

Preserve

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

A Quarterly Newsletter

Volume 40, Number 2, Summer 2012

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Kinsol Trestle Rehabilitation and Repurposing wins Louis Award

The restoration of the Kinsol Trestle in the Cowichan Valley is of importance to the Capital Regional District as well as lower Vancouver Island. Although the trestle will no longer carry the trains for which it was built, it has become a vital link in a pedestrian and bicycle trail. The engineering technology used to build the trestle – the highest and largest surviving timber trestle in Canada and reportedly one of the four largest wooden structures in the world – is representative of how Canadian railways were built to traverse deep ravines.

In 2006, citizens, inspired by the writing of Cowichan historian Tom Paterson, began to press for the restoration of the Trestle, opposing the Cowichan Valley Regional District's proposed replacement bridge that would have looked "somewhat similar" to the original. At this point, the BC government had budgeted \$1.5 million to demolish the Kinsol Trestle and the CVRD had estimated that it would cost another \$2.7 million to build a pseudo-replacement.





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Mandate

The Hallmark Heritage 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

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Deadline for articles and advertising for the Autumn 2012 newsletter is August 15, 2012.

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 1490 Fairfield Road, or send to office@hallmarksociety.ca. 🏠

President's Notes

by Ken Johnson

Earlier this year I made a digital file of all of the buildings listed on the City of Victoria Heritage Registry. This not only allowed me to go into meetings with that resource being available but also provided the opportunity to change the data by adding further information that was not readily available on the City's website. I could see how many of our members lived in the houses on that list and could further sort the list as to types of buildings. Still to be done is the listing of heritage buildings by the City's neighbourhood, a listing that is already completed for Saanich.

One question that arose in my mind was; "How many buildings could be on the Heritage Registry?" Who would make and keep such a list? The CRD gathers data about housing and was able to provide me with a copy of the 2006 Canada Census data relating to the type and age of dwellings in the Capital Regional District.

The CRD list is not about heritage. It is about describing the types of dwellings; houses, apartments, condominiums, duplexes, etc., that we live in. What it did provide was a fairly reliable estimate as to when the dwellings were constructed – the age of the buildings. Age, along with building type, history, and importance to the community, is be one of the criteria used to determine if a building should be recognized by the heritage registry.

The Canada Census list tells us that, in 2006, there were 152,530 "dwellings" in the CRD. These provide housing to the 330,000 people listed in that census. In looking at the "dwellings" number, we must remember that they are counting single, rented rooms and 40 room mansions as a single dwelling.

For our purposes, the statistic of interest is that of age and type of dwelling. The Census data tells us that, of the 152,530 dwellings, 21,190 were constructed before 1945, about 14% of the dwellings. The Census also tells us that 11,725 dwellings are single family dwellings, 525 are semi-detached houses, and 125 are row houses. The dwellings remaining are multi-family dwellings such as duplexes, triplexes, and apartments.

Within the Census data we can find some items of interest. In an area where we have 16 separate cities, municipalities, and districts, it is often said,

that, apart from the four core cities, there is little of "heritage" value. However, the Census tells us that older dwellings exist in every part of the CRD. In terms of just the category "Single Family Dwelling", and built before 1945, we find:

- North Saanich has 330 Single Family Dwellings (SFD)
- Sidney has 140 SFD
- Central Saanich has 270 SFD
- Salt Spring island has 110 SFD
- The Southern Gulf Islands have 155 SFD
- Colwood has 90 SFD
- Metchosin has 135 SFD
- Langford has 255 SFD
- View Royal has 160 SFD and
- Sooke has 185 SFD.

A number of these municipalities have or are in the process of creating a Heritage Registry, the first step in protecting their historic assets. As they develop the registry, they will find that newer buildings are just as worthy of inclusion and they will broaden the criteria and understand the close connections between heritage buildings and history.

Of the four core municipalities, when considering just Single Family Dwellings, we can find that:

- City of Victoria has 3425 SFD constructed before 1945 of which 434 are on the Heritage Registry (October 2011) (12.7%),
- Saanich has 3165 SFD constructed before 1945 of which an estimated 200 are on the Heritage Registry (6.3%),
- Esquimalt has 705 SFD constructed before 1945 of which 10 are on the heritage Registry (1.4%) and,
- Oak Bay has 2425 SFD constructed before 1945 of which 27 are on the Heritage Registry (1.1%).

A lot of numbers; an indication of the success of heritage preservation and the work left to be done. But still, when reflecting on the report by an architectural consultant reporting to the City Of Victoria in 1972, who stated that "the City has reached the saturation point in heritage preservation", we have come a long way. A great deal of this success can be attributed to the Hallmark Heritage Society and its efforts to be advocates for heritage preservation in the CRD.

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Advocacy is the art of persuasion. Its the effort of promoting a particular choice or decision that you believe is right and justified. It involves:

- Providing information, and/or,
- Changing attitudes and perception.

For this summer, the Hallmark Heritage Society will be going out to community picnics and festivals. Setting up our marquee and display as we help our neighbours understand and celebrate their history and heritage. I hope to see you and meet each of you as you have made our successes possible. 🏠

Awards Night Thank-yous

We would be unable to hold our successful Awards Night without the support of our key people. We wish to recognize and thank our sponsors and volunteers.

Sponsors

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Our new banners and display as seen recently at the Vic West Fest. Look for this display in communities all over Victoria this summer.



Historic Plans



Ken Johnson receives inventory of buildings by Walter B. Revercomb, based on plans loaned by Brad Griffin of Nanaimo. Many have been scanned and will soon be available for use. Making the presentation is Nick Russell, who is responsible for acquiring the plans and arranging for scanning. We thank Nick for his contribution to our growing archive of significant heritage material. 🏠

Notice of Annual General Meeting

The Annual General Meeting of the Hallmark Heritage Society will be held on Monday, September 24, 2012 at the Oak Bay United Church community space at 7:30 pm. Speaker to be confirmed later. 🏠

Going, going, GONE

A few more houses that are doomed, or already demolished, noted by Nick Russell



The owners of **310 Dallas** whacked a pleasant little waterfront cottage this year. Few houses of this era survive, because of the location. This two-bedroom home was built in 1948.

Just round the corner, the rapidly diminishing supply of “wartime houses” lost one more this spring. Number 65 (on the right) was one of a trio built by the Wartime Housing Corp. in 1942 on Montreal Street: 65 Montreal was extremely modest, and on a large lot --one of the homes built to provide housing for war workers on the James Bay peninsula. Many have already been added-to, raised or otherwise modified, and many have been demolished. But they represent an important moment in Victoria’s history. Will even one be protected and preserved?



And yet another in James Bay: **617 Simcoe** was a perfectly pleasant little bungalow, almost across from the House of All Sorts. Demolished recently for another substantial building. Charming details on this 1926 bungalow included an octagonal bay, multi-pane windows, half-timbering and brackets. It could easily have been enlarged...or moved.



Over in Oak Bay, neighbours protested about the big, modern home going up at **1058 Monterey**. But few seem to have opposed the demolition of the original house, c. 1920, which fitted perfectly in the streetscape, despite needing some paint:

Fairfield is not exempt: These next-door neighbours on Pakington were demolished recently to make way for higher density development, although they were both well maintained and had obviously been loved.



1017 Pakington, left, demolished for higher-density redevelopment, was a charming 1930's-style bungalow built in 1939: A five-room cottage, entirely intact. Easily expanded or moved. **1011 Pakington**, on the right, demolished for the same intensive development, was a five-room bungalow built by George Farmer in 1942. It had an arched entry and double French doors inside. Three new bays were added in 1986. It was a well-maintained house, easily expanded or moved.



Of course, it could be argued that the demolition of **1033 Pakington** several years ago -- or its blockhouse replacement-- had already destroyed this delightful street. 🏠

SYMPOSIUM

To recognise the 150th anniversary of the incorporation of the City of Victoria, the Victoria Historical Society together with the Old Cemeteries Society, the Hallmark Heritage Society and the Friends of the BC Archives will jointly sponsor a symposium entitled "Victoria in 1862." It will be held on 29th and 30th of September, 2012 at the Oddfellows Hall, 1315 Douglas Street and will comprise introductory welcomes from civic officials and native leaders, a number of presentations and a walking tour of significant buildings in the old town. Historians present a range of fascinating talks on the subject of Victoria in 1862. Subjects include "First Nations," "Arrivals in 1862," "The Chinese Presence," "Policing in 1862," "Bridges & Transportation," "Breweries & Saloons," "The Effects of the Civil War on Victoria," "Buildings from 1862" (a talk and tour), as well as a tour of Ross Bay Cemetery. Registration is required. Lunch is included and a historically-themed breakfast is planned.

Capacity is limited to 115 participants. See registration form for details. 🏠

To find the best solution for the Kinsol Trestle, the CVRD commissioned a series of studies. In 2008, Commonwealth Historic Resource Management Limited determined that the Trestle could be rehabilitated. The work replaced unsound timbers, reinforced six structural piers and built a new 614-foot walkway atop the structure for hikers, runners, cyclists and equestrians. Included in the rehabilitation project were landscaping improvements on both ends of the Trestle, a

walkway going down into the Koksilah gorge, and an information kiosk that displays the proud story of the Trestle as well as the contributions of the donors who have made the project a reality.

The official campaign was launched June 10, 2009 and the rehabilitation effort was kicked off with a special event on July 6, 2010. Through the use of social media, donations were received from all over the world. The refurbished and repurposed Kinsol Trestle was reopened with a ceremony on July 28, 2011 🏠.

Awards of Merit

The winners of the first Award of Merit were Don Mayer and Leslie Waters for the restoration of their home at 1440 Clifford Street. Built around 1918 for F. Savage, this Arts and Crafts home was for many years the home of civil engineer Patrick Sorab King.

This house had been neglected since its previous paint job circa 1955-1965. In that time, the chimney mortar had failed, double-hung windows had frozen shut, the fascia boards had rotten, shingles had weathered or broken, the side porch had rotted and its stairs and sidewalls disintegrated, the front porch had structural and rot issues, and the paint had completely failed, revealing unprotected wood over much of the trim and walls of the house.

Don and Leslie systemically addressed each of these issues, first hiring Willy Tobler to rebuild the chimney from the roof up, then having Bob Crouse remove each window to replace sash cords and restore them to working condition. Window glass was replaced as necessary. Bruce Bowick Construction was retained to do the bulk of the structural and material restoration of the outside of the house, and shingles. Water run-offs at corners of roofs were completely rotted so were



replaced with new ones custom made to match the originals. Copper shrouds provided by Haley Roofing were installed over the runoffs to prevent rotting into the future. External paint was addressed over a period of several months in each of 3 years through a laborious process of scraping, burning and sanding to remove paint from the mouldings around windows and doors as well as from the doors themselves. Wood was then primed and painted with two coats of paint on all surfaces This work represented the largest part of the restoration project in terms of man-hours. 🏠

The winners of the second Award of Merit were the BC Heritage Branch, The Land Conservancy of BC, Parks Canada, Davyd McMinn, Kate Richardson, Ben Scott, and Simone Vogel-Horridge for their work to restore the Craigflower Manor following a disastrous fire.

Craigflower Manor National Historic Site is a two-storey nineteenth century farmhouse located on a small acreage at the intersection of Admirals and Craigflower Roads. Known as Craigflower

Manor, this Georgian style building is constructed of hewn logs (1852) on the ground floor and heavy wood frame (1856) on the second floor. The site is owned by the Province of BC and managed by The Land Conservancy of British Columbia.

The manor was badly damaged by a fire that occurred in the early evening of January 23, 2009. Significant damage occurred to the interior main lower and upper hallways and stairwell. Every room in the building suffered from soot



and smoke damage – artifacts and furnishing required cleaning and conservation. There was some exterior damage and significant architectural features were damaged.

Simone Vogel-Horridge was the supervisor for the wallpaper and ceiling soot removal. She trained and supervised contracted assistants to volunteer to handle the job in a sensitive and effective manner.

In early 2009 following the fire, TLC engaged

the service of Read Jones Chistoffersen to inspect the area of the staircase. At their suggestion, Davyd McMinn, Scott Harris and Vintage Woodworks were brought into the project.

The joinery finishes were cleaned and repaired by specialist Kate Richardson. The dark and fire damaged finish needed to be removed while disturbing as little as possible the original finish below. Where plaster had been destroyed by fire, it was replaced with like-material by specialist lime plasterer Ben Scott. He also repaired the lower hallway ceiling found to be covered with gyproc panels that had warped in the heat of the fire.

The main hallway ceilings, the front door, kitchen windows, walls and ceiling and the box room were repainted using latex paint. Cracked glass was generally replaced with salvaged cylinder glass; some cracked panes were retained to tell the story of the fire.

Through their combined expertise, this team has brought back an early farmhouse that is a touchstone to the foundation of the capital region and of BC. 🏡



The next winner of an Award of Merit was Steven Chin for his work to rehabilitate the Dr. James Douglas Helmcken home at 1015 Moss Street.

The building was severely damaged by fire on June 23, 2008 when re-roofing was almost complete. Throughout the rehabilitation, the owner took great pains to retain the heritage character of the building while complying with modern building codes and standards that at times were contrary to

conservation. The result is a fully functioning rental building with historic landscaping intact that has retained its position as a landmark in the Rockland neighbourhood.

The house, built in 1912 during the height of Victoria's building boom, was designed by architects Percy Leonard James and Douglas James in the Tudor Revival Style with American shingle style elements. In 1937, the property was purchased by builder John Archibald Moxam and his wife Blanche. It was they who converted the building to apartments. After John's death in 1942, Blanche continued to live there until her death in 1965. Despite being divided into suites, the site had retained its extensive Edwardian landscaping and presented a welcome green space on a busy residential street.

To comply with modern codes, it was necessary to raise the entire building and pour a new concrete foundation, as the original rock foundations were no longer adequate to support a residence of this size. The work, that was carried out with great attention to detail, took almost 3 years.

Due to the fire damage on the roof, all old framing had to be removed and replaced with new material. Gradually the new roof took shape, rising from the burned timbers. Once the roof was complete, the walls had to be shingled. Throughout the process, care was taken to replicate the old building wherever possible.

Some neighbours wanted the owner to demolish the damaged structure and replace it a modern building, but he was determined that the building could be restored. The fact that the building is now full restored and returned to use as a rental property, speaks to his commitment to heritage preservation. 🏠

Communication Award

The winner of the Communication Award for 2012 was Nick Russell for the publication of *Glorious Victorians: 150 Years/150 Houses – Celebrating Residential Architecture in B. C.'s Capital*.

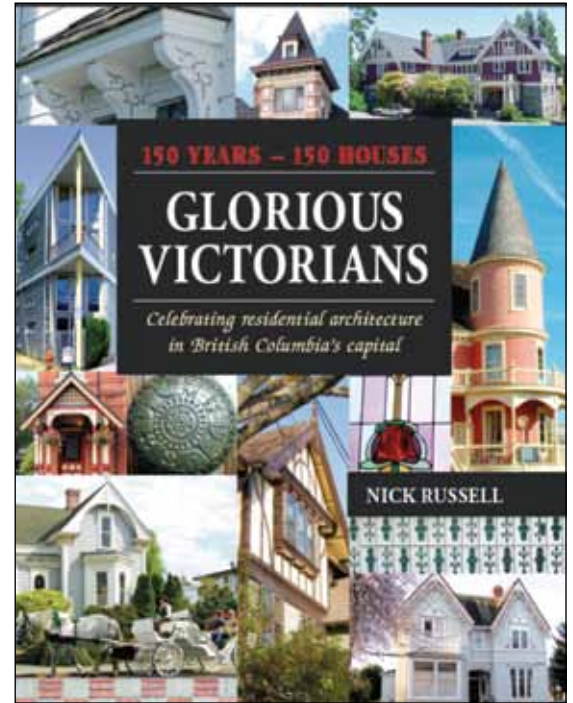
In the author's own words: "Glorious Victorians is designed to fill a gap in Victoria publishing. There has never been a substantial, full-colour illustrated book celebrating Victoria's residential architecture. There have been books about Victoria buildings, but they are either narrowly focused, lacking colour illustrations, designed for research, obsolete, unreliable (no names) or – all of the above."

The book is intended to be read by ordinary readers with a minimum of jargon and a simple vocabulary. There is an emphasis on the buildings rather than their numerous owners and occupiers, an expansion of heritage awareness to buildings not officially noted on a heritage register, and examples of modern architecture.

The author has included works by many of the talented architects and designers who often are overlooked in books that tend to focus on the major players. The book also is intended to raise awareness of what has been lost, and to draw attention to the need to plan for the heritage of the future.

Intended to showcase 150 buildings in celebration of the 150th anniversary of Victoria's incorporation as a City, the book actually features almost 200 buildings. It is full of lavish illustrations that make you want to go to see each and every house. The road to publication was a rocky one. Rebuffed by established publishers, Nick decided to self-publish, hired Spica Design, and had the book printed by Friesen's of Manitoba. That the book has been well received is an understatement - with glowing reviews in the *Times-Colonist*, and also in the *Globe and Mail*, spreading the news across Canada.

We are blessed in Victoria with an outstanding collection of heritage homes, and now we have a book that introduces us to almost 200 of them. We can imagine tourists walking around Victoria with a copy of this book in hand, much as visitors to San Francisco do with the Painted Ladies series. Perhaps *Glorious Victorians* should be required reading for all visitors!! 🏠



President's Award

The winner of the President's Award for 2012 was Ian Sutherland for his work on 1715 Government Street. Constructed in 1905, the Chinese Empire Reform Association building is a three storey Edwardian era building located on Government Street in Victoria's Chinatown, a National Historic District. It is significant through its association with the establishment of Victoria's first Chinese political party, the Chinese Empire Reform Association (CERA). Due to groups who opposed his quest, Kang fled to Canada, setting up headquarters in Victoria. The site was purchased by CERA supporters and the building constructed in 1905. The rear of the building housed the Quong Man Fun Opium Factory.



The building was purchased in 2000 by Ian Sutherland and underwent a major rehabilitation, façade restoration and seismic upgrading between 2006 and 2011. Part of the challenge of the project was working around an existing operating restaurant located on the main floor.

The building retained much of its original historic interior on the third floor, including tongue and groove wood paneling on the walls and ceiling. The seismic upgrading strategy devised by the owner was designed to retain as much of the original interior historic fabric as possible. Much of the work was done by the owner and one carpenter over a 2 year period.

The front façade was completely restored, as was the ground floor storefront using archival photos as a guide. A reproduction of the original parapet, fabricated from aluminum was installed, based on archival photos. The original metal lettering for the sign “Chinese Empire Reform Association” below the parapet was also restored.

A remarkable discovery was made during the restoration. Behind a boarded up window in the bathroom on the third floor was a stone tablet with Chinese inscriptions of the story of the Association including the names of the original donors, the amount of their donations, and their city of residence. 🏠

Michael Williams Award



The winner of the Michael Williams Award for downtown Victoria revitalization was LeFevre & Company Property Agents. The Oriental Hotel is an excellent example of a late nineteenth-century Victorian Italianate hotel, designed by noted Victoria architect John Teague. The value of this design lies in its classical detailing, ironwork ornamentation, and prominent open façade that set the Oriental Hotel apart from other historic hotels in the area. It was built in two distinct stages, 1883 and 1888, linked by a lightwell.

The seismic upgrade supervised and engineering by Reid Jones Christoffersen was complex, extensive and costly. Each original

building was reinforced from ground floor to roof with new internal horizontal diaphragms and a vertical strongback system throughout. The lightwell linking the two phases of the original construction was reincarnated into a new daylight entranceway to residential units.

The predominant street front bay windows were rebuilt to their original architectural integrity both interior and exterior. At the same time significant structural support was introduced to support the original cantilever of the windows. While the original exterior had been maintained with sound integrity the interior paneling could not be retained due to the need to bring the entire internal masonry structure to a sound and repointed standard. This required grinding out and repointing nearly every brick wall in the two buildings.

The rehabilitation of the Oriental Hotel has had a dramatic impact on the retail nature of lower Yates Street. The retailers have added a new dimension to the area, resulting in an improved retail experience for shoppers and pedestrians. 🏠

Is it better to be moved than to be demolished?

408 Dallas in James Bay was designed by respected architect Maxwell Muir for Colman MacPherson in 1907. It was moved on the evening of May 7-8, 2012.. 🏠



Going, going, gone. Left: house up on blocks ready to move; centre: during the night-time move; right: floating away from Swartz Bay.

South Vancouver Island Regional Heritage Fair Results

Canada's History Award	Ana Sutherland	Mount Douglas
	Brianna Perry	Mount Douglas
BC Stellar Awards	Matt Haussman	Mount Douglas
	Rachael Clarke	Mount Douglas
	Simone Tardif	North Saanich Middle School
	Rebecca Murray	North Saanich Middle School
	Jason Scully	SMU
	Mike Edwards	SMU
	Grant Nicholson	SMU
	Rachael Benjamin	SMU
	Kenny Shokoya	SMU
	Ninu Forrest	Mount Douglas
	Shelby Kutyn	Mount Douglas
BC Hydro Power Pioneers	Mackenzie Valentine	SMU
BC Magazine	Owen Sudul	SMU
PCC Award	Justin Tse	SMU
Lieutenant-Governor's	Rachael Clarke	Mount Douglas
United Empire Loyalists	Faith Lindley-Brown	North Saanich Middle School
Creative Design Award	Erika Lowlind	Mount Douglas
Young Citizens	Simone Tardif/Rebecca Murray	North Saanich Middle School
	Ninu Forrest/Shelby Kutyn	Mount Douglas
	Grant Nicholson	SMU
BC Provincial delegates	Rachael Clarke	Mount Douglas
	Ana Sutherland	Mount Douglas
	Brianna Perry	Mount Douglas
	Kenny Shokoya	SMU
	Matt Haussman	Mount Douglas
Honourable Mention	Emily Hooton	SMU
	Graeme Hyde-Lay	SMU



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 - Individual Life \$200.00
 - Corporate Life (20 yrs) \$400.00
- New Renewal

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Please send your cheque to:

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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 prorated quarterly. The Hallmark Heritage 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 Heritage Society Annual General Meeting
Monday, September 24, 2012 - 7:30 pm
Oak Bay United Church community centre
More details to come*