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PRESERVE

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

Hallmark President's Message

It's been crossing my desk over the last few months that we are at risk of losing more historic homes in our neighbourhoods and what can we do about it. There are a few steps that can be taken depending on our own time, knowledge on the matter, and eloquence in the discussion. We are in potentially volatile times now with property redevelopment - large properties are 'gold' and housing density is being encouraged if not mandated. This can result in the low hanging fruit of historic homes on traditionally larger properties being cleared to make way for new, multi-unit homes. When this course of action has already been decided upon, it is very difficult to reverse.



One thing we can do though is proactively encourage building designation. Rather than wait to see there development erected in front of that historic home and chasing after the City or Owner to stop, we should be looking at homes of interest within our neighbourhood that are there just being a home and ask the owner if they would consider designation or if they've even heard about the designation process and its many benefits. Many might say they heard of all the issues with designation but few have likely been informed of the benefits. Regarding the issues, we at Hallmark are here to help whether it be providing guidance towards finding a favourable insurance company, assisting with providing best conservation practice advice or identifying trades that can help with the work, or helping find grant money for much needed conservation work. The benefits of designation are worthwhile, starting with preserving our neighbourhood as a caring community

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Further, when new developments are taking place that will have an impact on historic buildings, lets do what we can to make sure the new development is done as well as it once was. We have to consider doing more than preserving what was built in the past. We can help create a built heritage where a hundred years from now, what is considered historic is not just the home from the early 20th century but homes from every decade between then and now.

On this front, the development at 825 Fort street is at longlast starting to take shape. Yes, it is facadism and this may be quite disagreeable to many but if we look at it positively, the streetscape is being preserved in a mindful way by a mindful developer. I will have more on this in the next newsletter.

As our local, provincial, and national governments reach out to the younger generations for their support and try to connect with their interests, we at Hallmark have to consider this too. We have a legacy board representing a legacy membership with many board members having served for several decades running our Society. It is far past due for others to step up alongside and take up the baton to keep the Society relevant and vibrant. What can you do?

- Consider joining the board with your fresh ideas and guide our journey into the next decade
 - Reach out to friends, colleagues, and family to join our membership (and our board)
 - Provide the board with ideas or activities that you would like to see happen
 - Continue to participate in our events and share the energy of being a presence towards keeping Victoria's building conservation on the social and government radar.
- Please contact the Society or any board member directly if you would like to be a part of directing our journey.

HALLMARK AWARD WINNERS

The 50th Annual Hallmark Heritage Awards were held on May 7th, at the Wentworth Villa Architectural Museum. The hall was full and the audience excited as the award winners were announced.

Winners of a Hallmark Award of Merit were:

- Lara Hurrell for the Citizen-Led Lewis Street Heritage Conservation Area.

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- Don Hutton and Sheena Bellingham fo the Restoration of 2536 Richmond Road,
- Jordan Milne & GMC Properties fir the Rehabilitation of 1300-1304 Government, 578 Yates & 1306 Government,
- Willi Dister for the Rehabilitation of 416-420 William Street.

Hallmark Heritage Society Communications Awards went to:

- Helen Edwards for the Publication of the Two Volumes of The Heritage Detective,
- Charlayne Thornton-Joe the Creation of the Chinese Canadian Museum in Fan Tan Alley.

A video of the nights proceedings can be viewed below:



Knowing our City's History

When we consider heritage values it is important to have a knowledge of the history of Greater Victoria. In this theme, as the City looks at the redevelopment of the Rock Bay area, we have found and transcribed two articles from the historic Daily Colonist describing the fires which occurred in 1904 and, again, in 1907 in the Rock Bay Area

Victoria Zoning Bylaws

The City of Victoria, in a rush to comply with Provincial legislation, has passed Bylaw 24-035 permitting the construction of increased density on essentially all properties currently zoned single-family residential or duplex within the city.

Excerpts of the significant portions of this Bylaw are shown below:

(a) up to three housing units are permitted on lots with a site area equal to, or less than, 280 square meters or 2014 square feet. ;

(b) up to four housing units are permitted on lots with a site area greater than 280 square meters or 2014 square feet

(c) up to six housing units are permitted on lots with a site area greater than 280 square meters or 2014 square feet and where any portion of the lot is within 400m of a prescribed bus stop.

With the addition of the “400 m of a prescribed bus route”, this bylaw will allow (permitted but not mandated) the construction of six housing units on any lot larger than 3014 square feet.

We must note that, under current financial conditions and with high land costs, it will be difficult for redevelopment of existing residential properties to take place. However, as many local residential properties are now owned by large real estate investment trusts, these would be vulnerable to demolition and redevelopment with increased density. This would result in the loss of many existing rental units.

We must insist that any redevelopment have a design that is compatible with the neighbourhood. In the 1960s and 1970s, in a rush to provide new rental properties, many historic buildings were demolished only to be replaced with tacky square boxes that now, 50 to 60 years later, have become expensive to maintain with sagging stucco exteriors and drafty windows and walls.

HOLLYWOOD CRESCENT BLOCK PARTY

Continuing the theme from above, the neighbours along Hollywood Crescent are having a Neighbourhood Party & Stonehouse Commemoration party in the 100 block of Robertson Street between the hours of 11 am and 3 pm on Sunday, July 14th to illustrate the community's concerns regarding the proposed redevelopment of 1734 Hollywood Crescent that could result in the demolition of the fine Arts and Crafts building and the fine Folk Art inspired garage.

The current redevelopment calls for the demolition and the subsequent insertion of two square boxes, each containing three living units.

WHAT'S HAPPENING

At Wentworth Villa Architectural Heritage Museum-starting June 27th,

Organic Architecture of the Islands:

While the term “organic architecture” can be interpreted in many different ways and applied to any period of human history, it was first widely used in the English language by the great American architect Frank Lloyd Wright (1867-1959). Wright used the term to signify an overall design philosophy that draws its primary inspiration from the natural world and our human place within it. Our new feature exhibit, *From the Ground, Into the Light: Organic Architecture of the Islands, 1950-2000*, explores this philosophy in the contexts of four houses designed by four trailblazing local architects – John Di Castri, Ron Thom, Henry Schubart, and Richard Hunter.

At the Royal B.C. Museum - starting June 28th,

Canadian Modern

Explore innovative modern designs from mid-century homeware to a psychedelic vintage dress, crafted by Canadians whose works reflect and define the global trend in Canadian Modern. Highlighting the experimentation, innovation and ingenuity behind 100 culturally significant objects created in Canada, Canadian Modern is a testament to the

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illuminating exhibition illustrates the story of craft-making in a local and national context while offering a look at Canada's unique place in the global modern design and craft movement.

At the Craigflower Schoolhouse 10 am to 4 pm, July 1, 2024

Canada Day Celebrations - All along Gorge Road from Tillicum Avenue to the historic Craigflower Schoolhouse and including Craigflower Manor. Food, music, and history - this is as good as it gets!

At Ross Bay Villa - 1 pm to 4pm July 28, 2024

Annual Ross Bay Villa Garden Party

No admission fee.

Enjoy the garden at the Villa, take a tour of the restored Villa and enjoy heritage displays and Victorian children's game. Relax with tea and cake while listening to young musicians in the garden.

WARNING - 603 PANDORA STREET



THE PROPOSAL TO CONSTRUCT A 12-STOREY HOTEL AT THE CORNER OF GOVERNMENT AND PANDORA CONTINUES TO WORK IT'S WAY THROUGH THE VICTORIA PLANNING DEPARTMENT.

THIS BUILDING WOULD BE 125 FEET HIGH IN AN AREA (OLD TOWN), CURRENTLY ZONED FOR 49 FEET AND WOULD BE TWICE THE HEIGHT OF THE NEARBY DUCK'S BUILDING AND CARLTON PLAZA HOTEL.

APPROVAL OF THIS PROJECT WOULD BE A BLOW TO THE HEART OF HISTORIC VICTORIA.

WILL THERE BE A PUBLIC HEARING?

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IS THE CITY COUNCIL SO DESPERATE AS TO APPROVE SUCH A TRAVISTY?

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