration, his works included major commercial and public buildings, churches, residences both grand mansions and modest cottages and even walls and gates. He designed in a variety of styles from English Arts and Crafts and Tudor Revival through Art Moderne to Modern.

Yet Percy Leonard James is not well known to the public. This is in large part because until now, there had not been a book written about his career. From her unique perspective, Rosemary has compiled an account that explores the career and life of her father. She has been thinking about, planning and writing this work for more than 25 years. She has also compiled a list of her father's buildings, as well as those of her uncle Douglas James and Hubert Savage - her father's sometimes partner.

When Rosemary had completed an early draft, she showed it to a publisher who was very interested but said that she must remove much of the personal biographical material. She



refused and finally decided that she would have to publish it herself in order to present the story as she wished it. We are very glad that she made this decision as the book is made much richer with the details from the many facets of her father's life. Like the other books on Victoria's architects, this will become a much-used reference book on an important period of Victoria's architectural history. As architect Pamela Charlesworth says in the foreword "The collection of his drawings, together with the extensive photo graphs of his work, most, thankfully still standing, and a well-researched listing of his projects, provide a very complete outline for those interested in pursuing a serious architectural study. For those that simply want to know and better understand the Victoria around them it is an "enjoyable read" that brings to life the story of a family whose father left such a lasting legacy to the city we know and enjoy today."

PL James's last major commission, The Federal Building was named in his honor ten years ago, in large part due to Rosemary's lobbying. Her dedication to honouring her father's memory, her many years of hard work and persistence and the financial burden she has undertaken to guarantee the publishing of *The Life and Times of Victoria Architect Percy Leonard James FRAIC, MAIBC* are recognized by her receiving the Mark Madoff Award. 🏠

The Royal Theatre: The Process of Restoration

by Ken Johnson

Between 1910 and 1913, local businessmen in the City of Victoria were convinced that the city would continue to grow to become the centre of business for British Columbia. As a result of this enthusiasm we are left with a number of fine historic commercial buildings which incorporated terra cotta into their facades. Among these are the Hotel Douglas (1911), the Strathcona Hotel (1911), the Union Bank Building (1912) at 1205 Government, The Belmont Block (1912) at 600 Humbolt and the Kaiserhof Hotel (1912) at 1320 Blanshard Street and now the Kent Apartments.

But businesses were not the only ones selecting terra cotta sumptuous terra cotta decoration for their buildings. We can see the material in the Church of St. John the Divine (1912), The Union Club 1912 and on the Royal Theatre (1913) currently undergoing restoration at 805 Broughton Street.

The Royal Theatre was constructed by a consortium of local businessmen under the impetus of Mr Simon Leiser a successful supplier of fine beverages. Among those joining him in this venture were J.H.S. Matson, publisher of the Victoria Daily Colonist, R.P. Rithet, D.R. Ker, and R.T. Elliott. Having formed a limited stock company, 'The Victoria Opera House Company', they retained local architect W. D'O Rochfort to provide the design which he did with the assistance of E.W. Sankey, Architect, William Kingsley, Architect, of Seattle, and Mr. Henry Britman, P.Eng., of Seattle.

The building was constructed between March and December of 1913, opening on December

19th with a dazzle of lights, carriages, elegant gowns and the city's finest to view a performance of 'Kismet' starring Otis B Skinner. The descriptions of the attendees and the fancy dress worn occupied twelve paragraphs of the Daily Colonist's report the following day.

Over the succeeding ninety-one years the theater received little in exterior maintenance. The terra cotta and brick masonry was used as a cladding over the steel and reinforced concrete frame. What little steel had been used to fasten the terra cotta to the structure had rusted away causing localized failures and resulted in the removal of the upper balustrade and the lower Juliet balconies. In 1946, the Famous Players movie chain removed the original canopy (which had never been completed at the time of construction) and widened the front entry, removing the vertical terra cotta detailing at each side.

Now owned in trust by the Capital Regional District and operated by the Royal & McPherson Theatre Society, the Royal is currently undergoing a major restoration of the front facade under the direction of Allan R. Cassidy, Architect. This includes the repair of much of the original historic fabric using materials supplied by the Edison Coatings Company of Plainville, Connecticut, that are compatible with the underlying terra cotta and that are capable of being sculpted to re-create the fine detailing of the original design. Where repairs were not possible due to missing pieces or practical due to extensive loss of historic fabric, new terra cotta was ordered. The final touch to repaired pieces of terra cotta is the application of a two-component polyurethane coating, again supplied by Edison Coatings, that with the selection of four different tints, often blended, matched the original and natural colour variations of the terra cotta. This material has been used on terra cotta in Seattle and still looks good after twenty years exposure.

The brick masonry on the facade was installed in a highly decorative 'diaper' pattern of light and dark brick taking what could have been a large blank facade and turning it into a theatrical delight. Over the years, as a result of being downwind from the Empress smokestack and other sources of smog, the terra cotta and brick masonry had turned a grimy dark colour through which the original detailing was barely perceptible. This was cleaned using a cleaner with a pH of 5.5 and containing no muriatic or hydrofluoric acids. A short dwell time coupled with the synergy of a low-pressure (800 psi) hot water washer revealed a brick masonry and terra cotta facade that shouted out and defined the building's theatrical use.

When carrying out the initial investigation of the building, we were unable to determine the sources of the brick and terra cotta. The daily newspaper reports made no mention other than a brief note that the bricks for the project were on a barge in the harbour. For the terra cotta, no sources were mentioned. Knowing that the Owners liked the Orpheum Theatre (1911) of Seattle which William Kingsley had designed using terra cotta supplied by the Northern Clay Company of Auburn Washington, it was felt possible that the materials for the Royal also came from this source but a visit to the White River Valley Museum in Auburn, where what little remains of the company records are stored, yielded no results. In the course of the restoration works however, a number of pieces of terra cotta were discovered to bear the names of workers who, in the name of posterity or quality control, had placed their names in the wet, unfired clay, using small metal stamps. Having collected five or six separate names, it was simple work to check the city directories in the Seattle area to discover all of the workers being employed by the Northern Clay Company of Auburn, Washington. This urge to leave some small mark

of our passing seems to have occupied workers for millennium as similar markings have been found from ancient Egypt.

The work on the Royal progresses with restoration now being carried out at street level. The entry arch is currently being measured, full-scale mockups being installed to verify design and fitting and the final pieces of terra cotta being ordered for installation sometime in October when the entrance will for the first time in fifty years, reflect the original. 🏗️



The Royal Theatre in June 1968



Newly sculpted noses to repair damage