

# Preserve

*Your voice for heritage in the Capital Region and the Islands since 1973*

**A Quarterly Newsletter**

**Volume 34, Number 2, Summer 2007**

**Nick's Notes**

*Two vastly different buildings are currently at risk, and need urgent, visible, community action.*

**Page 3**

**President's Award**

*The restoration of the Cornerstone Building by the Fernwood Neighbourhood Resource Group demonstrates ...*



**Page 4**

**Mark Madoff Award**

*Alan Hodgson is recognized for his lifetime of service to the heritage community.*



**Page 6**

**Michael Williams Award**

*This two-storey brick commercial building at 1408-1410 Broad Street, ...*



**Page 7**

**Heritage and Tourism**

*Tourism is the lifeblood of Victoria, the primary economic engine for the whole region.*

**Page 9**

**Calendar**

*Keeping you aware of current events in the heritage world.*

**Page 10**

## Restoration of Greenhouse and Headhouse at Hatley Park wins coveted Louis Award

Royal Roads University and Vintage Woodworks Inc. jointly win the Louis Award. This project involved the restoration of the exterior of the greenhouse and its head house to its original appearance and the rehabilitation of the interior for continued use as a productive working greenhouse. Funded by the Fisher Foundation, Royal Roads University undertook a complete restoration of the original Lord and Burnham Greenhouse and structures.

The greenhouse was constructed in 1914 by Lord and Burnham Co and holds special significance on the university campus as it is the only building that has been used continually for its originally intended purpose: the propagation and growing of plants. In 2002, an assessment of the greenhouse and the adjacent gardeners' head house identified that these




continued on page 6




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 registered on April 18, 1973. We 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. 

## Photo credits

All photos are courtesy award winners except page 6 by Helen Edwards and page 15 courtesy Saanich Heritage Foundation. 

**Deadline for articles and advertising for the Autumn 2007 newsletter is August 15, 2007.**

Hallmark Society Newsletter (ISSN 1195-6712), published quarterly by the Hallmark Society, #18 Centennial Square, Victoria, BC V8V 1P7. Copyright © 2007 Hallmark Society.

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

## Board of Directors

*President*  
Nicholas Russell 995-0022

*First Vice-President*  
Vacant

*Corresponding Secretary*  
Tim Lomas


*Treasurer*  
Ken Johnson

*Past President*  
John Edwards


*Directors*  
Russell Fuller  
Janet Stevens

## Editor's Message

Your Board is **still** entertaining possible new names for our newsletter. We do not want to change a name just for the sake of doing it, but feel we need a short, pithy name that reflects the new role of our society.

We have received a few suggestions, but have not yet found the ideal title. It is possible that **you** can think of a better title. Let us know! Perhaps we can find an appropriate reward. Remember, this is **YOUR** newsletter! 

**P**reserve welcomes submissions, both written and photographic, on topics related to the preservation, conservation, and restoration of heritage from a local, provincial, national, or international perspective. The Editor reserve the right to edit material for consistency and length, and to reject articles.

Please submit manuscripts to the Editor, *Preserve*, 810 Linden Avenue, Victoria, BC, V8V 4G9, deliver to #18 Centennial Square, or send via electronic mail to newsletter@hallmarksociety.ca. 

# Nick's Notes

by Nick Russell

Two vastly different buildings are currently at risk, and need urgent, visible, community action.

Nobody is actually threatening to demolish **Mount St. Angela**, but crowding six-storey condominium towers around it is not much of an alternative.

Somebody recently suggested that the Hallmark Society is now on the Sisters of St Ann's blacklist, as if we are the "bad guys." But nothing could be further from the truth: We warmly respect the Sisters for their huge contribution to Victoria over a century and a half. This selfless group has contributed hugely to the education and the health of Victorians over several generations. And Hallmark will be happy to celebrate, in June 2008, their sesquicentenary here.

But our respect for them does not mean we can, in good conscience, support their breaking up the lands that they inherited.

It's worth remembering that it was the Christ Church Trust, in 1865, that provided this land on Burdett Avenue, kitty-corner from the first Christ Church Cathedral, as part of the Anglican Church Reserve, to build the handsome Angela College (named after their benefactor, Angela Burdett-Coutts). Eventually, public schools were established and the Anglicans found they could not afford to run their school, so it was sold, to become the Angela Hotel (1908). And only in 1959 did the Sisters of St. Ann buy the property as an infirmary for retired Sisters, renaming it Mount St. Angela. They also acquired the surrounding houses.

Now they, too, can no longer afford to run the complex, and they have dwindling need for such a fine campus. But is selling the whole thing for re-development the only option, and in the best interests of the community at large?

While, presumably, profits from developing the Angela College lands would be a wonderful windfall for the Sisterhood (headquartered in Quebec and reporting to the Vatican), this shouldn't be exclusively about dollars. The proposal, which has many positive aspects, includes restoration of the original 1866 building as a low-income, non-profit seniors' home, "removal" of 929 Burdett, next door, and shifting of 924 McClure (renovated as strata-title) up to replace the other house on Burdett. The resulting gap on McClure would provide space for two six-storey condo blocks, each with 30 units.

But the downsides of the current proposal are also many:

- Demolition of the 1911 Angela Hotel annex (the whole building is designated heritage);
- Removal of 929 Burdett (perhaps to Fernwood) –a handsome 1906 English Arts & Crafts home that was designed for that setting;
- Shifting of the house at 924 McClure, which has two full-width front porches designed to catch the south exposure and view, to Burdett, where it would face the dark, damp North;
- No visible long-term guarantees to protect the "low-income housing" concept;
- A huge increase in the density and height allowed by the Humboldt Valley Precinct Plan;
- Loss of some viewsapes, as two towers are built behind the college, clearly visible above the Burdett skyline.

Is all that a reasonable price to pay, for saving Angela College? Have the Sisters considered, instead, donating the entire complex to a non-profit group that could restore it for the good of the whole community?

The next stage of this proposal is a public hearing. The date had not been set, at press-time, but it will be advertised. And it's critically important that people who enjoy the Burdett Streetscape and respect the Humboldt Plan should attend this meeting and voice their views.

## 1343 Esquimalt Rd.

Meanwhile, a date has been set for the other critically important public hearing.

On Tuesday June 5, Esquimalt Council will hold a hearing (7pm) to get public input on the proposal to give heritage designation to 1343 Esquimalt Road.

If the house is not designated, but is sold as is, it will in all likelihood get demolished for townhouses –an 1880s building bull-dozed and sent to the landfill.

This sad house is charming, with lots of nice decorative details and a sound interior...but it's empty, and the owner says she hates it. She has been invited to apply for heritage designation, but has not agreed (at last report). Esquimalt Council is unlikely to unilaterally designate, unless the community supports this action.

A good turnout to that public hearing, and contact with Esquimalt councillors, could save the house. 🏠



## President's Award



The restoration of the Cornerstone Building by the Fernwood Neighbourhood Resource Group demonstrates a significant undertaking for a non-profit group and has spearheaded restoration of nearby properties by private owners.

Located at the corner of Gladstone Avenue and Fernwood Road, in the heart of Fernwood's commercial district, the building was in run down condition with all the storefronts boarded up when the group acquired it. This was a very challenging project for a small group but they were determined to carry it through to fruition. Not only were they restoring a significant building on a prominent corner location, but they were also committed to providing affordable housing - something that is in short supply in the neighborhood - as well as retail opportunity for small businesses on the main floor. The project was financed through the trading of a property at 1423 Fernwood Road as a down payment with the rest raised from the City of Victoria and private donations. David

Suzuki spoke at Victoria High School with the proceeds assisting the project.

This is a true community project. Local citizens donated not only money, but also their time and skills to ensure that the project was a success. It can serve as an example for future community endeavours - and demonstrates how you make a project meaningful to the community by involving citizens in it from the beginning through to completion. Fernwood now has a vibrant building that they can be proud of. There is a lot of neighbourhood "sweat-equity" in the project. The building's upstairs was a rabbit warren of improvised living -units, some separated by plywood and roofing material. Over 20 dumpsters of trash were removed before the renovation could begin. Volunteers did most of the work: Fernwood United soccer club knocked down the unsafe walls, Coast Capital employees aided with demolition, and local builder Garde Collins, himself a double Hallmark Society award winner for restoration, gave freely of his advice. Building trades people worked for less than the going rate, and much material was donated to the cause. Local children worked along with the adults. Painting of the exterior finished the project. Across the street, the new owner of the Fernwood Inn has revitalized his premises and the owner of the building kitty-corner from the Cornerstone says the "revitalization of the high-profile property is a psychological boost for the neighbourhood." Rental income from the suites on the second floor, along with profits from the Cornerstone Cafe, will help service the debt and provide a bit of revenue for the community centre's programs. 🏠

## Award of Merit - Willy Tobler



Willy has been working with brick for more than 40 years—though he says he really wanted to be a Blacksmith! (Actually, he said "50 years," when asked, but he's only 61!) His fans—and they are many—say Willy is an Artist in Brick: That his Fireplaces and his Corbelled Chimneys are to die for! He has done literally hundreds of chimneys in Victoria, at every height and in every style. Some are humble workers' cottages, but others—like the Ross Bay Villa, with its rare double-flue (in the Wright & Sanders style)—were really challenging. For all, he is imaginative and meticulous.

Jennifer Barr of the Victoria Heritage Foundation, when asked for her views on Willy Tobler, succinctly replied: "Willy Tobler is a painstaking and caring mason, a true craftsman." At the ceremony, we shared Willy's craftsmanship with examples of his remarkable work, accompanied by the usual "oohs" and "aahs".

Willy Tobler is one of Victoria's heritage treasures; now he is being recognized for his extraordinary work. 🏠

## Award of Merit - Sooke Region Historical Society

The Sooke Region Historical Society won for the restoration of the Triangle Island Light. The exhibit is “dedicated to the lighthouse keeper families and all the mariners who have played a role in BC coastal history.” Sooke has a history of drawing people together to work on volunteer projects for the good of the community. The first lighthouse keeper at Triangle Island was Jim Davies, a son of George Davies, the first lightkeeper at Fisgard. The Triangle Island Light was constructed on the remote windswept island in 1910 and was closed soon after and the light was stored and eventually was erected at the Canadian Coast guard base on Huron Street. In 2004, the idea of moving the lantern house to Sooke was born.

The Fresnel lens was dismantled by Pete Fletcher, then the cast iron and glass housing was lifted off its pedestal by LB Cranes who laid it gently on its side. On the grounds of Sooke Region Museum, a crew prepared to build a concrete tower to hold the lantern house. In early September 2004 Jeremy Nickel of Nickel Brothers House Moving oversaw the loading of the cast iron and glass structure. In the dead of night, Jeremy brought the unit to Sooke, utilizing a lo-bed from All-Ways towing.

Over the next months, volunteers worked to restore the light, re-creating the historic flash pattern, reassembling the lens, and reinstalling railings.

This truly wonderful community project was financially assisted by the Government of Canada and the Sooke Lions club in addition to hundreds of hours of volunteer labour and in-kind donations from the community. Students from the area’s schools were drawn into the project by being invited to create art, poetry and short stories about the lighthouse. Many of these are on display in the interpretive centre.

A symbol of BC’s maritime heritage has been rescued by the Sooke Historical Society and, in its new home, will educate visitors and locals about what life was like on an isolated lightstation. 🏠



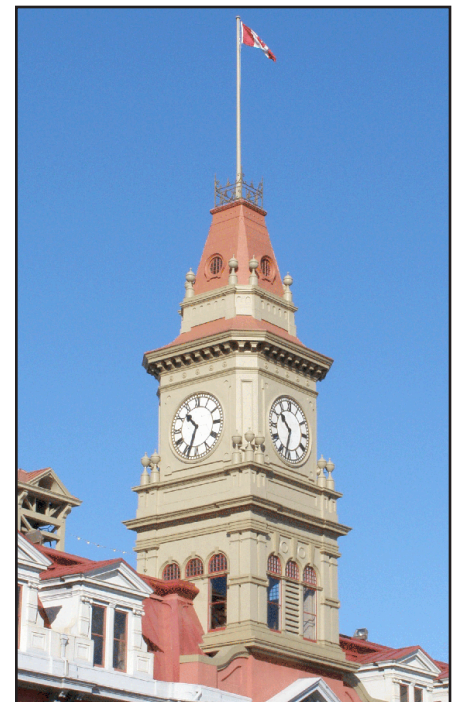
## Award of Merit - City of Victoria

The Clock Tower at City Hall is perhaps the feature in downtown Victoria that is instantly recognized by citizens and visitors alike. Its restoration in a City that prides itself on its innovative heritage program is further evidence that the City, in effect, follows the rules that have been set for private property owners. It is clearly taking leadership that others can follow.

What began as a routine bit of maintenance soon grew to a \$100,000 project. The story of the restoration process was the cover story in the Spring 2007 issue of Preserve, so will not be repeated here. The project, managed by the City’s Engineering Department with conservation advice from the City’s Heritage Planners, was financially assisted by the Heritage Legacy Fund that contributed its maximum grant of \$25,000. The majority of the work was done by City staff, with some specialist work contracted out to the private sector. This work was carried out in a very public venue and was highly publicized in the local media. The publicity can only lend credibility to the overall heritage cause as the City’s Heritage Program was also highlighted - a two-for-one blast in a sense.

The project was assisted by its air of mystery - the entire clock tower was shrouded in tarpaulins during the course of the work while illustrated signage outlined the details of the work. In the high traffic area of Douglas Street, pedestrians stopped to read the material and, in the process, learned about the history of the City and what the project entailed.

The completed clock tower stands as a visual reminder of the early days of Victoria and this work has ensured that it will last long into the twenty-first century. It is a fitting choice to be recognized by the Hallmark Society. 🏠





heritage assets were in serious jeopardy. Preservation of the buildings was to serve three purposes: to continue and expand the plant propagation activities; to welcome small groups of tourists through the greenhouse to learn about the history of the site and the Dunsmuir's passion for gardening, and to enable small groups of horticultural students to engage in a variety of learning activities. Vintage Woodworks was selected from eight firms in North America who were considered capable of performing the work necessary.

Although the greenhouse had been under continuous use since its construction, little maintenance had been done: glass remained broken in most areas, the steel structure was badly corroded, and wood glazing bars were falling off the steel frame. The corrosion was starting to compromise its structural strength. Curved glass that had been replaced was substituted with galvanized sheet metal. The building was home to the raccoons and peacocks. The restoration took thirteen months with a professional team of 5 to 9 workers; carpenters, joiners, glaziers and steelworkers. Extensive research was ongoing throughout the project with full documentation of all work done. The "Standards and Guidelines for Historic Places" was consulted for

many decisions. Sub trades were involved for asbestos removal, electrical, heating and roofing. Roof vents were removed and repaired. All metal was cleaned, wet scraped, dried and coated with marine enamel, then a finish coat. Existing glass was cleaned and reused, new steel was cut and patched where badly corroded, decayed wood was cut out and patched. Maximum retention of original material was a goal throughout the process. This involved significantly more work, welding in small pieces of steel rather than replacing entire members.

To make the project interesting to those working on it - and to give a feeling of completion and satisfaction throughout - the work was completed one small section at a time. Thus a worker never did the same task for months on end; variety added to the pleasure of work and the finished sections served as inspiration for the later ones. The greenhouse is now ready to resume active use as a working structure with maximum use of original material and skilled craftsmanship exemplified throughout. The crew has reason to be proud of their accomplishments in this, the largest job that Vintage Woodworks has ever undertaken and undoubtedly the most complex. The cost of the project was over \$1,000,000 with approximately \$700,000 going to the restoration. 🏠



## Mark Madoff Award

**A**lan Hodgson is recognized for his lifetime of service to the heritage community. He has been at the forefront of heritage preservation through both his work as an architect and his personal involvement in community endeavours.

He is perhaps best known for his decades of work as the restoration architect for the Parliament Buildings. During the 1970s, he spent seven years on the project, not only restoring what was there, but also incorporating work called for by Francis Rattenbury in the original design but never implemented. In order to complete the massive undertaking, he had to train local craftspeople in near-extinct trades such as plastering. He won a National Heritage Conservation Award for his efforts. Alan Hodgson has been involved with many other conservation and restoration projects over the course of his career, many of which have won Hallmark

Society awards on their conclusion. At last count, he has worked on 500 heritage commissions. He is also recognized as a modernist architect of some note. His design for the Mclaurin Building at the University of Victoria produced as a part of the design the Phillip T. Young Recital Hall, one of the finest acoustic halls in Victoria. The work on what is now the McPherson Playhouse earned a BCAI Award for Design Excellence and illustrates a project that combined both restoration and new construction. His other commissions include Centennial Square upgrades and new plans for Government House after it burned in 1958. In addition to his architectural practice, Alan Hodgson has given freely of his time for the betterment of his community. He has served as a Warden at St. Saviour's Anglican Church, been on the Board of the Art Gallery of Greater Victoria, and has been a member of several committees at the City of Victoria including Heritage Advisory and Advisory Design Panel.

Alan has also been generous with his time to lead tours of the Parliament Buildings to diverse groups including the Hallmark Society, visiting Architectural Historians, architecture students, and many other groups. He has demonstrated through his career that he values heritage conservation and has supported groups like Hallmark for many years through memberships and donations. It is time to recognize him for his years of service. 🏠

## Michael Williams Award

This two-storey brick commercial building at 1408-1410 Broad Street, built in 1910 as one of Victoria's first automobile showrooms and repair shops, was designed by architect William Ridgway Wilson. His design included an expansive storefront with clerestory windows, ornamental fascia band, central window with elaborate carved hood, and cornice with dentils. These features make for a simple but classic early 20th century commercial building. Plimley Autos had been formed in 1909 and went on to become a prominent car dealership operating for more than 80 years. Over the years the building was used as a Seniors' social club, low-cost rental housing, and office for social agencies. In the process, it became run-down, then "modernized" by eliminating all the ornate trim and adding a coat of stucco to the storefront. It was a forgettable building that faded into the streetscape, its original design obscured. The project was strategic for Broad Street as its rehabilitation complements the other rehabilitation projects that have occurred in recent years on Broad Street including past Hallmark Award winners the Legion Building at 1417 Broad and A-Channel at the corner of Broad and Pandora.



Calen McNeil and Josef Krajc removed the stucco and investigated the scars below to recreate the Italianate scrolls and the cornice in fibreglass, exactly matching old photographs. The brick was repointed where necessary and the intricate detail was re-created. The upper facade was re-painted. The owners took the opportunity to seismically upgrade the building and make badly needed upgrades to the fire alarm system and other services. The dramatic 1910 fenestration was revealed, and meticulously restored. On the interior, floors were refinished. The project was made more difficult due to the general busyness of the construction industry in Victoria so its completion in a short period of time is even more remarkable. The project was financially assisted by a \$50,000 grant from the City of Victoria's Building Incentive Program. The building is now the home of an interior design firm and presents a fresh face to the street, joining its neighbours in a revitalized Broad Street. 🏠

## Award of Merit - 1400-1480 Government Street

The Wilson-Dalby Block was built in 1892 as three stores, designed by Victoria architect Thomas Hooper. In 1894, it was converted to the Victoria Hotel and was considered to be one of Victoria's first-rate hotels located in the centre of the downtown district. Located immediately to the north was the de Cosmos Block, built in 1885 by Amor de Cosmos. It was originally two storeys with a third storey added in 1896. It was demolished in 1941 and replaced by a new two-storey building for McLennan McFeely & Prior, a hardware firm known locally as Mac and Mac, designed by C. Elwood Watkins, architect. A third storey was added shortly after construction and further alterations made in 1949 under the supervision of McCarter and Nairne.



The original appearance was altered over the years including the addition of stucco and removal of storefront and entrances, upper storey windows and cornice. For several years, the buildings were home to provincial government offices and presented an empty stuccoed wall to the street. During this time, the cornices were removed and the buildings generally deteriorated. There was little evidence of what had once been a dynamic architectural gem. The most dramatic phase of this work was the removal of stucco from the main floor, revealing original cast-iron pillars and the original splayed entrance. The building was seismically strengthened and all services were upgraded. The main floor is now the home of Mountain Equipment Co-op with merchandise clearly visible from the street. The residential component of the project produced bright suites and the capacity was increased by an additional storey, set back from the street facade to minimize the impact. Through a 99-year lease with the City of Victoria, there is a new display of historic building artifacts rescued from the development of the Cadillac-Fairview/Eaton Centre project, in the new courtyard at the Chinatown end of the development. This project was important to the City as it livens the street and provides additional residential units downtown, both key goals of City programs. 🏠



## Award of Merit - Paul and Tracey Thomas



Ilahie, the Charles Fox Todd House at 1041 St. Charles Street, has been rehabilitated and returned to active use by Paul and Tracey Thomas as rental accommodation. The house whose name means “welcome,” built in 1907, was designed by architect Samuel Maclure and is considered the most Elizabethan of his designs. It was converted to six suites in 1943 with a further suite added in 1960, with a further subdivision later. What many may not realize is that a previous owner had requested a demolition permit in 1980. Fortunately, the application was denied and the building received official designation in 2000.

The current owners purchased the property in 2005, and immediately found the mansion had been carved into nine suites and was generally looking shopworn. The carpets were threadbare, the woodwork dull and listless, and the once beautiful gardens overgrown by thistles and ivy. The Thomas’ began work both inside and out. They removed the tired carpet and set about refurbishing the kitchens and bathrooms. It was the intent of the owners to highlight the heritage features of the mansion while updating the suites for modern use. They concealed the

new wiring, cable, and other services under specially cut crown mouldings so that the new work is not obvious. The result is that the rooms do not look modernized, although state-of-the-art wiring and communication services are available for all suites.

The woodwork in the magnificent entrance hall – called the best example in Victoria – was carefully cleaned and refinished to bring back the original glow. It was pure luck that nobody had painted the entire hall during the home’s time as a rooming house. The fine mother of pearl inlay in all balusters and on the walls is notable. New carpets were laid, instantly enriching the interior décor. The original stained glass – a massive piece by McCausland of Toronto that dominates the north wall of the entrance - was carefully cleaned. All original light fixtures were also carefully cleaned. The hall mirror installed by a previous owner when the main floor suite was created now reflects a bright, cheery entrance hall with most of its original fixtures intact. 🏠

### Awards thank-yous

Thanks to our award sponsors without whom the evening would not be possible:

Alan Hodgson, Architect  
Burr Properties Ltd  
Craigdarroch Castle  
Edwards Heritage Consulting  
Island Blue Print Co Ltd  
Kilshaw’s Auctioneers Ltd.  
Mercer and Schaefer Glasstudios  
Munro’s Books  
Nickel Bros. House Moving  
Patrick Skillings  
Thrifty Foods  
Victoria Civic Heritage Trust  
The Realtors of Greater Victoria  
Vintage Woodworks Inc  
Whyte House Consulting

Special thanks to Colin Barr for his audiovisual expertise and Michael Hewison for his photography.



The BC Historical Federation conference was held in Victoria May 10-12. One of the features was a pre-conference symposium entitled *Heritage & Tourism: Compatibility or Conflict?* Hallmark was represented by President Nick Russell who spoke about the connection between tourism and heritage. In the interest of informing our members we present his remarks in their entirety. 📄

## Heritage & Tourism: Compatibility or Conflict?

### Without Heritage, Victoria would be nothing

**T**ourism is the lifeblood of Victoria, the primary economic engine for the whole region. After all, what else is there? We have no fishery, no silicone valley, no boat-building or auto assembly: Without Tourism, we would fade away to nothing.

And why do the tourists come, in their buses and planes and cruise-ships? When you meet tourists down on the Inner Harbour do they ask you where to sunbathe? Where to golf? Where to find the shopping malls or the nightclubs or the sex? They come to see our “charming” city—as an elderly Californian told me today, wandering downtown on his fourth visit here. He didn’t suggest that the attraction was parking lots or abandoned buildings (such as the Janion Hotel), or the landfill (where we send so many of our old buildings). He said he likes Victoria “because it’s a great place to walk—much nicer than Vancouver!”

The key to Tourism in Victoria is the built environment—the heritage. It should be a slam-dunk: Heritage=Tourism=Prosperity.

This is not Tea & Crumpet Heritage...Tweed & Tartan.... We have long outgrown that: Now Victoria is a sophisticated, vibrant mature town: A beautiful, old town with New things to offer: the Quebec City of the West.

Nor is this to suggest that the Heritage community wants to freeze-frame Victoria—a cute little town captured in a Snow globe.... We don’t want to stop the clocks—just stop the bulldozers. We have to educate everyone that heritage is an asset, not an obstacle... If a developer thinks a 100-year-old house is in the way of his proposed Condo Tower, then he needs to be educated to move the tower, not demolish the house. And if he doesn’t like that, quite frankly, the community needs to persuade him to Move On! If he finds the climate here “unfriendly” to developers, SO BE IT! Let him go to Surrey or Phoenix! Don’t Destroy Victoria!

Construction costs have unquestionably risen in recent years, causing some grief to developers who weren’t paying attention. But isn’t that a cost of doing business? Construction is risky: You budget for the worst-case scenario, and if you’re lucky, you make a lot of money. But if you don’t get the numbers right...who loses? There have been several cases in the CRD recently

where a developer cleared the site, then changed his mind, and just walked away—Castana and Bambu, for instance. I don’t know if the developer personally lost anything, but the community certainly did, particularly in the Cook St./Sutlej development where he whacked some very attractive heritage buildings. This simply shouldn’t happen.

So, why does it happen? I’m told part of the problem is that the City of Victoria simply does not have the power, under the Municipal Act, to penalize builders who fail to deliver. Perhaps, then, Victoria, like Vancouver, needs its own Charter, so we can be “Maitre Chez Nous.” And the only people who might think that’s a bad idea—-who might lobby against that behind the scenes—- are...the developers.

Unfortunately, however, it looks as if the population pressure is going to continue in Victoria, not merely through the 2010 Olympics, but on, for as long as Victoria’s climate remains about the best in the nation, and the community remains a beautiful place to live. This means continued pressure to develop in an area where there simply aren’t many empty lots. But there are alternatives, and too many developers seem blind to the possibilities, and City Planners remain reactive rather than proactive: The planners see a proposal, and say “Well, it’s legal,” where they might usefully say, “But have you thought about the possibilities of...?” Local developers have failed to recognize what Toronto has recognized, or Brooklyn has recognized: That Heritage buildings are highly desirable! Doug Franklin, eminence grise of Heritage Canada, said recently that heritage is so highly valued in Toronto now that people will gladly pay a premium for restored and adapted classy heritage space, whether it’s offices, condos or rentals. And if you look at a Brooklyn website called [www.Brownstoner.com](http://www.Brownstoner.com) you’ll see how those old brownstone buildings are now hugely sought after.

In Victoria, there ARE success stories: Developer Chris Lefevre has proved—with his adaptive conversions on Herald Street—that it can be done. Nearby, an old

*Tourism is crucial,  
and in Victoria,  
Heritage is pivotal  
to tourism.*

*continued on page 10*

hotel and store has recently got a new life as the Mountain Equipment Co-op, with condos on the upper floors... And plans to convert the abandoned Bay building to ground-level stores with condos above are another example of imaginative adaptive re-use.

The City has done a lot to encourage sensitive Downtown development with the new “Old Town Design Guidelines” and the Tax Incentive Program (forgiving taxes, to encourage seismic upgrade of older buildings). But we’ve a way to go, yet.

Towards making this an even more attractive and livable community, I’d like to make three suggestions.

**1. A Victoria Museum:** Why on earth doesn’t Victoria have a City Museum, documenting its exciting history? It may be argued that we already have the BC Provincial Museum, and Craigdarroch Castle, Craigflower, Point Ellice, Emily Carr House.... All true, but where can visitors –and our own citizens—find our own stories? Where are stories of Songhees 1st Nation? The Chinese, the Black and the Hawaiian immigrants who played such a key role in early Victoria? Where are the Bride Ships? The Pt. Ellice Bridge collapse? The Great Fire of Victoria? I’m not suggesting some over-the-top Disneyfied “performance” such as the short-lived Storyeum in Vancouver. But Vancouver, all the while, has an exemplary local museum –the Centennial Museum, respectfully preserving and telling that city’s stories. In fact, virtually every town & village records its story: from Powell River to Regina, from Sooke to Wakaw, Sask., they all have their community museums. And if we had a modest City Museum, every school kid & EVERY tourist would flock there, to see why we love and respect our city.

**2. Upper Floors Downtown:** If you walk Downtown and look UP, you will see dozens of empty rooms –entire

empty floors in some expensive downtown buildings. Why is that, and more to the point, why do we let it continue? Part of the problem is that building codes are now so restrictive, that liberating such space becomes a prohibitively expensive proposition: If it’s not the seismic upgrade, it’s the wheelchair access, the fire-separation rules, or the strata-title restrictions that will get you. So the rule-makers need to ease up a bit, especially on developers who want to liberate upper floors downtown for less-expensive rental accommodation, which Victoria is desperate for. And at the same time, the owners and developers need to look at these properties not simply as cash-cows for a quick sale (often to absentee owners), but as opportunities for long-term revenue. The Tax Incentive Program is there to help!

**3. Our Harbour:** If you go to Amsterdam, the first thing you do is take a ride on a canal boat. If you got to New York, Paris, or London, even Avignon or Bruges, you will likely tour the city in a boat. Yet we have no such facility, here. The harbor ferries are fun, but they are just that: Ferries, for getting to a particular destination. And many tourists that I’ve talked to (and I’m in the tourist business myself, running a tiny B&B), say they’ve never used them, or haven’t noticed them or thought them expensive. Yet a small vessel that met the cruise-ships and brought visitors to Downtown, showing them the city from the vantage of the aboriginal war-canoes or the first European explorers – could have a huge effect on visitors. We have a harbour city –but the harbour is virtually unknown. (And our views of the harbour must be protected at all costs!)

In conclusion, Heritage is not about stopping all development or turning the whole city into a museum: It’s about maximizing our resources: Tourism is crucial, and in Victoria, Heritage is pivotal to tourism and to our entire economy. 🏰

---

*Hallmark Society Annual General Meeting  
Monday, September 25, 2007 - 7:30 pm  
James Bay New Horizons Centre - 234 Menzies Street  
Election of officers, reports, heritage updates  
Guest speaker: John Veillette  
“Art Deco in Victoria”*



## MERCER AND SCHAEFER GLASSTUDIO

Designers/Craftsmen of Architectural  
Stained Glass/Leaded Glass Windows

Consulting  
Custom Designs  
Period Reproductions  
Repairs/Restoration

Phone: 385-0901  
Fax: 385-0944

quality heritage  
architectural services  
since 1974

feasibility studies to  
completed restorations

phone 250-653-4931

Jonathan Yardley  
Architect

## LANDMARK 'WHIMSICAL & UNUSUAL' ROCKWORK

Created by Saanich resident and stonemason Fred Barnes who died in 1952. The site at 3973 Cedar Hill X Rd is to be redeveloped and the Saanich Heritage Foundation has been given permission by the developer to auction the stonework on the property as a fundraiser and opportunity to save some of the creative and humorous rockwork created by Fred during his retirement.

GREAT FOR GARDEN ORNAMENTATION OR STONE MATERIAL

AUCTION: TO BE HELD ON SITE TOWARDS THE END OF JULY

PLEASE EXPRESS INTEREST BY CALLING 475-1775 TO LEAVE YOUR NAME AND CONTACT INFORMATION WITH SHIRLEY LEGGETT (THE SHF SECRETARY). YOU WILL BE CONTACTED AND GIVEN THE AUCTION DATE ONCE IT IS CONFIRMED

*MOST OF THE ROCK WORK CAN BE VIEWED FROM THE ROADSIDE.*

*PLEASE DO NOT DISTURB THE TENANT.  
A VIEWING DATE FOR ALL INTERESTED PARTIES WILL BE ARRANGED PRIOR TO THE AUCTION*



## Summer Students in Office

We are pleased to announce that Caitlin Wright has come to work for us for 14 weeks in the summer. She is an Anthropology student at UVic and comes highly recommended from the BC Archives where she is an active volunteer. Caitlin will be working on the "Gone" project continuing the work of volunteer researchers. She will also continue the work with our *Islander* collection and will begin the digitization of our slide collection.

We were also successful in obtaining a second student for an 8-week period. This student will help with filing and also with the digitization project.

If you are in Centennial Square during the summer, please come in and say "hi" to our students. 🏠

## Bamberton tour on July 7th


We will tour the Museum where you will see memorabilia and displays that illustrate Bamberton's rich history and show how Bamberton cement changed and shaped BC's geography and economy. Then join an experienced guide on a 1 ½ hour walking tour that includes a majestic view of the original quarry that extends over 1,000 feet into the mountain side.

As we have to let the tour guides know how many to expect, please let us know if you are coming – no later than June 28th - so that we can make arrangements. Cost is 5.00 per person, payable at the site. 🏠

# Calendar

- June 1-2, 2007** Heritage Society of BC annual conference, North Vancouver. See <http://heritagebc.ca> for details and registration form
- July 7, 2007** Tour of Bamberton Museum and site. Meet at 1:00 pm at the plant manager's house on site to begin the tour. Reservations to office pleases.
- September 25, 2007** Hallmark Society Annual General Meeting. Guest speaker, John Veillette with an illustrated lecture on Art Deco. More details in next newsletter.
- October 11-14, 2007** Heritage Canada conference, Edmonton Alberta. Theme: Big Plans for Old Places: Heritage and Development in Canadian Communities. See <http://heritagecanada.org> for details and registration forms
- December 10, 2007** Hallmark Society General Meeting. James Bay New Horizons Centre, 234 Menzies Street, 7:30 pm. Guest speaker: Ken Johnson: "The Trouble with Rattenbury"

## South Vancouver Island Regional Heritage Fair Results

The Fair, funded by the Historica Foundation, was held on Friday, May 4, 2007 at the Royal BC Museum's Clifford Carl Hall. Following opening ceremonies, the adjudication panel began interviewing the students about their projects. Thanks to our judges, including the "secret judges" who visited with the students. Special thanks to Jan Ross and Molly "Emily Carr" Newman for the tour of Carr House and to photographer Ron J Bukta and his assistant Laura Chalmers for documenting this exciting event. Watch for news of the 2008 National Fair to be held in Victoria!! 

<b>Selected for National Fair</b>	<i>Evan Fryer</i>	<i>Reynolds</i>	<i>My Coal Mining Family</i>
<b>CN Veteran's Award</b>	<i>Connor White</i>	<i>Reynolds</i>	<i>Viemy Ridge</i>
<b>RBC Aboriginal Award</b>	<i>Ester Walsh and Lauren Takash</i>	<i>Willows</i>	<i>Les Autochtones de CB</i>
<b>HBC Explorer Award</b>	<i>Paul Nadeau</i>	<i>Willows</i>	<i>Le Klondike</i>
<b>The Capital Award</b>	<i>Murphy Macdonald</i>	<i>Reynolds</i>	<i>Tod House</i>
<b>Laurier LaPierre Medals</b>	<i>Ali Loughton</i>	<i>Willows</i>	<i>Ma Mere</i>
	<i>Lauren Wallace</i>	<i>North Saanich</i>	<i>The Dionne Quintuplets</i>
	<i>Dustin Allison</i>	<i>Reynolds</i>	<i>Viemy Ridge</i>
<b>Judges Award</b>	<i>Patricia Reed, Hanna Carter, Hannah Carr</i>	<i>Willows</i>	<i>Craigdarroch Castle</i>
<b>People's Choice Awards</b>	<i>Amanda Noel and Kathleen Walsh</i>	<i>Craigflower</i>	<i>The Halifax Explosion</i>
	<i>Danny McCall and Gavin Finley</i>	<i>North Saanich</i>	<i>Smuggling in BC</i>
	<i>Shayla Zeitz</i>	<i>Craigflower</i>	<i>Emily Carr</i>
<b>Honourable Mention</b>	<i>Annelise Miska</i>	<i>Reynolds</i>	<i>Commonwealth Games Legacy</i>
	<i>Ryan McCall and Nikole Bisjak</i>	<i>North Saanich</i>	<i>Ripple Rock</i>
	<i>Jennifer Rockko</i>	<i>Reynolds</i>	<i>West Coast Trail</i>
	<i>James Furney</i>	<i>Lansdowne</i>	<i>Canada During World War II: The Home Front</i>
	<i>Wilson Kyne</i>	<i>Willows</i>	<i>Neil Young</i>