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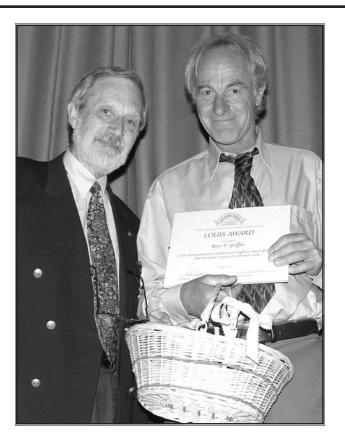
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Hallmark Society Annual General Meeting Monday, October 2, 2006 - 7:30 pm James Bay New Horizons Centre 234 Menzies Street Guest speaker to be announced Volume 33, No. 2, Spring 2006



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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

he 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.

995-0022

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Cover Photo

ick Russell presents Ross Griffin with the Louis Award. See page 8 for story. Ian Ross photo.

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Deadline for Autumn 2006 newsletter: July 31, 2006.

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Calendar

June 2-3, 2006 Heritage Society of BC conference, Nanaimo, BC.

See http://www.heritagebc.ca for details.

September 14-16, 2006 Marion Dean Ross/Pacific Northwest Chapter Society of Architectural

Historians conference, Moscow, ID. See http://www.sahmdr.org for details.

October 2, 2006 Hallmark Society Annual General Meeting. More details to follow.

October 12-14, 2006 Heritage Canada Foundation Annual Conference, Ottawa, ON. "Heritage in

an Electronic Age." See http://www.heritagecanada.org for details.

Historica Fair a Success

Heritage Fair was held at the Clifford Carl Hall on Friday, May 5, 2005. The quality of projects was higher this year than last year, demonstrating that students had learned from their past experience. Topics covered the gamut of history and current events (i.e. the history of tomorrow) and were presented as performances, graphic displays, written works and combinations of them all. At the opening ceremony, Hallmark President Nick Russell welcomed students to the fair, and wished them well in their activities throughout the day.

Our judging panel included: Kathryn MacLean from the Provincial Capital Commission, Lorne Hammond from the Royal BC Museum, Heather Morin from the Ministry of Education, Saanich Councillor Vicki Sanders, Jack Knox from the Times Colonist, Susan Woods from C-FAX1070, Richard Linzey from the City of Victoria Planning Department, and John Edwards and Ken Johnson from the Hallmark Society. Teacher Karin Kwan served as chief judge again. Janet MacDonald handled the logistics at the RBCM, ensuring that the events ran smoothly. Tony Goodman and Merna Forster led the students though an interactive session of "Great Unsolved Mysteries in Canadian History" while Denise Sefton coordinated a scavenger hunt through the modern history gallery at the museum. Kim Croswell took students to St. Ann's Academy for a workshop and tour. Ron Butka provided photographic services.

Four projects were on display at Saanich Municipal Hall for two weeks as part of their Centennial celebration.

Winners this year were:

- **Selected for National Fair** Lucia Halliday, Mount Douglas, "The Hallidays at Kingcome Inlet"
- **CN Veteran's Award** Evan Raymer, Mount Douglas, "The Pig War"
- **RBC Aboriginal Award** Infinity Logan, George Jay, "Plains People"
- **HBC Explorer Award** James Furney, Willows, "The Vikings in Canada"
- The Capital Award Briann Johnstone and Nikole Bisjak, North Saanich MIddle School, "Victoria and Sidney Railway"
- **Laurier LaPierre Medal Grades 4/5** Bruce Nguyen, Willows, "The Underground Railway"
- Laurier LaPierre Medal Grades 6/7 Josh Wild, Pacific Christian, "The Stanley Cup"
- **Laurier LaPierre Medal Grades 8/9**-India Wiebe, Mount Douglas, "Swan Lake"

Honourable Mentions:

- Shawn McBride- Craigflower, "Rick Hansen" Kaitlin Bain - Willows, "Beacon Hill Park" Stewart Pearson - Willows, "Canadian Pacific Railway"
- Olivia Suddaby Willows, "Rosemary's House"
- Theron Finley, Tyler Bilek, Ryan McCall North Saanich Middle School, "Logging on Vancouver Island"
- Corey Leung, Trevor Robertson, Andrew Butler Mount Douglas, "BC Ferries"
- Andrew Baxter Mount Douglas, "Victoria Buildings"
- A.J. Cormier Mount Douglas, "Acadian Roots"
- Jennifer Newberry, Katherine Rzyski Mount Douglas, "Ghosts of Victoria"
- Ben Porcher Mount Douglas, "The Valencia"

Nick's Notes from the President's Desk

Wanted: Good sources for Heritage Building Supplies

of old buildings."

speaking in Victoria.

"We can no longer afford to throw

away the material and craftsmanship

Jane Powell, California bungalow expert,

Te often –in Hallmark and the heritage movement in general—bewail the loss of another building. And another, and another. That's why the annual Hallmark Awards are so satisfying: they provide an antidote to the losses, the disasters, the demos, the infill, and the crass and greedy subdivisions. The Awards are our chance to celebrate, to thank the owners who care about their buildings just

because they feel the tug of responsibility: We are all, after all, only the stewards of where we live. (My house, my street, my town, my World.)

So it's especially rewarding to see the huge smile on the face of somebody like Ross

Griffin (Is there anybody like Ross Griffin?), who received the Louis Award this year for restoring his house....twice!

But apart from these conscientious owners, there's another group of folk who are largely unsung, though they play a vital role in the whole process of preserving and restoring heritage: those who deconstruct or salvage and recycle material from heritage buildings.

In this category, at present, Victoria is in a parlous state: We're losing recyclers almost as fast as we are losing buildings, even though the need has never been greater.

Remember Attica? It was a wonderful warehouse full of treasures, in the old tramcar sheds at Pembroke and Store St. And though there were some very odd rumours about the folks who ran that place, it filled a real need.

Until they closed their doors. (And I wonder what happened to all that stuff?)

Then there was Paul Whitney's fine emporium, Artifacts, on Herald St. At least, when the building was re-developed, he wound that up with dignity, with nothing going to waste.

Latterly, those of us looking for the innards

of toilet tanks or esoteric lock parts relied on Finn at Triple A Salvage –first in a sea of broken glass on lower Bay St, then in VicWest, in a wonderfully neat and organized space with everything from keys to casements. So it was an

awful shock when he was forced out –or so they say— just a few months ago, and the new owners cleared the site by hauling it all to the dump...hundreds of toilets and sinks and doors and windows and locks and hinges and tubs and taps. If that really did all go to the dump – and I believe it did—then that was horrendously anti-social and counter-productive.

Finn did not, I believe, do demos, himself, and the few people who specialize in deconstruction seem to be hard to find and harder to buy from. Yet if a heritage building absolutely must be demolished, almost none of the materials should go to the dump.

So what are we left with, now?

I'd like to commend Ken at General Salvage and Richard of Graham Demolition for at least partly filling the gap. Ken's vast empire out on Jacklin Road grows each day, and what isn't crammed in his windowless lair may be found outside in the yard, or in the quonset hut. His lack: Big basic building materials such as 2x4s and doors. His huge strength: Hardware, plumbing parts, and light fixtures. (Anybody know Ken's other name???)

My last nominee is Victoria's best-kept recycling secret: The Graham Demolition yard is hidden behind Island Brake and Muffler, on Burnside Rd. In between fixing mufflers, these folks deconstruct buildings just ahead of the bulldozer, salvaging and moving on whatever might be re-used. The yard is usually stuffed with huge beams and bricks, but other material is squirreled away –flooring in somebody's garage, windows, wainscoting and picturerail in somebody else's basement, doors in a chicken-house in Saanich....

Is there anyone else? The new ReStore at 2100 Douglas is quite useful for modern stuff, but rarely gets heritage materials. There's Mike up at Cobble Hill, but he seems to prefer buying to selling.... And also up-Island, Demxx on the Alberni Highway.

But so far as I know, there's nobody salvaging old glass for re-sale, or even doors and hardware. You may just get lucky, cruising the garage sales and the Western Speedway Fleamarket. (It's also worth watching the ads in this Newsletter!) The one other place worth noting is Vintage Woodworks: In the last year or two they have added substantially to their collection of original old door and window hardware, all carefully cleaned and refurbished. Oh, and we mustn't forget the years of service of Pat Bulmer at Waterglass, now the source for restored light fixtures and parts.

(Much further afield, but well worth a visit if you're across the border are:

- Tom Minifie's Brass Lamp Antiques in Snohomish;
- The Seattle Building Salvage Co –in Everett;
- The ReStore in Bellingham.)

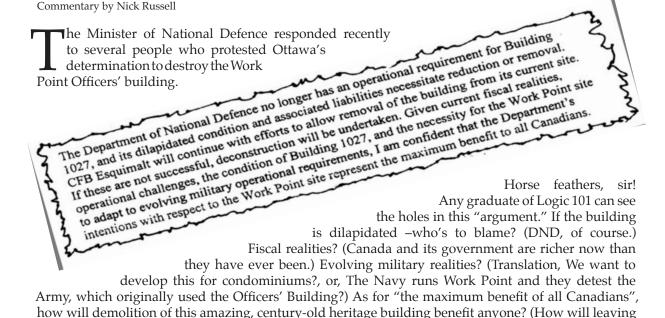
Of course, on the grand scale, Nickel Bros does outstanding work rescuing entire buildings, often at considerable financial risk. Their successes are often celebrated on these pages. (They moved the Whittier Av. house that recently won a Hallmark Award as a Pender Island B&B.)

Sure, there's stuff available online —at considerable expense, plus shipping and handling! But apart from these sources, if you know of other suppliers within range of Victoria, please share the details with us. And patronize the folks who carry on the good work.



Bill and Joan Ryan, see page 7 for details.

Nibbled to death by Bureaucrats: The National Dept. of Bafflegab condemns Work Point building



(For a good look at the building, check the Nickel Bros website, and click on "Inside Pictures": http://tinyurl.com/hgdxc)

the lot vacant benefit "all" Canadians? How will putting in high-end condos benefit all?)

The Minister, or his minions, sent versions of this letter to several people who protested the demolition. And by an amazing coincidence, a remarkably similar letter was sent out a month later by the Base Commander, Capt. M. F. Williamson. But the good captain adds a couple of nice wrinkles: the New York 9/11 nightmare has meant heightened security at Work Point, he says. (You could have fooled me: Any idiot can wander round there unchallenged.) And, he says, increased funding from Ottawa for the military means they don't know whether to dispose of buildings or not. (Translation: We're going to get rid of the building, whether we need to or not.) However, the base commander remains, like his boss, "confident that DND's current intentions with respect to the Work Point Site represent the maximum benefit to all Canadians."

That's what they say. I'd say that, reading between the lines of these two Dear John letters, "all Canadians" should be wondering how come we have elected people who are determinedly and unashamedly refusing to be held to account.

Heritage Updates 1322 Rockland Avenue

nce again, Victoria City Council has voted to delay a decision on this controversial development. They have requested planning staff to prepare an even more extensive report on the proposed development. The latest plans show very few changes from before - still with a large residential component on the west side of the property. Previous reports recommended rejection of the plans. The new Rockland Community Association Board of directors has taken a position and has made their views known to the City and neighbourhood residents. In their view, any development on that site, or any site in Rockland for that matter, must be in accordance with the current plan. Arguments that the "plan is out of date" are really not relevant as the plan sets out guidelines that are the wishes of the community and cannot be changed without community consultation. Councillor Pamela Madoff is clearly the voice of reason in this matter, and her logical and heartfelt statements are much appreciated by those who wish to retain the ambiance of this important site. There are examples in Rockland of developments that have respected the heritage fabric of the site while sympathetically increasing density; this current proposal does neither.

The further argument that the existing mansion is in need of costly repair and only a large development will cover the costs is also irrelevant. It is a building owner's responsibility to maintain the property. When she purchased the property, she knew that there were two heritage structures on the site, and that the mansion had not received

much in the way of maintenance during the Baron's occupancy. If the roof is leaking, then she should fix it. To do otherwise, or to lay the blame elsewhere, is wrong. Many residents would like to see her restore the mansion, then turn to redevelopment of the site.

Oak Bay Beach Hotel

his project that will change the face of this site forever is progressing through L the approval process in Oak Bay. The proponents are masters at public relations and have convinced themselves (and others) that what they are doing is the best for the site. That some heritage advocates disagree is immaterial to them.

Cook Street Village

lans for the development on Sutlej and Cook Street have again been changed. ■ The rationale for such changes is that soaring construction costs and market analysis have rendered the approved plan unworkable. The hole in the ground sits while the revised development proposal makes its way through due process. In the building on Sutlej the number of units has been increased from 20 to 30, and the size of each unit has been reduced, and the townhouses have been eliminated. The removal of family accommodation has met with disapproval from the Fairfield Community Association. Council voted May 18th to reject the design changes. There is also a request for variances for the property adjacent to the Cook Street portion of the development. The building, currently occupied by Food Country, entails a renovation of the existing facades and additions to the west and south. For more information on both properties, visit http:// www.cookstreetvillage.ca.

Awards Night 2006 Report

by Helen Edwards

he Thirty-second annual Hallmark Society awards night was held at St. Ann's Academy on Tuesday, May 3, 2006. Following the presentation of designation plaques for the City of Victoria by Councillor Bea Holland, President Nick Russell introduced the 2006 award winners.

See full reports 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.

Remember to keep your eyes peeled for possible winners for next year.

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Award of Merit 1243 Rudlin Street

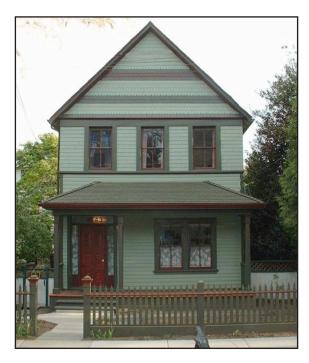
The restoration of this legal triplex by Nick and Sharon Russell, Davyd McMinn and Linda Carlson is a fine example to other heritage revenue-building owners as to what can be done to enhance their property. Moved to its current location in 1899, it had suffered indignities until its original form was hidden beneath a thick layer of stucco.

When the rental property came up for sale in 2003, few others could see its potential. The partners decided their first priority was the building's interior. Unsympathetic renovations were removed and as suites became available, they were restored. In the process, the partners confirmed suspicions that the house was built in the 1870s, and probably moved from Downtown.

Aided by roof-high scaffolding, Davyd and Nick pulled hundreds of pounds of stucco from the front of the building. Beneath this layer they discovered both original siding and scalloped gable shingles, likely applied when the house was moved to its current location and renovated, in 1899. Confirming earlier speculation, the profiles of the porch and window casings, added at that time, were now clearly visible.

Before work could begin on the porch the concrete pad had to be removed from the front yard. While breaking up the 1950s front steps a huge void was discovered in front of the foundation. Rather than just backfill, a new sixfoot-deep foundation wall and perimeter drain were required.

The porch was carefully rebuilt, using the visible outlines as a guide. This project was the



essence of "sweat equity" as the owners spent three months of manual labour to bring their dream to fruition. Utilizing paint chip evidence collected on site, conservator Simone Vogel-Horridge was able to identify the original paint scheme. When all carpentry was finished, the façade was primed. Original paint colours were replicated and applied to complete the transformation.

Currently, Vintage Woodworks is building the components to renovate the front-door assembly, so the upside-down metal door can finally be replaced! With completion of stucco removal, new paint, restored porch, new fence and beginnings of a rose-garden, 1243 Rudlin's value has been enhanced for both its tenants and the neighbourhood. The triplex has been transformed from a forgettable ugly duckling to a beautiful swan that proudly stands in historic Fernwood.

Michael Williams Award Royal Theatre

From project inception, the Royal & McPherson Theatres Society was committed to a restoration process that followed the Standards and Guidelines for the Conservation of Historic Places in Canada. All restoration work has used materials and techniques consistent with original construction to the greatest extent practical.

It was known that the front facade had long ago deteriorated to a condition which necessitated removal of some of the terra cotta blocks out of concern for the possibility of pieces falling onto the public sidewalk below. Out of similar concern, chain link fencing materials had been secured over high level areas of the wall to restrain the parapet, terra cotta balustrade and upper cornice. A full and detailed survey of the front facade was carried out to determine the extent of deterioration and to assist formulation of a restoration plan. Elements where significant portions were broken and missing or where they had deteriorated sufficiently to warrant replacement, were carefully removed and utilized as models for reproduction. Illustration of many pieces was provided by measurement and drawings, however, in some instances actual blocks were shipped and used directly by artisans as models for reproduction. Earlier work had sometimes used substitute materials including fiberglass and cement all of which removed and recast in terra cotta. All replicated blocks were cast in materials within an approved colour range consistent with that found on the building after cleaning.

The existence of some architectural elements could only be discerned through careful examination of historical photographs and



drawings. These were replaced with terra cotta designed to be compatible with the original appearance and intent. Wherever possible, deteriorated elements were repaired using recognized conservation methods and materials compatible with the historic terra cotta. Cleaning of all exterior masonry on the front facade was conducted only after testing of various cleaning materials. All masonry on the front facade was repointed using a weak mortar which was designed to match the original in colour and texture. The upper parapet wall and upper terra cotta elements were seismically stabilized. In all of the work, attention was paid to the suitability and durability of repair and restoration materials so as to ensure its endurance into the future.

The meticulous restoration of the Broughton Street facade of the Royal Theatre has returned this Victoria landmark to its former glory and generations of visitors can once again view the exquisite detailing that had been hidden for years. The Royal and McPherson Theatres Society is to be commended for undertaking this expensive and lengthy restoration that sets a good example for public stewardship of heritage resources.

President's Award Leila Tattersall

The building formerly located at 3342 Whittier Avenue, Victoria has been rehabilitated by Leila Tattersall and returned to active use as the Nosey Point Inn on Pender Island.

Rather than build a new structure for her business, Leila sought to purchase a recycled one that was being moved from its original site. When Leila purchased the house from Nickel Bros., it had received very little in the way of upgrades over the years. The electrical service was hopelessly inadequate for modern uses and the plumbing needed an immediate upgrade.

As the home's new site was on a rise of land, she decided to excavate for a basement that would serve as storage - which the house desperately needed - and a location for upgraded services including electrical, plumbing, and heating. The building was set on its new foundations and work began.

A new roof guaranteed that the building would not leak in the rainy winters. Original windows were retained wherever possible as Leila prefers the look of original glass and is not a fan of thermopane windows. As the rear of the house when it was on Whittier Avenue now faced the water and the extensive landscaping, Leila relocated the fireplace to the rear of the living room area. The resulting opening was made into a doorway to the outside lawn with the doors recycled from the former Carnegie Library on Blanshard Street.

The front porch was rotten, so it was removed and was rebuilt using original material,



including the posts, wherever possible. The kitchen walls were found to be covered with beaverboard which was removed, revealing the original wall covering. This was cleaned, sanded where necessary and repainted.

The upper balconies that had been incorporated into the adjacent bedrooms some years ago, were returned to their former magnificence with the removal of old carpet and tarpaper. Underneath were softwood floors that were resanded and refinished. To convert the home to its new use as a bed and breakfast inn, Leila and her team of workers converted small closets to in-suite bathrooms. When the leg of a sink broke, they decided to use a recycled sewing machine cabinet as the base. All remaining floors had carpets removed; the softwood floors were resanded and refinished, making rooms pleasant for guests.

The story of the move and rehabilitation was reported in the December 2005 issue of *Cottage Magazine*.

Leila Tattersall deserves credit for recycling an unwanted home and providing it with a new use in a new location, where it shines as an example of what is possible through dedication and a desire to preserve heritage assets.

Award of Merit Larry McCann

r. Larry McCann has had a profound effect on public knowledge of the built heritage of the capital region. He has devoted years of research to the history of Oak Bay and, in particular, the development of the Uplands. His excellence in teaching was recognized with the first ever Faculty of Social Sciences Teaching Excellence Award in 1999.. He was recognized as Canada's top geographer in 2001 with the Massey Medal for outstanding achievement in the field of Canadian geography.

Larry has consistently managed to convey a deep appreciation for the "built heritage" of our community. He is a true teacher, very generous with his time, and with great consideration for his students. More than 2,200 undergraduate UVic students have been lucky to have been in his classes over the years, along with a good number of geography graduate students.

His paper John C. Olmsted: the Uplands and the Planning of the Suburban Landscape 1906-1955 has become an invaluable reference tool for Oak Bay's staff and elected officials. He has shared his data base of every house built in Oak Bay (some 7,000) and maps of Oak Bay's building history with the Municipality's planning and heritage staffs. Larry's ability to impart his knowledge to his students and to the general public through his publications, provides a powerful legacy for the future of our region.

Ψ.

Award of Merit Bill and Joan Ryan

In Victoria, it is not often that one family occupies a home for three generations without making substantial changes. This award recognizes and pays tribute to the Ryan family for their continued stewardship of 651 Battery Street through three generations. It tells the story of the house and the family who has lived there since 1913. Fortunately, members of the family were avid photographers who carefully pasted family photographs into albums, identifying most of the people and scenes. It is from these albums that the images in the awards presentation were largely drawn.

Bill and Joan consider it a privilege and a pleasure to live in a house that has been in the family for three generations. It is also a duty and a responsibility. Joan feels that the experience of living in a piece of "living heritage" influenced her from an early age, as she assisted her father with home maintenance. The Ryans were front and centre at the Battery Street rally. Joan represented the Ryans, as the longest-standing residents of Battery Street. When asked "Why is the preservation of this house important to you?" Joan replied that it is important from a social history point of view in terms of the continuity of family ownership, architecturally and for its significance as part of the Battery Street Heritage Conservation area.

Ψ

Award of Merit/Louis Award Ross P. Griffin

Ross P. Griffin has rehabilitated the house at 959 Craigflower Road in Esquimalt to return it to active use despite a devastating fire that erased 17 years of painstaking restoration work. The building, a local landmark situated at the corner of Craigflower Road and Lampson Street, has had many owners including the Turnbull family and cartoonist Nelson Dewey.

Ross Griffin began restoration of the property on January 15, 1986, the day he moved in. For the next 17 years, he worked to return the building to its original condition. His work included a new cedar roof, new electrical and plumbing services, insulation, painting of the exterior, and a new plaster finish on the interior walls. He hand-stripped all interior woodwork, removing about ten coats of paint, then refinished it to showcase the woodgrain.

Work was just about completed before a major fire on July 19, 2003 that gutted major areas of the house. Many thought this house would disappear, as many before it had done. However, Mr. Griffin was determined not to lose his years of effort and, after months of discussions with Esquimalt municipality, finally received permission to rebuild the damaged house as long as the original footprint was maintained and the building contained only two living units. Work commenced in May 2005 using pillars, mouldings, flooring, siding, windows, and bricks salvaged from the burned structure in an intensive two-week process. The house was rebuilt using a combination of original plans, pictures, and salvaged parts including fire-damaged doors. Missing details were manufactured using salvaged originals as



patterns. Despite recent horror stories of treatment of vintage homes by insurance companies, Mr. Griffin has had nothing but cooperation over the past two years.

Anyone driving by this house who did not know of the fire and subsequent reconstruction would think that it had always been there. The fact that Ross had to battle for permission to rebuild the house speaks to his desire to keep the building as close to the original as possible. This is more significant as many adjacent properties have been extensively redeveloped and he could have taken the easy way out and built to the maximum allowed under the zoning. Given the property's location near the major intersection of Craigflower Road and Tillicum Road, any request of that type would likely have been granted.

The Hallmark Society salutes Ross Griffin for his determination to rebuild his character home and presented him with our highest honour, The Louis Award, for his efforts.

Communication Awards Susan Woods, Robert Amos and Ken Roueche

For the first time in Hallmark history, three communication awards were presented. This is an area in the heritage movement that is increasingly changing as technology evolves; yet we still read books, admire works of art, and listen to the radio.

The three award winners all live in Fairfield and have connections with each other. Both Ken Roueche and Robert Amos have appeared on Susan Woods' talk show "Remember When." Robert Amos has provided artwork for both Ken Roueche's book *A Fairfield History* and Susan's recent publication *Platinum*.

Susan Woods' talk show airs on C-FAX 1070, Sundays at 2:00 pm. Her audience has grown from 300 to 13,000. She is also the editor of the *Moss Rock Review* that was formed from the merger of the *Fairfield Observer* and *Platinum* magazine.

Robert Amos was recognized for his works of art that capture the essence of heritage past and present. Through his art and writing, he has communicated the meaning of heritage to a diverse audience. He continues to express his sentiments, and his impressions are a tribute to heritage and conservation efforts.

Ken Roueche was honoured for the publication of *A Fairfield History*. The book, a collection of stories originally published in the *Fairfield Observer* brings the idea of heritage to a local audience and gives people pride in their neighbourhood. He risked his own resources to provide this work that outlines how the community was shaped.





