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THE TRIDENT

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2009 SOUTHCOTT AWARDS



Southcott Emcee Erin Sulley, Newfoundland Historic Trust President Kim Blanchard, and Southcott Committee Chair Deborah O'Rielly

On June 11, 2009, the Newfoundland Historic Trust celebrated the 25th annual Southcott Awards. Over the past 25 years, the Trust has presented Southcott Awards to individuals and organizations who have made great strides in the preservation of our province's built heritage.

This year's awards ceremony was held at the Newman Wine Vaults Provincial Historic Site. In addition to the five Southcott winners, the Trust also presented the Heritage Foundation of Newfoundland and Labrador with an award for Exemplary Leadership in Heritage Conservation and Promotion.

The Trust would like to thank the 2009 Southcott committee: Deborah O'Rielly, Robyn Pike, Jennifer Newbury, Bonnie Andrews, Sherri Kelly, and Margaret Donovan, for all of their hard work in organizing what we overheard described as "One

of the best Southcotts in years!" Thanks to our emcee Erin Sulley and congratulations to Paul Thistle, this year's winner of the Leida Finlayson Memorial Scholarship. Finally, thank you to our sponsors for all their support.

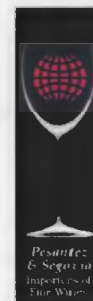
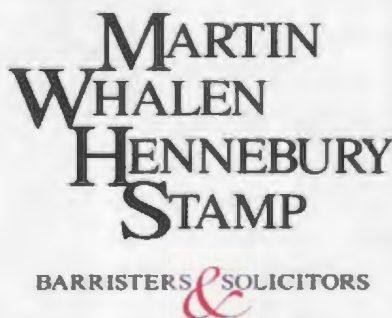


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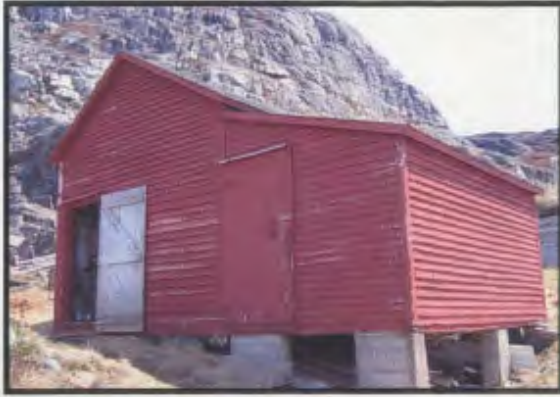


BEST'S FISHING ROOM

147 Main Street, Fogo

Owner: Donald Best

Best's Fishing Stages are a cluster of sheds and stages that were constructed over several years, beginning in 1838, by Thomas Best. The first stage was used as living quarters by Thomas Best from 1838 to 1844. Another stage was built by Donald Best's great grandfather, and was used as a carpenter's shed. Another stage, built in 1880, was once used as a co-op store and is now used for storing fishing equipment. The cellar has been completely rebuilt and is now being used to store vegetables during the winter – the first time it has been used in over 20 years. The property was in fairly good shape when Donald Best started this project.



The stages needed some minor repairs, which included replacing some clapboard and windows and some painting. The cellar needed major repairs such as soil put in place and a fence built around the cellar to hold the soil in place. Some buildings were shingled while, in other buildings, the shingles were coated. Rotting clapboard was removed and replaced with new clapboard. All sheds were painted. The cellar was completely restored. Today the stages have been restored to their original glory. The property now looks much like it would have in its original condition including the traditional red colour paint on clapboard. The stages are a prime example of how a fishing stage would have looked in the 1880s.



BLUEDROP INTERNATIONAL HEADQUARTERS



16-18 Prescott Street, St. John's

Owner: Emad Rizkalla

Built in the late-1800s, the Bluedrop International Headquarters building has gone through many changes. It has been the home of the Evening Herald Office, Newfoundland Publishers Ltd., Wholesale Fruit and Vegetable Co., Newfoundland Meat Packers Co, and others. After more than 100 years, the heavy timber wood structure had fallen into disrepair. Only about sixty percent of the structure was even considered salvageable. When the current owner, Mr. Emad Rizkalla, began the restoration project, he was told that he would be better off demolishing the surviving building and starting from scratch. He did just the opposite. He decided to save and restore the building. Most of the original structure was salvaged. The building's structure was reinforced with steel, and heavily insulated to provide as much energy efficiency as could be accomplished. An elevator and several ramps were put in to provide easy access for those with disabilities. Sprinklers were installed throughout, along with a modern fire alarm system. The blending of the old and new was achieved with the use of a glass curtain wall. The owner and RJC Services, in consultation with architects, Javier Gomez and Douglas Hawes, have saved a heritage structure and redesigned a building that will be enjoyed for many years to come.



TILTING POST OFFICE

Post Office Lane, Tilting

Owner: Town of Tilting

The Tilting Post Office was originally constructed in 1907-08, and was Tilting's connection to the outside world through coastal mail and telegram services. During World War II, the building was also used for telephone communications by the U.S. Army soldiers stationed in nearby Sandy Cove. The building has also served as a grocery store. With this project, the Town of Tilting wanted to save the building, and restore it as close as possible to the original condition and detail. Eventually they hope to reopen the building to the public as a Post Office museum and possibly a summer outlet for purchasing stamps and postcards. Much work was done on the building. The asphalt shingles were removed. Narrow course cedar shingles were used on the roof over a cedar breather, and traditional wood ridge boards were used to cap the roof. Great care was taken to preserve and restore the existing windows and their glazing. Repairs were made to sills and posts as required, and the exterior was reclad using clapboards and a rain screen detail to reduce maintenance. The brick

chimney was rebuilt from recycled old bricks found in the resettled community of Cape Cove, Fogo Island. Interior finishes were carefully removed, one layer at a time, to document the history of occupation of the structure over time and photographs were taken of these materials and artifacts. Interesting details were discovered during restoration work, such as the mail slot near the waiting room entrance, and a selection of old Newfoundland and pre-Canadian Confederation coins were found in the walls at this location. The paint color reflects information obtained during the oral history interviews as well as samples of paint layers found on site during restoration work.



SOUTH BEACH BUILDING

221 Duckworth Street, St. John's

Owner: Noel O'Dea

The South Beach Building was constructed in 1947 by William J. Ryan, the first planner for the City of St. John's. Over the years, the building has been home to a law firm, a trust company, a radio station, and most recently a bookstore. With the renovations, the owner wanted to restore and enhance the art deco style of the building - a highly unique style for pre-Confederation Newfoundland. Although the structure was stable, the floors were uneven, the roof was leaking, the windows were single-glazed



and had deteriorated beyond repair, and the exterior concrete was cracking.

During the project, a stairwell was added to meet code requirements, the roof structure was reinforced, floor structures were reinforced and levelled, new windows were custom manufactured to echo the art deco period style, and substantial restoration and repair of was done to the concrete work on the exterior of the building to reinforce the art deco motif and to arrest deterioration. Finally, a new roof membrane was added. The building, with its new vibrant colours and strong, stylistic elements, stands out on one of St. John's busiest downtown streets.



YELLOWBELLY BREWERY & PUBLIC HOUSE



288 Water Street, St. John's

Owners: Craig Flynn and Brenda O'Reilly

The YellowBelly Corner has its roots in the history of St. John's – literally. A portion of the basement of the building dates back as far as 1725. The main structure that stands today originates from 1847.

When they started the project, the exterior of the building was in poor condition. The interior structure needed much repair. The electrical and plumbing were outdated and had to be replaced. The whole building was unfit for occupancy.

The project included a complete structural upgrade. The front façade was removed, the original materials removed, cleaned and reused. The floor joists were replaced with old salvaged timbers. The windows were handcrafted to match the original site and design. Some original doors were refurbished and reused. The original flooring was reused. In the basement at the rear, the foundation was exposed, cleaned and rebuilt. This building survived the Great Fire of 1892, but without this recent restoration the building may have been lost to neglect.



25TH ANNUAL SOUTHCOTT AWARDS PHOTO GALLERY



Jennifer Newbury of Martin, Whelan, Hennebury and Stamp presents Donald Best with the award for Best's Fishing Stages.



Shannie Duff of the City of St. John's presents Noel O'Dea with the award for the South Beach Building.



Lois Luke of Parks Canada presents Emad Rizkalla with the award for Bluedrop International Headquarters.



Newfoundland Historic Trust President Kim Blanchard presents Heritage Foundation of Newfoundland and Labrador Chair Ken Flynn with the Award for Exemplary Leadership in Heritage Conservation.



Kim Mackay of Cox and Palmer presents Craig Flynn with the award for the YellowBelly Brewery and Public House.



Ken Flynn of the Heritage Foundation of Newfoundland and Labrador presents Fergus Foley with the award for the Tilting Post Office.



Musicians Debbie Clarke and Len Penton entertain the crowd in the Vaults.



Southcott attendees at the reception in the vaults.



Southcott attendees at the reception in the warehouse.

NAPOLEON SURRENDERS!

The annual Napoleon Surrenders! event was held at the Newman Wine Vaults on July 15. Vaults summer student Sarah Matte was our enthusiastic Napoleon and the event was led by seasoned Town Crier Christopher Pickard. A crowd of approximately fifty people gathered to see a reenactment of Napoleon's surrender to the British Navy on July 15, 1815.



DEVELOPMENT AND PLANNING: PROPOSED HOTEL AT 123 WATER STREET

123 Water Street, the corner of Harbour Drive and Water Street, is the site of one of the earliest commercial buildings built by well-known architect William Howe Greene, who came to St. John's shortly after the Great Fire of 1892. Located on a strategic parcel of land, the building rested above the only remaining barrel vaults left in the city, with the exception of the Newman Wine Vaults on Water Street west. When the building was demolished in 2003 the site remained vacant until 2008, when Halifax developers Architects Four Ltd. purchased the land for development.

The Newfoundland Historic Trust became concerned when the proponents applied for a height allowance for the proposed new development, which would have seen a 6-storey building constructed in an area which allows only for four storeys. The primary concern was that any height allowance beyond what was specified in the City's development regulations would set a dangerous precedent for future development, and thereby potentially putting all existing heritage buildings in the area at risk. The City of St. John's Strategy for Economic Development and Heritage Preservation clearly states that one of the components of "The Vision of Downtown St. John's" is "Low rise buildings which do not obstruct the irreplaceable views of the Harbour."

In February 2009 the Trust, along with other heritage organizations and residents in the area, attended a public meeting held by the City of St. John's in which their concerns could be voiced. While the developer seemed to hear those concerns, a second application which was subsequently approved by the City still requested a height variance. The city held another public meeting in June 2009 to discuss the revised proposal, which reduced the height of the proposed hotel along Water Street from 18.3 metres from the top of the parapet to 17.8 metres, while the height of the hotel on Harbour Drive was reduced from 27.3 metres to 22.3 meters. The city ultimately approved the proposal, but the Newfoundland Historic Trust was still disappointed with the effort being made to make this development sympathetic to the historic character of the area.

DAILY LIFE AT THE VAULTS

Near the corner of Water Street and Springdale Street stands what appears to be an ordinary stone building with two wooden doors. Once opened, these doors reveal one of the most historically significant structures in St. John's: The Newman Wine Vaults. Built circa 1800, the Newman Wine Vaults is one of the oldest buildings in the city and, perhaps, one of the most underappreciated. The Vaults have been open to the public since 2001, and it is the continued pledge of the Newfoundland Historic Trust to create public awareness about this exceptional building.

This summer, we are working for the Newfoundland Historic Trust as interpreters at the Newman Wine Vaults. Thus far, it has been a rewarding experience. Sharing this building's history with visitors from all over the world is exciting. While we are familiar with the story

of Newman's Port, each tour is unique and interesting thanks to the experiences and knowledge of our visitors. In addition to teaching people about St. John's rich past, we have the opportunity to learn from tourists and locals alike. A couple who had recently been to Portugal (a



critical country in the Newman's port trade triangle) shared their experiences with us and told us about the mosaics they saw there – the original versions of the reproductions in our possession. Another tour included a local man who had worked in the Vaults himself during the mid-twentieth century. Not only do we provide visitors with historical information, but they educate us. As university students, we greatly appreciate this interpreter-visitor dialogue; this exchange gives us a chance to develop our interpersonal skills and expand our minds.

SUMMER 2009 AT THE NEWMAN WINE VAULTS

The Newman Wine Vaults Provincial Historic Site opened for the season on June 16 and will be open until August 31. Hours of operation are 10:00 am until 4:30 pm daily.

Classics by Candlelight

Every Saturday and Sunday evening from July 4 until August 16, Shakespeare by the Sea will be performing *The Signal-Man*, *The Tell-Tale Heart*, and *The Cask of Amontillado* at the Newman Wine Vaults. Doors open at 8:00 and the performance begins at 8:30. Admission is \$10. No advance ticket sales. For more information please visit www.sbts.info

Beckett on Wine

Tom Beckett will be hosting port wine tastings every Sunday in August at 6:00 p.m.. Four ports will be tasted each evening. IDs for 19 required.

Neighbourhood Strays Belly Dancing

The Neighbourhood Strays will be performing on Wednesdays at 7:30 for the remainder of the season. Admission is \$10 per person.

Doors Open Days

The Newman Wine Vaults will be participating in Doors Open Days from September 12 to 13. Doors Open is a unique opportunity for the citizens and visitors of Newfoundland and Labrador to celebrate our architecture and heritage through the exploration of some of our hidden historical, architectural and cultural gems. Buildings that are normally closed to the public or charge an entrance fee welcome visitors to look around for free. For more information, please visit www.doorsopendays.com

Rental and Tour Information

The Newman Wine Vaults is available for rental for group tours and port tastings, private parties, meetings, weddings, and photo shoots. Please contact the Newfoundland Historic Trust office at 739-7870 for more details.

CALL FOR SUBMISSIONS

The Trident is the quarterly publication of the Newfoundland Historic Trust and is distributed to our members and subscribers. We accept short articles pertaining to the architecture and built heritage of Newfoundland and Labrador, historic sites and monuments, preservation reports, book reviews, and other matters of interest to those in heritage-related fields. Specific studies or reports on buildings in the province are encouraged. We also accept event notices from other heritage, nonprofit, and community organizations.

Articles should be 500-1200 words, with the exception of event and program notices. Please e-mail all submissions to historictrust@yahoo.ca with the article attached as a text (.txt), Microsoft Word (.doc), or Word Perfect (.wpd) file. Also attach any photographs you may wish to accompany the article in .jpg format. Articles are also accepted by mail. Please send a hard copy and *The Trident*, P.O. Box 2403, St. John's, NL, Canada, A1C 6E7.

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Ben Jesseau and Megan Hoskins (Daily Life at the Vaults)



Newfoundland Historic Trust

The registered, non-profit Newfoundland Historic Trust was founded in 1966 as a citizens' response to built heritage under threat. The Trust has a mandate to preserve the built heritage of our province through advocacy, research, education and outreach. It is membership-driven and governed by a volunteer board.

The Trust's Southcott Awards were established in 1984 and are presented annually to recognize significant preservation activity throughout the province, and to encourage it in the future. Awards have been given for projects in Petite Forte, Hopedale, Brigus, Bonavista, Tilting, Grand Bank, Trinity, Mount Pearl, Greenspond, Corner Brook, Bareneed and elsewhere around Newfoundland and Labrador. The Trust's Newman Wine Vaults Restoration Project began in 1997. The Trust operates the Vaults as a Provincial Historic Site which is open to the public during summer months and for special events and programming throughout the year.

The ability of the Trust to speak confidently and lobby effectively to protect our province's built heritage, neighbourhoods, streetscapes and open spaces depends to a large extent on the degree of public support it enjoys.

Memberships and donations are tax deductible. Receipts will be issued. Our membership year starts in January. Please renew or join for 2009!

2009 Newfoundland Historic Trust Membership Form

Annual membership fees are \$25 per individual or family, \$40 for groups, institutions or organizations, and \$15 for students. Our membership year begins in January. Send form with cheque payable to Newfoundland Historic Trust or VISA information to The Newfoundland Historic Trust, PO Box 2403, St. John's, NL, A1C 6E7.

Name: _____ Email: _____

Address: _____ Telephone: (h) _____ (w) _____

_____ Fax: _____

Membership category:

Individual/Family (\$25) Group, Institution, and Organization (\$40) Student (\$15)

I also include a \$ _____ donation to the Trust.

Payment by: enclosed cheque

Visa number _____ Expiry date (mo/yr) _____ Signature _____

Please indicate how you would like to receive The Trident newsletter:

Paper copy by regular mail. Electronic copy (Adobe PDF) by e-mail.

Please indicate in the space below whether or not you are interested in serving on any of the Trust's committees (Southcott Awards, preservation, programming) or participating in the newsletter, fundraising, volunteering at Newman Vaults, etc:

The Trident Summer 2009

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