

# Preserve

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

**A Quarterly Newsletter**

**Volume 34, Number 3, Autumn 2007**

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## Hallmark Society on tour

On Sunday, July 7th, a hardy group of members and guests visited the Bamberton site. We met at the museum and were able to view the exhibits on display and learn the interesting story of the plant and the community in which its workers and their families lived and played.

Led by Maureen Alexander, president of the Bamberton Historical Society, we covered the site - on foot - up hill and down dale - and learned much in the process.

For those who were unable to attend, we present here a short summary of the history of the site and current plans for its future.

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*Hallmark Society tour of Bamberton. Photo taken on steps of original plant manager's house.*



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## 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 by Helen Edwards except pages 3-4, Nick Russell and 7-8, Evan Fryer. 🏠

**Deadline for articles and advertising for the Winter 2007 newsletter is November 1, 2007.**

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## Board of Directors

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## Notice of AGM

The 2007 Annual General Meeting of the Hallmark Society will be held at 7:30 pm on Monday September 24, 2007 at the James Bay New Horizons Centre, 234 Menzies Street. On the agenda will be election of directors for the upcoming year, reports, and heritage updates. Come out to hear about current issues, including an update on the "Gone" project. Our guest speaker will be John Veillette, local expert on Art Deco.

Please remember that we need new blood on our board - see page for details.

**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

*The following is a note sent recently to Victoria's Chief Planner, with copies to Council and the Heritage Planner. We'll be happy to publish her reply.*

re. Demolition Permits

Dear Ms. Day:

**D**emolition crews seem to be working overtime in Victoria, at present. This should cause concern, if it means losing modest or rental housing stock to high-end condos. The reason such a "demo frenzy" may lie with a widespread rumor that the City is contemplating a freeze on demolition—which just drives developers to demolish faster.

The Hallmark Society—whose mandate includes speaking for heritage structures that cannot speak for themselves—is very concerned about this apparent trend. We would appreciate it if you could answer the following questions:

1. **Is the City considering a freeze on demolitions, and if so, what can you tell us about the timetable and the process?**
2. **Are we correct in our perception that the number of demolition permits being issued is higher than in previous years? Can you please give us the actual numbers?**

Why does it matter? Many of the demolitions involve heritage or historic houses that contribute significantly to the streetscape. In turn, these contribute to making Victoria a "liveable" city—comfortable and attractive for its citizens. They also play an important role for those who come to Victoria to enjoy this beautiful city: The tourists don't come to see streetscapes that have been marred by infill or densification, but to see the tranquil, tree-lined streets for which Victoria is famous.

You and your staff of course know Victoria's Official Community Plan by heart, as it guides your daily work. But nonetheless it's worth repeating that OCP Objectives include significant heritage components:

- o *To encourage the preservation and conservation of those sites, buildings and structures that are of architectural and historical significance;*
- o *To provide...incentives which will encourage the conservation of heritage resources;*
- o *To maintain and develop regulatory controls that will assist in the conservation of natural and built heritage resources, including view corridors;*
- o *To promote public awareness...of heritage resources and a commitment to their conservation;*
- o *To maintain and develop principles and guidelines for the rehabilitation of heritage resources;*
- o *To maintain, develop and utilize comprehensive heritage management plans for ...individual heritage resource and heritage areas. (p.7.4, passim)*

It's important to note that these provisions do not refer only to buildings that are Designated or Registered Heritage, but to places that have "architectural or historical significance." And it refers not just to individual structures but also to the "unique scenic landscape." (4.7) This policy is to be **pro-active** ("To encourage...", "To provide incentives...", "To promote...", "To develop..."), not merely responding to individual development and demolition permit applications. This puts a heavy burden on the Planning Department, requiring it to actively defend heritage buildings and streetscapes...but that's the Official Community Plan.

Given the current development pressure in the Capital Region, it is easy to lose sight of these goals. Yet they are basic building blocks for the OCP, and of course are important factors in the bigger picture of Victoria's lifestyle and economy. The OCP also speaks to this: "Tourism is the major activity...Victoria's best economic prospect." (4.4) So, the more handsome and historic buildings that we lose, the less desirable Victoria becomes as a tourist destination, thus damaging our economy.

A case in point is James Bay, where dozens of carriage tours wend their way, full of visitors, each summer day. Major routes include wonderful heritage streetscapes on Government Street, Toronto Street and Heather Street. Was that considered, when a demolition permit was issued for 60 Government St (one of a matched pair of Queen Anne cottages), to be replaced by infill?

Or when a permit was recently issued to demolish this:



The prominent Victoria photographer Skene Lowe built this house in 1890. It was 117 years old—to be replaced by what? Was the streetscape considered when this demolition permit was issued? The house stands opposite the Emily Carr house—mecca to thousands of tourists every year.

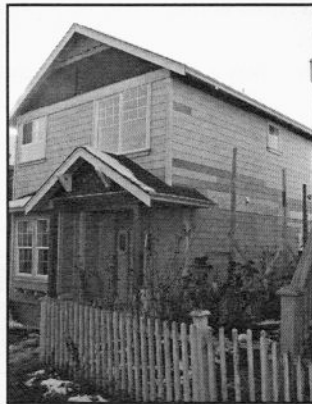
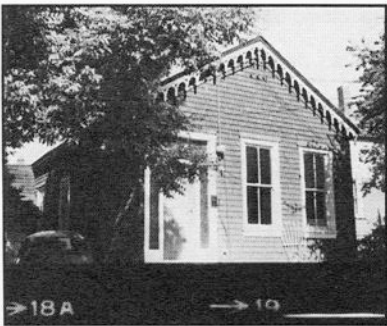
Was the streetscape considered when a charming Edwardian cottage was demolished on Toronto Street (no original pictures survive; built by 1904), to be replaced by this incongruous structure?



When a newcomer asked to demolish a house on pristine Avalon St., did anyone in Planning wonder about it being replaced by a duplex that mainly features garages?



And when a developer asked for all sorts of variances to “raise” an ancient house on picturesque Heather St., did Planning consider the impact?



These are just a few recent examples in James Bay, clearly contradicting the spirit of the Official Community Plan. Yet the Plan specifies a pro-active Environmental Policy:

*“Sustain, enhance and promote those elements which contribute to quality of the environment as an inducement to tourism, retirement...”*

*“Ensure that all new development enhances rather than detracts from the visual quality of its surroundings, especially in areas of prominent visibility.” (4.3 & 4.4)*

These examples also contravene the precepts of the James Bay Neighbourhood Plan:

*“New development...should be considered in the context of the neighbourhood and the character of adjacent properties.”*

*“New development should respect existing streetscape character.” (p.5)*

*“That Council pursue a policy to prohibit demolition of existing residential buildings.” (p.7)*

*“Encourage the conservation and rehabilitation of buildings, lands and structures of heritage significance which contribute to the neighbourhood’s attractive character.” (p.19)*

*“Encourage retention of clusters of heritage houses, including streetscapes.” (p.19)*

Of course, the James Bay Neighbourhood Plan is out of date: That means the City should fast-track a new plan. In the meantime, it remains in force, and –with the OCP-- it’s all we’ve got. (Other communities have neighbourhood plans with very similar wording.)

Clearly the Planning Department cannot intuit the historical importance of every house in the City, if it is not listed on the Heritage Inventory. But, equally clearly, not every historic house has been documented, and common sense suggests that many streets (Amelia, Government, Medana, South Turner, Avalon, Linden, Trutch, for instance) are vitally important. Everyone in Planning could not be expected to know that 428 Heather was built in the 1870s, one of the oldest houses in James Bay, but common sense suggests such a drastic proposal on such a picturesque street deserved referral to the OCP and the JBNP and a brief consultation with the Heritage Planner.

Perhaps the Planning Department could initiate a Heritage Sensitivity Session for all staff, and occasional neighbourhood tours. (We’d be glad to contribute.)

Demolition of usable housing should be avoided, but what is replacing it? Too often, the replacements are much more expensive (typically condominiums).

The Hallmark Society has no desire to freeze-frame Victoria: Some growth and development are expected and necessary. But it needs to be done within the framework of the Official Community Plan and the Neighbourhood Plans, both carefully and clearly delineated by citizens and Council.

We would not oppose a demolition freeze of older housing stock. But more urgently, we need a full update of current holding lists. To that end we recommend hiring several researchers to review neighbourhoods where the Heritage Register is demonstrably out of date (notably James Bay), as was done last year for Fairfield. But such a freeze must be done quickly, before more significant buildings are demolished and more streetscapes irreparably damaged.

We would be happy to provide dozens more examples, from all over the city, if you are interested.

Yours sincerely,  
N. Russell, President.

# Hallmark Society at Work

What better use for an afternoon than a birthday party? Topaz Heights, the most complete post-World War II subdivision in Victoria, celebrated the 60th anniversary of its creation with a neighbourhood party on June 24th. Residents, both present and former, gathered to view displays, listen to speakers, and, most importantly, to greet old friends and share cake and ice cream.

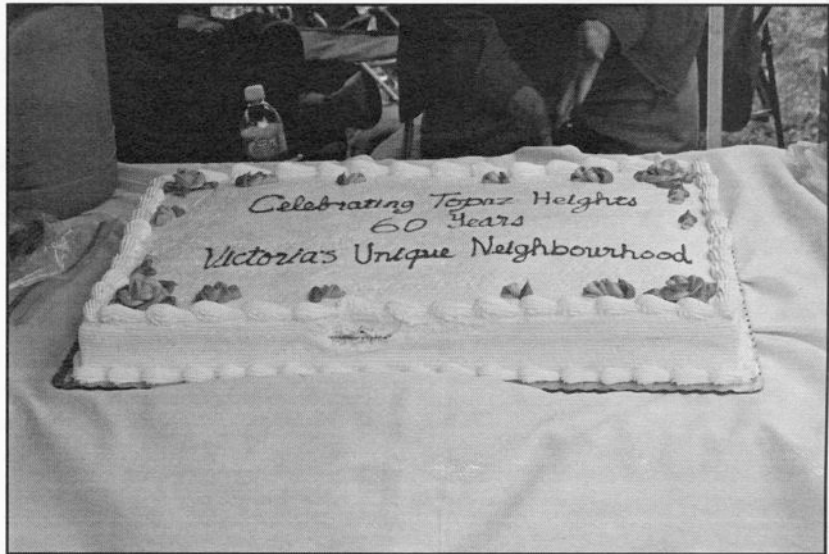
Spurred by photographic displays, guests recalled the “old days” and went for a trip down memory lane. The feelings that former residents have for this subdivision is quite remarkable.

Designed as moderate-cost rental housing to accommodate returning war veterans, wives and their families, the development was built by Housing Enterprises of Canada Ltd, financed by the federal government and operated by insurance companies. It is unique in Victoria as, according to *Victoria Modern: Investigating Postwar Architecture and Design on Southern Vancouver Island*, it was “the first post-war neighbourhood built as a planned project, with environmental features ensuring enclosure and a common demographic makeup. Second, Topaz was part of a national project prompted by the postwar housing crisis. ... Third, a distinct rupture ... to follow modernist design principles ... represents a daring exploration of an idiom more associated with housing types of the America Pacific Northwest and California coastline.”

Our display boards made a visit to the James Bay Community market on June 30, 2007 as part of Canada Day celebrations. We were able to discuss what we do and to encourage public awareness of heritage and the need for its preservation. We gained 1 new membership from this event.

On July 1, 2007, we again attended Ross Bay Villa's Canada Day party. It is a real pleasure to have a display on Fairfield's architectural heritage in Fairfield where residents are familiar with the buildings. We made several good contacts during the day and gained 2 new memberships. The highlight of the day was the official opening of the rear portion of the building, painstakingly rebuilt by volunteers. Councillor Pam Madoff officiated at the ceremony.

We will once again participate at the City's LifeLong Learning Festival although this year's event is much smaller than last year's due to funding restraints. Our displays will be set up in the Bay Centre, second floor, on International Literacy Day, September 8th from 9:30 am to 4:00 pm.



Photos: Upper: Topaz Heights information banner.  
Centre: Topaz Heights “birthday cake”  
Lower: Pam Madoff and Bill Turner “cut the ribbon” on the rear of Ross Bay Villa, July 1, 2007.



The cement works at Bamberton, founded in 1912, was the site of one of the most important industries in British Columbia history. Until 1980, it was the site of a manufacturing plant that shipped products worldwide. Company employees and their families lived in the company town, of which several remnants still remain. The road still retains its walls although the houses have been moved to other location in the Cowichan valley.

Three Point Properties of Victoria, the current owners of the 632 ha. site, are planning a “multi-faceted development zone that will include a vibrant waterfront village with associated marine boardwalk and outdoor amphitheatre as well as a mix of household types from condominiums and townhomes to single family dwellings and cottages.” The company hired Maureen Alexander to document the history of the site and she has done so, with the assistance of former residents, most ably. The collection of artifacts in the museum is worth a visit, if only to catch a glimpse of what life was like in a company town. As shown by the extensive photograph collection, it was not all work. The site was excellent for sledding during the winter! The Bamberton Historical Society has produced a CD that documents the history of the site, with commentary by former residents that bring the images to life. It is available at the museum at a modest cost of \$10.00.

It is uncertain if tours will be presented next year, if development occurs, but they are certainly worth the short trip up island. 🏠



Photos: Top left: The “million dollar view” from the Bamberton site. Middle: left: The original wall, still intact, lines the roadway.

## Community Meeting

The Rockland Neighbourhood Association invites you to a public meeting, Wednesday, September 5, 2007 at 7:00, Victoria Truth Centre, 1201 Fort Street. A proposal has been received for the redevelopment of the historic *Schuhuuum*, AKA Caroline Macklem Home, a 2.2-acre site at 1322 Rockland Avenue. The property is in the heart of Rockland, an historic area for Victoria. The proposal deserves your careful attention. Changes to our large historic mansions affect us all. The property is one of the largest in the neighbourhood and deserves to be treated with sensitivity. The proposal asks for extensive deviation from the Rockland Neighbourhood Plan. The Rockland Neighbourhood Association is soliciting community input in order to respond to the City Planning Department. 🏠

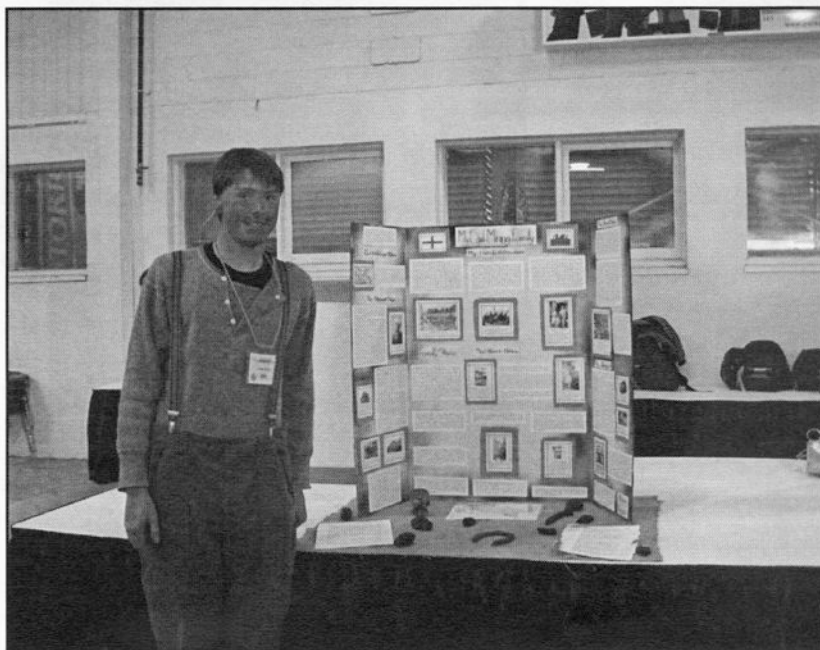


# My Coal Mining Family Hits the Road

by Evan Fryer

When I started my research for my Grade 9 Social Studies project at Reynolds Secondary School in April of this year, I had no idea what lay ahead for me. Not only did I learn about my personal historical connection to the coal mining communities of Vancouver Island but after competing at the Regional Fair at the Royal British Columbia Museum in early May, I received the great honour of being chosen to represent Southern Vancouver Island at the National Historical Heritage Fair.

“My Coal Mining Family” was the project that landed me a spot in the National Fair that was held from July 9-16 in Lethbridge, Alberta this year. My project entailed the history of coal mining on Vancouver Island and my personal connection to the men who worked in the Wellington and Cumberland mines. Under the direction of Robert Dunsmuir, my ancestors worked through harsh conditions and low wages to provide for their families and give them a better life. To enhance the presentation of my project, I dressed up as a coal miner and sang, “Cumberland Coal”, written by John McLachlan, which described my family history perfectly. I was absolutely ecstatic when I found out that I was chosen out of 275,000 students from across Canada to be one of 165 students taking part in this year’s fair.



*Evan Fryer with his award-winning entry*

My weeklong adventure began with the arrival of 15 students from every province and 5 students from every territory in Calgary after a long day of flights and copious amounts of time waiting at various airports across the country. After a 3 hour bus ride from Calgary to Lethbridge, I was already starting to bond and make new friends. The next few days were spent immersed in local history touring around Southern Alberta and taking in the sites. The highlights for me were Head Smashed-In Buffalo Jump, the Frank Slide, the Great Canadian Barn Dance and the tour of the Bellevue and Hillcrest Mines which tied in so nicely with my project. Between road trips, there was always plenty of free time in which the students could spend time making new friends, sharing stories and enjoying large portions of Alberta beef.

The National Fair Exhibition day was truly the best day for me. You could feel the excitement in the air as students were going over their presentations and changing into various costumes or Historica t-shirts. Along with a delegate from Lethbridge, I was surprised with the extra privilege of carrying “the talking stick” and leading the entire procession into the exhibition hall. I had been asked to make a speech at the opening ceremonies as the delegate representing Victoria because next year’s fair will be held in Victoria. In my speech I conveyed my city’s feelings of excitement to be hosting the 2008 fair.

The afternoon was spent presenting and sharing projects with each other, visitors and local guests



*Lethbridge student and Evan Fryer representing Victoria, the site of the 2008 National Fair, carry the talking stick into the exhibition hall.*

continued on page 8



*Evan Fryer talks about next year's fair in Victoria at the National Fair*

including government officials. I had many opportunities to share my song with other delegates, volunteers and the general public. The feedback was overwhelming for me as many people made positive comments about the passion that I conveyed and the emotion that I invoked. My project even attracted some media attention and I was able to do interviews with Global and CTV News which was an amazing experience.

As the week long activities came to a close, the most difficult part was saying goodbye. With emotions running high, students exchanged e-mails and gave their new found friends many hugs. There was a closing ceremony followed by a banquet and a dance in the evening. At the closing ceremony I had the opportunity to sing my song one last time receiving a heart felt standing ovation. This made my experience in Lethbridge all the more special to me. As my new friends boarded buses at different intervals throughout the night, I elected to stay up all night just to wave goodbye.

My experience in Lethbridge was more than enjoyable and it has already opened up more doors for me. I have been asked to be on the Organizing Committee for the 2008 National Fair in Victoria and I am very enthusiastic about contributing as the youth participant on the committee.

For this wonderful opportunity, I would like to thank my teacher Mr. Harry Lewis, my school Reynolds Secondary, the Hallmark Society, the Historica Society, the many volunteers that contributed to the fairs and my family for their continuous support. 🏠

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## Hallmark Society Board Members Wanted

**E**lections for positions on the Hallmark Society Board of Directors will take place at the Annual General Meeting on Monday, September 24, 2007. 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. As we celebrate our 35th year of operation, when we are needed more than we have ever been, we need more board members. If you would like to serve on the Board, or wish to nominate someone for a position, please contact the office ([office@hallmarksociety.ca](mailto: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 President Nick Russell @ 995-0022 or Administrative Director Helen Edwards @386-6598.

### **Two-year terms:**

President  
Vice-president  
Secretary  
Treasurer  
4 Directors

### **One-year terms:**

2 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. 🏠



# Gardens of the Arts and Crafts Movement: Reality and Imagination

Judith Tankard has based this slide lecture on her latest book, *Gardens of the Arts and Crafts Movement: Imagination and Reality*, and will sample gardens designed by architects such as Ernest Gimson and the Barnsley brothers, C. F. A. Voysey, Baillie Scott, Robert Lorimer, and Edwin Lutyens, among others. The lecture will also explore the differences between architect-designed gardens and those created by artists and horticulturists, such as Gertrude Jekyll, William Robinson, and Alfred Parsons. Among the quintessential Arts and Crafts gardens discussed are Red House, Munstead Wood, Snowhill Manor, Rodmarton Manor, Gravetye Manor, Folly Farm, and the Manor House at Upton Grey. The influence of Arts and Crafts gardens can be seen in a selection of small, intimately scaled contemporary gardens in America and Britain that are renowned for their plantsmanship and decorative features. A list of gardens to visit in Britain and America will be furnished during the lecture.


Judith B. Tankard is a writer, editor, and consultant specializing in landscape history. She received an M.A. in art history from the Institute of Fine Arts, New York University, and has taught landscape design history at the Landscape Institute, Arnold Arboretum of Harvard University, since 1987. In 2000, she was awarded a Gold Medal by the Massachusetts Horticultural Society for her role in the advancement of historic New England gardens.

“Tankard brings a personal approach to the gardens that have long fascinated her and presents them in the context of art, architecture, and interior design.”

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The VHF Presents

## Gardens of the Arts and Crafts Movement



Slide lecture by

### Judith B. Tankard






Professor at Landscape Institute  
Harvard University

Wednesday, Oct. 3, 2007 - 7:30 pm


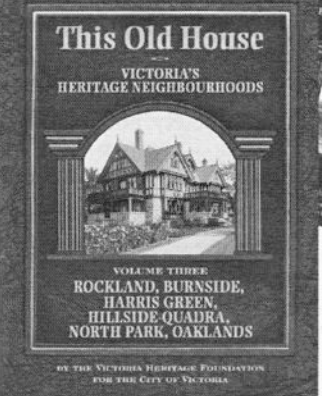
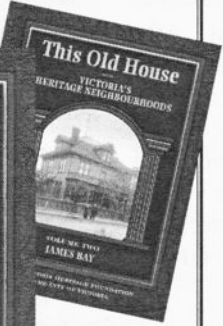
Alix Golden Hall  
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# This Old House




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## Vol. 3: Coming September!

Order now from local bookstores

Also available from City Hall or Victoria Heritage Foundation after August 2007

# Calendar

- September 8, 2007** LifeLong Learning Festival. Bay Centre, second floor, 9:30 am - 4:00 pm.
- September 24, 2007** Hallmark Society Annual General Meeting James Bay New Horizons Centre, 234 Menzies Street. Guest speaker, John Veillette with an illustrated lecture on Art Deco in Victoria.
- 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"

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## My Experience with the Hallmark Society


by Caitlin Wright

**T**hese past three months I have been working as a University of Victoria co-op student here at the Hallmark Society office. As an anthropology student I had high hopes that my first job position would involve work in cultural preservation, and was thoroughly pleased when I was offered the job as archival assistant in late May.

Working alongside Helen and our other summer student Ernesto Aquino, my first project was to index copies of the Islander magazine. While I had always thought myself a keen observer of local history, I soon learned there were vast areas of early British Columbia (especially early politics) I had yet to discover. After indexing five years of issues, I then focused my attention to digitization of our collection of slides. As many of these slides were taken during the 1970's it was of great necessity to upload the pictures quickly to avoid any degradation. It was both a great lesson in the various styles of architecture popular in Greater Victoria, as well as a reminder of the urgency for the preservation of


heritage buildings, since many of the documented homes and institutions have since been torn down.

During the last few weeks of my term I have been continuing the work of previous students and volunteers, researching various properties for the "Gone" project. Among the homes are a turn-of-the-century folk vernacular on lower Simcoe Street, an early 20th century Edwardian on Cook Street, and a mid 19th century property on Fort, known locally as the William Charles home. Throughout the research process I have experienced both frustration and success through the navigation of vital statistics, tax assessments, and city directories all of which I have come to appreciate as indispensable sources to rediscovering the heritage value of some of our city's early homes and families.

I have enjoyed immensely my time working with the Hallmark Society, and would especially like to thank Helen Edwards and Nick Russell for their warm welcome and guidance over the summer, and for a wonderful first co-op work term! 


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### Stop Press 1

**W**e have just learned we have been awarded \$9,000 from the Direct Access program. These funds will enable us to maintain our storefront office in Centennial Square for another year and, perhaps, to hire part-time office help. Keep your eyes on our website and newsletters for updates. 

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### Stop Press 2

**A**t the Victoria City Council meeting of August 23, 2007 following over four hours of presentations by proponents and the public, the rezoning for the Mount St. Angela site was tabled. Councillors cited the density and traffic as contentious issues. Heritage advocates pointed out that under the current proposal, the amount of heritage fabric would in fact decrease. Watch for further news on this issue. 

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Jonathan Yardley  
Architect

## Bawlf Brothers win BC Heritage Award

Putting new uses into old buildings has earned Samuel and Nicholas Bawlf the British Columbia Heritage Award for their pioneering contributions to the heritage community. Tourism, Sport and the Arts Minister Stan Hagen presented the award during the 2007 Heritage BC Annual Conference at the Lonsdale Quay Hotel. The B.C. Heritage Award honours British Columbians who have made outstanding long-term contributions to heritage. The provincial government presents the award annually.

“Before climate change or sustainable development became popular issues, the recipients of this year’s award were creating a foundation on which the modern ideals of urban development would be built.” said Hagen.

The Bawlf brothers were two of the first British Columbians to practice conservation architecture. Their most noteworthy project was the creation of Market Square in Victoria. They created Victoria’s first open-air public market which preserved and rehabilitated several heritage buildings and contributed significantly to urban revitalization.

“If we can take the models for building re-use introduced by the Bawlf brothers, and make them the standard, we can continue building a sustainable future for our children and grandchildren,” said North



Left to right: Sam Bawlf, Nick Bawlf, the Honourable Stan Hagen at Awards Ceremony in North Vancouver, BC.

Vancouver – Lonsdale MLA, Katherine Whittred.

The B.C. Heritage Award comes with a \$10,000 grant that is donated to a heritage-related non-profit organization selected by the award recipient. The Bawlf brothers have chosen the Sir Francis Drake Historical Society as the financial recipient. The society’s main mandate will be to support and undertake further research into the discovery and exploration of the Northwest Coast of America by Sir Francis Drake. 🏠

## Volunteers needed

The Land Conservancy of British Columbia is looking for interior restoration volunteers for historic Ross Bay Villa: an 1860’s Fairfield home and future interpretive centre. This work entails working with a team of volunteers led by wallpaper historian Simone Vogel in assisting the interior restoration of two rooms at Ross Bay Villa. Work will begin with removing paper layers from the walls, ceiling and woodwork. All items removed will be catalogued for future reference. The next phase involves sanding, stripping and filing on walls for preparation of painting and wallpapering. We are ideally looking for a 6 month commitment, as training is involved. To apply, or for more information, please contact Tara Todesco, Coordinator of Volunteer Development. 479-8399.