

# Preserve

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

**A Quarterly Newsletter**

**Volume 34, Number 4, Winter 2007**

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## Esquimalt Treasure Gone Forever

**O**n November 19, 2007, Esquimalt lost one of its significant buildings with the demolition of 1343 Esquimalt Road. The reason given for this needless destruction was that "it was a bad place."

For several months, heritage advocates including the Hallmark Society have tried to save the building. Built in the late nineteenth century for the Reverend John Silver of St. Andrews's Cathedral, this charming Italianate had two storeys and a one-storey annex at the rear. Of special note was the corbelling and spindle work at the gable end. Despite being obscured by a large tree for years, the building had survived relatively intact. The adjoining church was demolished some years ago, but this home stood as a testament to the early church builders.

A quick look at our file on this property indicates that this building was well cared-for during its lifetime. A 1968 photograph shows scaffolding erected along the side of the house, presumably


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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

Cover photo: Mark Aitken. All others as noted in the text.

**Deadline for articles and advertising for the Spring 2008 newsletter is February 28, 2008.**

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## Board of Directors

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Janet Stevens


## Notice of Meeting

The December General Meeting of the Hallmark Society will be held at 7:30 pm on Monday December 10, 2007 at the James Bay New Horizons Centre, 234 Menzies Street. Come out to hear about current issues, including an update on the "Gone" project. Our guest speaker will be Ken Johnson who will discuss "The Problem with Rattenbury" in an illustrated lecture that will expose the seamier side of the construction of the Legislative Buildings.

Please bring seasonal goodies to share with your fellow members 

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**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

### Heritage meets History

Had an interesting meeting the other day with the inspiring UVic historian John Lutz. He's written widely on Canadian history, particularly on First Nations, including this year's seminal *Myth and Memory: Stories of Indigenous-European Contact*, and *Makuk*, a New History of Aboriginal-White Relations, to appear next Spring. But his pet projects include his wonderful websites, "Great Unsolved Mysteries in Canadian History," and "Victoria's Victoria." Both of these are hugely popular (and useful), and growing exponentially. Meanwhile, Dr. Lutz has an even more enterprising project, involving putting the entire Victoria Colonist online.

Meantime, Hallmark is talking to him about collaborating on several projects, to expand our own contributions to Victoria's history, and hopefully to help celebrate next year's BC Sesquicentennial. Watch this space!

### Advisory Committee marginalized?

How well is Victoria's new policy working –to let the Planning Department make more decisions on its own, instead of referring them to the Heritage Advisory Committee?

It may be too early to evaluate its impact, but it certainly is happening: H.A.C. is meeting less, with smaller agendas. Specifically, the committee will have met 10 or 11 times this year and 12 times last year, down from 20 meetings in 2005.

This means that the people elected/appointed to H.A.C. because of their heritage interest and background are being cut out of the process, and the bureaucrats are deciding if some applications get the green light. The initial plan was that Planning could handle the small stuff –a new dormer or a restored porch, in the interests of speed and efficiency, and perhaps going to H.A.C. did slow the approvals somewhat. But isn't this supposed to be a democratic process? And was the system changed to improve the procedure –or to get the "heritage-huggers" out of developers' hair? Let's keep watching.

### Bulldozer News

By the time you read this, 1346 Esquimalt Rd. will be gone (see page for story and photos). That one has been so frustrating! But it's really hard to negotiate with

an owner for whom every day is a bad day, and with a town council that is more concerned about not rocking the voters' boat than about doing the intelligent thing for posterity.

But here's one consoling thought that hopefully will give the owner pause: The 140-year-old house was sympathetically deconstructed, with virtually every floorboard, every hinge, every sash, every spindle and every bracket carefully removed. That's a huge weight off the landfill –probably upwards of 100 tons. Meanwhile, each of these items will be sold to people fixing up older homes or building new ones, so the old house will benefit dozens –maybe hundreds–of homes all over the region. It's not a good solution, but it's better than matchwood.

### We don't demolish Maclures...do we?


There are times when it seems as if we should rename this newsletter The Bulldozer News. Esquimalt Road was just one disappointment this month –another came right out of left field. Who knew that 1016 Richardson –condemned to demolition–was a Maclure? Who knew there was even a house at 1016 Richardson, set back 50 feet from the road and buried in a tangle of trees?

But a developer found it, and bought it from the uncaring owner, then added an adjacent bungalow and a duplex to his collection, dooming the lot for town-houses or an over-height condo block, next door to a wonderful Teague Italianate.

When we alerted City Planner Steve Barber, his first reaction was "We don't demolish Maclures!" But later he admitted that once again the City is skunked: The house was missed when the Heritage Inventory was developed in the 1970s, and nobody has updated the Fairfield component since.

I've tried counting how many Sam Maclure houses have been demolished and lost track. And this is the designer widely regarded as the best residential architect Victoria has ever seen.

Janet Bingham called him, "probably the most gifted of early British Columbia architects," in her book about him. And Leonard Eaton, in his catalogue of a memorable Maclure exhibition, said, "(H)is work is an important part of Canadian heritage."

Once again, this demonstrates how helpless the Heritage Planner is –and probably how happy the developers are, that there are so many glaring gaps in the Inventory --gaps big enough to drive a bulldozer through. 

# AGM Report

The meeting on Monday September 25th was called to order by President Nick Russell at 7:33 pm. There were 35 members in attendance.

## President's Report

President Nick Russell outlined the activities, issues and successes of the preceding year. Of particular note was the recent demolition of 204 Government Street. Three things were worthy of consideration here: embodied energy, history (built in 1890 for noted Victoria photographer Skene Lowe, and its location opposite world-famous Carr House. Why was this permitted? - it's off the radar. Ironically our GONE project is forging ahead with a lot of research completed and some statements of significance prepared. Although this sometimes feels like the year from hell, it is not all bad news. Hallmark has made many good projects this year, with two fine speakers - Richard Linzey and Simone Vogel-Horridge, two interesting tours of Dodd House and Bamberton Quarry and museum. Our newsletter *Preserve* is well done and Helen keeps our website up to date, topical and interesting. We celebrated a splendid Awards Night with unsung heroes such as Willie Tobler and well-known bodies like Royal Roads University and Vintage Woodworks - and others in between. We have had good media support this year with TV, radio, newspapers stories - interviews and letters to the editor.

There are two major battles that remain undecided: *Angela College* and *Schuhuum*. For *Mount St. Angela*, the developers have to present a new plan and for *Schuhuum*, there was substantial criticism of the revised proposal at the public meeting. The City seems to be lost with terribly outdated neighbourhood plans and lacking the fortitude to make the official community plan stick. Virtually every project is non-conforming. We have to find other solutions and the heritage Revitalization Plan may be a partial solution, tailored zoning that allow conservation. We desperately need more incentives. One ray of hope is a meeting with Councillor Charlayne Thornton-Joe. She is overwhelmed with downtown social issues but Nick urged her to put abandoned buildings as a top priority - two owners have let six buildings rot. For the future, we'd like to see us getting some of BC 2008 funds for the sesquicentennial.

## Treasurer's Report

In the absence of Treasurer Ken Johnson, Administrative Director Helen Edwards presented the financial statements for the year ended June 30, 2007. She noted that we had received gaming funds that had been put to good use and had been able to secure the same grant for this year. We plan to hire part-time staff to continue work on the GONE project and to help with administrative matters.

## Office Report

Helen Edwards presented a brief report on the year's activities. We have attended several networking sessions and have managed to attract new members at each event. We were fortunate to be granted funds for two students this summer so all slides were digitized, 5 years of Islanders catalogued, and research undertaken on 4 GONE listings. We were also able to catalogue our library and bring order to our filing system.

## Heritage Updates

- Russ Fuller advised of the Historical Society meeting, Thursday, September 27th at the James Bay New Horizons Centre - 7:30 p.m.
- The James Bay Walking tour brochure has been updated and is now available.
- This Old House Volume III is hot off the press. Nick Russell was chief editor. Cost is \$25.00.
- The Old Cemeteries Society is again offering the Ghost bus tour in October.
- Victoria Heritage Foundation lecture - October 3rd - Alix Goolden Hall - Gardens of the Arts and Crafts Movement.
- There was a question from a member regarding the question of a Victoria Museum. It was generally agreed that this was a good idea and we needed recognition of the importance of Victoria itself. The logistics and financing of such a venture remain the stumbling blocks.

## Election of Officers and Directors


The following were elected by acclamation:

- President - Nick Russell
- Secretary - Tim Lomas
- Treasurer - Ken Johnson

They will serve with Directors Russ Fuller and Janet Stevens who were elected last year. There are several vacancies that need to be filled.

John Edwards was returned as a Trustee of the Heritage Building Foundation of the Hallmark Society.

## Guest speaker

Our speaker was John Veillette who presented an entertaining slide lecture on Art Deco in Victoria. For those who are interested, we have a list of the buildings and sites used in the lecture. What was most interesting was the detail that was shown on some of these buildings - often subtle and generally overlooked by observers. We will now look at Art Deco buildings through educated eyes. 

# Award Nomination Form

Category of nomination (tick one)

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

**Nominee**

Mailing  
Address

Phone

Email

Project  
address

**Project details** (attach up to one page)

**Nominator**

Address

Phone

Email

*Attach supporting documents including press clippings, letters of support, photographs, slides, or electronic media to substantiate the nomination. Deadline is January 31, 2008. Late nominations may not be accepted.*

*Mail to:  
Hallmark Society Awards Jury  
#18 Centennial Square  
Victoria, BC V8W 1P6*

continued from page 1

to allow work on the upper levels. A second photograph, taken 10 years later, shows the building painted white, but with all its architectural detail intact. Apart from the holly tree that, even then, was beginning to obscure the front facade, the yard is maintained and the view from the street is one of a well-loved heritage building.

The elderly owner vacated the premises in 2006 and applied for a demolition permit in January 2007. Despite receiving serious offers to purchase it for restoration *in situ* or moving to a new location, the owner refused to sell. According to newspaper coverage of the issue, its heritage value was recognized by Esquimalt planning staff and the town had applied for a 60-day protection period. Unfortunately, during this time, the owner could not be persuaded to change her mind.

Esquimalt had the option to adopt heritage designation against the owner's will, but cancelled the council meeting at the last minute due to "a lack of a quorum." This seems just too convenient for a Council that seems to shy away from heritage controversy and, as a result, heritage advocates are upset by the apparent lack of commitment to preservation by Esquimalt Council.


If a picture is truly worth 1,000 words, then the collection seen here, speaks volumes. How much longer can this go on. The needless destruction of heritage and vintage homes has to stop. There are willing purchasers in the marketplace who would love to restore homes of this type. All it takes is some effort. Don't let this happen in your municipality! Speak out for the buildings that cannot speak for themselves. 🏠



Photos: p. 6 lower left - 1968 and upper right - 1978: Hallmark archives; Lower right - detail of gable end, 2007: Helen Edwards, p. 7 upper left "She had good bones: Note the original cross-bracing", lower left - interior during demolition, lower right - almost gone: Nick Russell, Upper right - during demolition: Mark Aitken.



## We Get Mail

In the Autumn 2007 newsletter, we published a letter that President Nick Russell had written to Victoria's Chief Planner, with copies to Council and the Heritage Planner. We're now happy to publish her reply in full. Thanks to Ms. Day for her permission to reprint. 

### Planning & Development Department

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British Columbia  
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Tel (250) 361-0382  
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September 17, 2007

Mr. Nick Russell, President  
Hallmark Society  
16 Centennial Square  
Victoria, BC V8W 1P7

Dear Mr. Russell:

Thank you for your letter of August 31, 2007 expressing your concerns regarding the recent demolitions of houses in Victoria.

In response to your first question, Council has not directed staff to investigate or implement a freeze on demolitions.

In response to your second question, the following are statistics on the number of demolition permits approved for single family dwellings in the City of Victoria for the years 2004 to 2007:

| YEAR               | TOTAL NUMBER OF<br>DEMOLITION PERMITS | NUMBER OF DEMOLITION PERMITS FOR<br>SINGLE FAMILY DWELLINGS |
|--------------------|---------------------------------------|---|
| 2004               | 34                                    | 24  |
| 2005               | 32                                    | 23  |
| 2006               | 46                                    | 30  |
| 2007<br>To<br>date | 28                                    | 19  |

The *Official Community Plan* does include policies to preserve our heritage, and to this end, the City has committed significant resources to further its objectives. In 2007, the City committed \$169,000 to the Victoria Heritage Foundation, \$470,000 to the Victoria Civic Heritage Trust, and approximately \$170,000 of the Planning & Development Department's budget for Heritage Planning resources. In addition, the City has provided approximately \$770,000 in annual tax relief for the Residential Conversion Tax Incentive Program to rehabilitate downtown heritage buildings for residential use. In 2001, the City's efforts were recognized by the Heritage Canada Foundation with the award of the Prince of Wales Prize for sustained leadership in municipal heritage conservation.

We agree that there is a need to review and update the City's *Heritage Registry* in the residential neighbourhoods. In this regard, the Department's half-time Heritage Planner's top priority has been the review of the Fairfield neighbourhood heritage resources. Gaining support of affected property owners is critical to any efforts to



update the *Heritage Registry*. As such, we are working closely with the community to gain the property owners' support. It is anticipated that this process of systematically renewing the *Heritage Registry* will continue in the context of our neighbourhood and heritage planning programs. Information from the Hallmark Society will remain useful in those processes.

There are limits to the type of regulatory approach which would affect some of your proposals. The Provincial Government's *Local Government Act* defines the level of authority of municipalities in regulating private property. The only existing mechanisms for preserving the houses you cite are the *Heritage Registry* and Heritage Designation. Even with these tools, the municipality is limited by Section 969 which requires compensation if a heritage designation causes a loss of market value of the property. Regulation of the design of new construction can be done only in a Development Permit Area or Heritage Conservation Area, and the properties you cite are not within the boundaries of any of these districts in James Bay.

The City's approach to its heritage program has been to lead by incentives rather than by regulation, which to date, has proven to be largely successful. Experience has shown that in some other municipalities, where an approach based on forcing heritage designations on unwilling property owners has resulted in conflict and controversy, and given heritage conservation a highly negative connotation.

Many of the older homes in Victoria are worthy of preservation and to this end, the City is using the available resources and avenues to achieve an optimum level of heritage conservation with proven results.

As your letter acknowledges, finding that appropriate balance among multiple planning objectives is an on-going challenge.

Yours truly,



Deb Day, Director  
Planning and Development Department

## Calendar

- 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”
- February 18, 2008** Heritage Day. Look for details of a General Meeting at a heritage location. Our presenters will be speakers from Victoria who participated in sessions at the recent Heritage Canada conference in Edmonton.
- May 1, 2008** South Vancouver Island Regional Heritage Fair. Carl Clifford Hall, Royal BC Museum, 9:30 am - 2 pm.
- May 6, 2008** Hallmark Awards Ceremony, St. Ann’s Academy Auditorium, 7:30 pm.
- 


## Christmas at St. Ann’s

**S**t. Ann’s Academy will be holding a number of festive events during the Holiday Season this year. Starting December 1, the Chapel will be decorated with the traditional Nativity painting created in 1900 by St. Ann’s Academy Art Teacher, Sister Mary Osinthe. The Nativity scene also features a wax baby Jesus from the late 19th century and cascading poinsettias to further set the scene.

“The Giving Tree” will be on display in the Sisters’ Parlour. Drop by with non-perishable food items, unwrapped toys or new and used clothing to place under the tree for distribution to local charities until December 20th.

“Tidings of Comfort and Joy: A Celebration of Music for the Season” is a series of five Sunday one-hour long concerts in St. Ann’s Historic Chapel. Admission is \$12 per concert, \$10 for seniors or students, or \$36 adult, \$30 seniors/students for the entire series. Tickets are available at the St. Ann’s Academy office. Concerts begin at 1 pm.

- November 25: “Christmas Cellos” with students of the Victoria Conservatory of Music
- December 2: Madd Regaele’s Muse - A Renaissance twist on the season
- December 9: “A Jazz Christmas” with LustLife Jazz Trio
- December 16: Annabelle and Julien Vitek on Harp and Violin
- December 23: Sounds of the Season with Classical Guitarist Brad Prevedoros

St. Ann’s Academy celebrates the 10th anniversary of the completion of the restoration of the building with the exhibit “A Building Brought Back to Life.” The exhibit features the art photographs of John Taylor, the official photographer of the restoration, as well as archaeological bottles and other artifacts dating from the restoration period 1995-1997. The exhibit runs December 4, 2007 to May 31, 2008. 

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**Jonathan Yardley  
Architect**




## Heritage and Art Features on Victoria Streets and Sidewalks


**A** new website describes and illustrates unique heritage and art features “hidden in plain sight” on City of Victoria public sidewalks and streets.

The first seven topics posted on the site include mechanical clocks, Broad Street art and codes, hitching posts and bollards, Waddington Alley, sidewalk prisms, ceramic tile street names and century-old manhole covers.

The articles were researched and written by Janis Ringuette, author of *Beacon Hill Park History 1842-2007*, also available free online. First published as a feature series in the *Victoria Times Colonist* in 2006, the heritage articles have been updated and more photos taken by Norm Ringuette were added. Janis is currently working on the next “hidden in plain sight” heritage features. The new website address is: <http://www.islandnet.com/~jar/streetscapes/>

There are also some additions to Chapter 22 of the *Beacon Hill Park History*, currently being prepared. If you are interested in what happened in 2007 (a surprising amount!), that chapter is online now. <http://www.islandnet.com/beaconhillpark/> 

## Thank you!

**O**ur sincere thanks to all members who have renewed their memberships. Over 50% of you renewed before the Annual General Meeting or at the meeting and a further 30% renewed after the first reminder. This has helped us to keep our mailing costs under control and has allowed us to spend our funds on heritage-related activities. 


## Historica Fair News

**T**he South Vancouver Island Regional Heritage Fair will be held on Friday, May 1, 2008 in the Clifford Carl Hall at the Royal British Columbia Museum. The event is open to the public between 9:30 am and 2:30 pm and admittance is free. Funded by Historica, the fair brings together students in grades 4-8 for a day of sharing and learning. Students can work alone or in groups. They select a topic with a Canadian history theme – personal, local, provincial, or national – then conduct research and present a final report in a variety of media with a written research report mandatory. Schools are encouraged to hold their own in-school fairs and send several representatives to the regional fair.

Although the idea behind the fair is to learn and to share, there are a number of awards available with one student chosen to represent our region at the national historic fair in Victoria in July. The student will also be the “host” to students from all across our country. Following the fair, we arrange for public displays of selected projects. We are also seeking corporate sponsorship to help defray expenses.

Students receive their awards at special assemblies at their schools so they can be recognized by their peers. For more information on the fair and its awards, visit our website at <http://www.hallmarksociety.ca/svirhf/index.html>. If you would like to help with organizing the event or project evaluation, please let us know at 382-4755 or [svirhf@hallmarksociety.ca](mailto:svirhf@hallmarksociety.ca). 

## Thanks to Phoners

**T**hanks to those dedicated members who volunteer to phone before meetings and special events. We are always looking for more volunteers to share the workload. If you can phone 5-10 people 3-4 times a year, please let us know at the office or via email. 



# Membership Application

- Student ..... \$15.00
- Individual ..... \$25.00
- Family ..... \$35.00
- Group/corporate ..... \$50.00
- Individual Life ..... \$200.00
- Corporate Life (20 yrs) ..... \$400.00

- New
- Renewal

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Tel: (H) \_\_\_\_\_ (W) \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

I would like to be contacted to discuss how I can assist Hallmark Society Programs: \_\_\_\_\_

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

Please send your cheque to:  
Hallmark Society  
#18 Centennial Square  
Victoria, BC V8W 1P7


For Hallmark Society use only

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All members are entitled to voting privileges at Annual and General Meetings, receive four Newsletters a year and access to the Society library and archives which contain information on over 10,000 buildings in the Capital Regional District. Memberships are due September 30th and are tax-deductible. The Society also offers special events and tours for members. New memberships are pro-rated quarterly.

The Hallmark Society collects personal information about you only when you voluntarily provide it, and only for the purpose for which it was intended, and in handling such information we comply with the provisions of the British Columbia *Freedom of Information and Protection of Privacy Act*. We do not sell, rent or trade our membership/donor information to or with others. The Society makes all reasonable efforts to ensure that personal information collected from you is protected against loss and unauthorized access. If you wish to change information on file, please contact us.

In the interest of timely communication, we may occasionally send you electronic messages regarding current issues or reminders of meetings. If you do not wish to receive such messages, please let us know and we will remove your name from our email list. We would appreciate being advised of changes to your address, telephone number, email address, etc. so that we can continue to serve you efficiently. 

*Hallmark Society General Meeting*  
**Monday, December 10, 2007 - 7:30 pm**  
*James Bay New Horizons Centre - 234 Menzies Street*  
*Guest speaker: Ken Johnson: "The Problem with Rattenbury"*  
*Bring seasonal goodies to share*