

Preserve

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

A Quarterly Newsletter

Volume 37, Number 3, Autumn 2010

Nick's Notes

One afternoon recently, I was privileged to visit two wonderful –and totally contrasting – local buildings:

Page 3

New National Historic Site

The Pemberton Memorial Operating Room was officially designated a National Historic Site by the Historic Sites and Monuments Board of Canada ...

Page 8

Office Update

Since May, we have had two students working in the office.

Page 8

Canada Day Open House

We had a very successful Open House on Canada Day. The office was open between 11 am and 3 pm

Page 9

House on the Move

The evening of August 9, 2010 marked a new beginning for the residence at 1121 Fort Street.

Page 10

Calendar

Keeping you aware of current events in the heritage world.

Page 9

New Life for Beacon Hill Park's 1888 Bandstand

by Janis Ringuette

Beacon Hill Park's original 1888 bandstand was meticulously repaired, restored and repainted the original colours by the City of Victoria in July, 2010. The successful project transformed a derelict building into a spectacular iconic park feature. The heritage structure's location near Goodacre Lake, next to the Stone Bridge and a popular walking route, is ideal for its new use as an information kiosk.




continued on page 6




Administrative Director: Helen Edwards
Summer hours: Monday-Friday 10 - 2
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. 

Deadline for articles and advertising for the Winter 2010 newsletter is November 15, 2010.

Hallmark Society Newsletter (ISSN 1195-6712), published quarterly by the Hallmark Society, #18 Centennial Square, Victoria, BC V8V 1P7. Copyright © 2010 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 250-995-0022

Vice-President

Ken Johnson

Corresponding Secretary

Janet Stevens

Treasurer

Ken Johnson

Past President

John Edwards

Directors

Nick Etheridge


Russell Fuller

Ruth Laird


John Perry

Patrick Skillings

Notice of AGM

The Annual General Meeting will be held on Monday, September 13, 2010 at the James Bay New Horizons Centre at 7:30 pm. Our guest speaker will be out-going President Nick Russell who will speak on "Glorious Victorians." 

Preserve 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 reserves 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

Celebrating a day of contrasts:

One afternoon recently, I was privileged to visit two wonderful –and totally contrasting—local buildings: The Admiral's House, in the Dockyards, and Morley's Soda Factory, rescued in the heart of Downtown by Chris LeFevre.



The Admirals House was opened briefly, by invitation, as part of the celebration of the Canadian Navy's 125th birthday. It's gorgeous. Designed by John Teague in 1885, it was built on the foundations of one of the unused Crimean War hospital huts as a home for the Stores Officer, victualling the Royal Navy's Pacific Squadron. The solid, two-storey, hipped-roofed house has wonderful details –a fine entry porch, windows with curved tops, stone quoins, ornate roof brackets, and chimneys that are worthy of Hampton Court Palace! Several of the generous rooms with high ceilings and splendid ceiling roses have a wonderful elegance and look out onto an acre of lawn sloping down to a private dock and stunning views.



The event was a happy celebration, with more retired admirals than you could

shake a yard-arm at. And the house was just glowing with the attention: No brass was left un-polished!



The simultaneous event at the Morley Soda Works site was also something of a celebration. Although billed as a discreet open house marking completion of the conversion to condos, there's little doubt that Chris LeFevre was celebrating: Every single unit is already sold.

It's hard *not* to admire this developer: Few others are willing to take the gambles that he takes. Sure, he probably makes a profit, but there must have been moments, with Morleys, when he, his friends and his bankers must have wondered if he was mad! I toured the long-abandoned building before the restoration began, and it was appalling! That the walls were standing at all was a miracle; much of the roof was gone; the upper floor was rotted out; the floors were thick with mould, moss, and layers of broken glass. As a contractor said to me when I was starting my own first house reno, "You'd be better off putting a match to it." And I'm sure several other would-be

All photos by Nick Russell. Top left: Admirals House; bottom left: chimney and brackets, porch columns; upper right: door knocker, newel post.

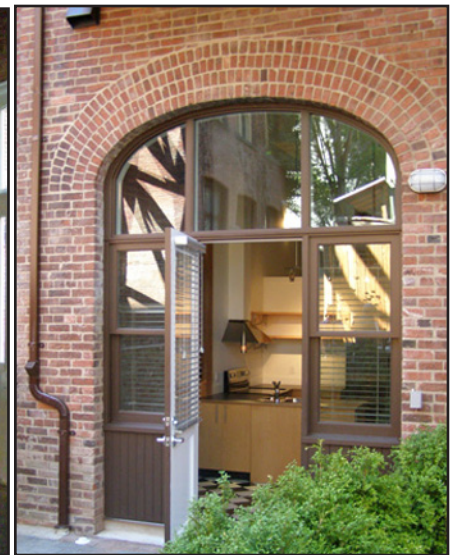
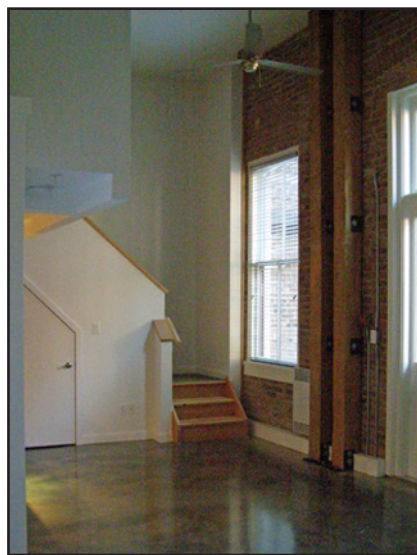
continued on page 4



entrepreneurs looked at this place and thought, “Nah: It’s beyond redemption!” So thanks, Mr. LeFevre, for taking the risk and having the vision.

To tour it now, is to see a bright, clean, series of compact homes, with a charming shared courtyard. Several units have balconies. Some have fine views. And the new owners –aged 25 to 85—get bike storage and surely don’t need to own cars.

Meanwhile, Mr. LeFevre is already well into converting the Oriental Hotel, nearby. This is a much bigger project, but the shell is much more intact, and converting a hotel to condos must be significantly easier than converting a soda works! The wonderful 3-storey building has eight angled bays, and six rear units will have balconies. Although it’s barely started, 10 of the 32 units are reportedly already sold. Again, no parking, but lots of bicycle storage. Too bad he won’t put back that ornate tower!



All photos by Nick Russell: top, l-r: courtyard before, interior before, exterior restored; bottom, l-r: view of courtyard from balcony, chic interior, doorway restored, Morley soda bottle in wall.

Of course, there's another player in all this: The City, too, deserves kudos for encouraging these projects, and bending the rules a bit, to make them happen.

Noteworthy:

If you haven't seen Nancy Hughes' **new book** about the prominent Victoria builders, Luney Bros, you should! I played a small role in it, so of course I think it's super...but it is a tour-de-force in research and documentation, and gives a wonderful insight to Victoria's built heritage.



Don't forget the **Ross Bay Villa Lawn Party and Open House**, Labour Day, Sept. 6. Even if you were there just last week, you will be blown away by the amazing new work!

Look for: A **new walking tour brochure** from the VHF on SE James Bay. It replaces the old edition, and has some excellent new information. Should be found soon in James Bay Coffee & Books, and in a rack at 609 Toronto.

By now, there may be a **new Facebook discussion group** regarding Victoria Heritage. On the other hand, I may have proved myself so totally inept at digital debate, that I will have put it out of its misery....

Exit, pursued by bear

I've very much enjoyed my time as Hallmark president. As with home ownership, one is only a steward, for a time. You will elect a new leader in September, and I'll be happy to hand over the baton, while continuing to serve on the Board as Past President. I wish I had achieved more, but despite financial exigencies, Hallmark continues to play an important role in the community, keeping heritage on the agenda. If some developers are happy to see me go, that's good! But I know this organization will continue to keep them accountable. 🏠

Glorious Victorians

How do we decide?

An illustrated look at Victoria's homes, big & small, exploring the criteria we use for the legacy we leave



- ❖ Must buildings be old to be valued?
- ❖ What buildings are "best"?
- ❖ Does history trump style?
- ❖ Who's planning the heritage of tomorrow ?
- ❖ Can the cottage compare with the castle?

Some notes from Nick Russell



The project was guided by preservation, restoration and rehabilitation recommendations provided in a heritage impact study prepared for the City of Victoria by Donald Luxton Associates. Important features of the heritage structure were preserved and protected as it was repaired and adapted for “a contemporary but compatible use.” (Heritage Impact Study: Old Bandstand, Beacon Hill Park, Donald Luxton Associates, Inc., December, 2009)

Luxton discovered the bandstand’s original colours by taking samples of paint from “various protected locations” on the existing building to analyze. He also examined coloured postcards of the time. The rehabilitated structure was colourfully painted

according to Luxton’s diagrams pinpointing the location of three original paint colours (Pendrell Verdigris, Pendrell Red and Mount Pleasant Buff). The roof was stained to match Pendrell Red brackets and drop slats. Though no original shingles were available to analyze, Luxton explained it was typical of the era to stain roof shingles.

The report concluded the bandstand has “great heritage significance” because it “is the oldest surviving structure in Beacon Hill Park; is the only surviving early bandstand in the City of Victoria; was a focus of social and cultural activities in Beacon Hill Park for many years; is an integral part of the picturesque design of Beacon Hill Park; and is a superior example of late Victorian-era design and Carpenter ornamentation.”

Designed by architect Leonard Buttress Trimen and built for \$300 by contractor G. Mallette, the 1888 bandstand was an open, decagonal (10-sided) wooden structure with a shingle roof, supported on ten posts. After examining archival images, Luxton concluded the original location of the bandstand was “close to the west side of the race track” [now Circle Drive] but that it was moved to its current location in 1900, “to enhance the picturesque aspects of the lake and Stone Bridge.” The heritage structure was used as a bandstand for thirty-nine years.

When a second bandstand was constructed in 1927, the original was converted into an aviary. The conversion required significant structural changes. The heritage impact study explained: “...a central wooden double-height pentagonal structure [was inserted], the centre of which is accessed through small doors, with access to the upper level loft by a ladder. A wire mesh, supported on a wood frame, enclosed the remainder of the structure into five partitions, each acting as a birdcage.” After about sixty years, use as an aviary ended in 1989. For the last twenty years, the building stood empty and neglected, deteriorating forlornly behind ugly chicken-wire and chain-link fencing.

Until City Council designated Beacon Hill Park a Municipal Heritage Site in November, 2009, there was no process in place to assure work on heritage features would be done appropriately. Well-meaning workers without heritage expertise or advice “repaired” the 1889 Stone Bridge several years ago using modern mortar and inappropriate techniques, damaging the structure. Such mistakes are unlikely in the future. Heritage advocate and City Councillor Pam Madoff explained the new Municipal Heritage Site designation requires consultation with the city’s heritage planner when changes are proposed. Heritage impact studies like Luxton’s will be commissioned to assure appropriate materials and methods are used. The heritage designation is therefore the most significant achievement in recent park history. It not only protects built features like the bandstand, it also protects the park’s cultural and natural landscapes.

Nine interpretative display panels explaining the history and features of Beacon Hill Park will be permanently displayed on the refurbished bandstand. One panel, titled “Music, Birds and History,” focuses on the history of the bandstand. Another, titled “An Ancient Landscape,” explains and illustrates First Nations cultivation and harvesting of camas, their staple root crop. Five other panels already on display provide interesting information and images on other topics; the final two display panels will be ready in the fall. Jack-hammering the old concrete curbing around the structure was delayed in order not to disturb late-nesting herons. Ground surfacing will be completed after heron young vacate six nests north of Goodacre Lake.

Senior Park Planner Doug DeMarzo deserves credit for conceiving and ably directing the complicated rehabilitation project to its successful conclusion. Councillor Madoff supported the outstanding project every step of the long process. 🏡



Photos by Norm Ringuette. Cover, restored bandstand; p. 6 and 7, interpretive panels.

Memberships are due now

For most of our members, annual membership dues are payable by the end of September. The easiest way to pay is to bring your payment to the AGM. You can also mail a cheque to the office or deliver it during regular office hours.

Now that we have to very closely watch our finances, your early attention to the renewal means that we do not have to send out extra reminders and can spend our money on saving heritage buildings. 🏡

New National Historic Site

by Helen Edwards




The Pemberton Memorial Operating Room was officially designated a National Historic Site by the Historic Sites and Monuments Board of Canada in a celebration held on site on June 25, 2010.

Constructed in 1896 and originally connected to the Royal Jubilee Hospital by a corridor, this operating room represents the dramatic developments of the 19th century in medical knowledge and surgical techniques. It is a rare surviving example of the period when hospitals were being transformed from primarily charitable to scientific institutions. A

key step in the process was the recognition that infection and disease were caused by microorganisms that would be eliminated through sterilized environments and asepticism. With its ceramic tile floor and easily cleaned plaster walls, modern hot water system and attached sterilizing room, it illustrates the principles introduced in Europe by Joseph Lister.



The restored operating room will be used for displays on medical history and, with an addition, will serve as the home of the fascinating collection of the medical history archives .

Photos by Helen Edwards: left: restored operating room; right: display cabinet of medical artifacts.

Office Update

Since May, we have had two students working in the office. Patrick Bradley is working as a volunteer intern from the Camosun College co-op program. He has been continuing the work of indexing the heritage-related articles in the *Islander* supplements.

Our second student, Doug Cox, is from UVic. He has spent the summer digitizing all our newsletters and re-designing our website so that they are all available and searchable. These newsletters offer a glimpse into the history of preservation in Victoria and are a fascinating read. Doug has also added the *Islander* index to our website.

The latest change to our site is the addition of our blog that can be accessed at <http://www.victoriahistory.ca/hallmark>. We will use this blog to post current affairs in the heritage world.



Canada Day Open House

We had a very successful Open House on Canada Day. The office was open between 11 am and 3 pm with a photograph display outside and a computer with our Harbeck website inside. The main display in the Square was pre-1915 motor vehicles so we focused on our 1907 video with some coverage of fire-fighting in early Victoria. Over 100 people came in to talk with us - we were kept busy the entire day - and even stayed open a bit longer to accommodate late-comers. Many guests tried to identify the old photos in the office - and most could manage most of them. It was great to see so many young people interested in old Victoria.

The comments from all visitors were positive. They enjoy the opportunity to visit places they would not ordinarily be able to see and to talk about history and heritage with knowledgeable people. It makes sense for us to be part of a celebration in Centennial Square as we don't have to move anything. We did have two people express interest in volunteering. We also sold 9 Harbeck DVDs and received some small donations, so the day was financially profitable as well. The bonus was the honorarium of \$200 that we received from the Downtown Victoria Business Association.

It was a pleasure to be able to talk to more people than we usually have visit in a year and to have everyone feeling upbeat and positive. This was the place to be on Canada Day! 🏠



1082 Richmond Road Update

This former home of University School (see Preserve, Autumn 2009 for the history of this building) will be saved - but moved. There is a current proposal to move 1082 Richmond to a vacant lot between 1004 and 1022 Pemberton Road. Although this will mean the loss of two trees, it would seem to be a good compromise. As you can see from the photo, the building will sit between two vintage homes. The developer has set a two-year time frame for this to happen. 🏠



Helen Edwards photo: 1082 Richmond Road will be moved to site at centre of image.

Calendar

September 13, 2010 Hallmark Society Annual General Meeting. Guest speaker: Nick Russell on Glorious Victorians.

September 30 - October 2, 2010 Heritage Canada conference, St. John's, Newfoundland and Labrador. Theme: "REVITALIZE! Economic Renewal. Quality of Life. Heritage Buildings." See <http://heritagecanada.org> for details and registration forms

December 6, 2010 Hallmark Society General Meeting. Guest speaker: Guy Besner on Modernism in Victoria.

House on the Move

by Helen Edwards

The evening of August 9, 2010 marked a new beginning for the residence at 1121 Fort Street. The house had a hard life after it was no longer used as a residence.

A storefront was appended to the front of the residence to make it commercially viable. For many years it was home to an electronics firm, served as an annex to the aesthetics school next door, and finally the location of an antiques and collectibles business. A new building will be built on the site, so this house was purchased by a new owner to be moved to a new location.

The Bantly family was prominent in Victoria's music scene. The Bantly family orchestra – Benny, Rosie and Tony – were often joined by their father Marcus on clarinet. Benny played the piano while Rosie and Tony were on violin. In the audience watching the move was Marcus' granddaughter who remembered visiting the house and told us stories about the family.

Over the last few weeks, the house was carefully deconstructed to facilitate the move. The roof was removed and discovered to be constructed with 2 x 4s, nowhere near modern building codes. The front gable was loosened

from its supports and was folded back onto the main structure. This reduction in height meant that the house could be moved without necessitating a conflict with BC Hydro lines.

The house was then lifted from its foundations and heavy I-beams inserted. Around 11:30 pm, the large moving truck was backed up and the beams were fastened to the main vehicle.

Just after midnight with a police escort and flashing lights on tow trucks, the house began its journey to its new home adjacent to 1702 Fernwood Road. As the slow move continued, intersections were blocked as needed. It was quite an experience watching a house make its way down the road – down Fort Street to Cook Street; along Cook Street to Pandora Avenue; up Pandora Avenue to Fernwood Road.

We look forward to the restoration of this house in its new location. 🏠



Helen Edwards photos: Left: house with upper gable folded back; right: house in process of being moved, house in new location.

City Of Victoria - Official Community Plan

Process and Participation

Has Victoria changed in the past 45 years? Do you feel these changes have been good for the city? Do you have an opinion as to what changes would benefit the City in the future?

As many of you know, and some of you have participated in, there is an ongoing procedure to create a new Official Community Plan. The first community plan for the City of Victoria was created in 1965 and has influenced the decisions that city planners, developers and City Council has made since that time. In other words, the City of Victoria that we see now is, for a large part, a result of the Official Community Plans created in 1965, 1977, 1986, and 1995.

The new Official Community Plan, to be finalized early in 2011, will shape the future of the City of Victoria well into the next decade. There is little doubt that this next decade will be a decade of continuing, perhaps even accelerating, change and every citizen of Victoria has been invited to participate in the process of creating the Victoria of the future.

As part of the participation process the City of Victoria has published, online and for your comments, a draft copy of the Downtown Core Area Plan. This document, which is available at http://www.victoria.ca/cityhall/departments_plnpln_downtown-core.shtml, provides information regarding a new concept called the "Downtown Core Area". Within this area additional density is going to be encouraged as it is a general policy that the City of Victoria wants more people living downtown. Within the Downtown Core Area this will generally mean higher buildings within specific areas designated in the Official Community Plan. The area that we now know as "Old Town" will not be threatened but may achieve further protection through a process of being introduced for the first time into the City of Victoria called "Heritage Density Transfer".

Heritage Density Transfer will allow a developer to purchase density from a designated heritage building somewhere in Old Town and transfer that density, expressed as additional floor area that the developer could sell or rent out, to another building within specified areas (but not Old Town) of the Downtown Core Area. The owner of the designated heritage building must commit the money received to the creation of a conservation plan and the seismic upgrading of the heritage building. This will make the continued conservation of heritage buildings within Old Town a much better economic proposition than it is today.

I urge the members of Hallmark to go to the website indicated above and review the draft copy of the Downtown Core Area Plan. For those who prefer a "hard copy", these should be available at City Hall. Review it and, if so motivated, make a comment. This may be your last chance as, as the process for the Official Community Plan works its way through City Hall, things tend to become more difficult to change.

An additional document available from City Hall and, one that will, if adopted into the Official Community Plan, probably influence heritage preservation for many years to come, is "Heritage and Sustainability in Community Planning". This document states how the current Official Community Plan influences decisions regarding heritage conservation within the City of Victoria. It outlines how heritage is treated in other cities and, in my opinion, is one of the best I have ever read regarding heritage and community planning. Again, this document is available online from the City of Victoria at <http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2010/01/OCPHeritagePaper1.pdf>. It is not long document nor is it particularly complex but will I'm sure it will provide a reader with a better understanding of the process of heritage conservation. I am sure a printed copy would be available from the City Planning Department.

I hope you are willing to participate in the process of shaping Victoria's future. For indeed, this is what the new Official Community Plan will do. Within this community plan are policies that will determine the skyline of the city, traffic patterns within its streets, how we will see the harbour in the future, the historic views from various parts of the city and so many other things that we currently take for granted. These changes will come and you deserve to have your opinion expressed and now is the time.



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 am interested in volunteering _____

Enclosed is a donation of \$ _____

I prefer the electronic newsletter. _____

Please send your cheque to:

Hallmark Society

#18 Centennial Square

Victoria, BC V8W 1P7

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 Annual General Meeting

Monday, September 13, 2010 - 7:30 pm

James Bay New Horizons Centre

234 Menzies Street

Guest speaker: Nick Russell on "Glorious Victorians"