

# Preserve

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

**A Quarterly Newsletter**

**Volume 35, Number 1, Spring 2008**

**Nick's Notes**

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*By the time you read this newsletter, we will be the proud owners of a new computer and other equipment.*

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**Calendar**

*Keeping you aware of current events in the heritage world.*

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## It can't happen here - can it?

by Helen Edwards

Victoria's heritage advocates generally reacted with horror at the news that the owner of two of Victoria's most significant heritage buildings – the Janion Hotel and Morley's Soda Works – had applied for demolition permits.

Long derelict, the buildings are nonetheless very important in the heritage scheme of things. It was like everyone always assumed they would be there. I remember a conversation with the late Michael Williams years ago when he said that buildings that are left vacant and derelict should be taxed at a higher rate than functional buildings due to the increased threat of fire, vandalism, electrical failure, etc. Still, nothing happened. Finally City Council acted on March 13, 2008 to accept a staff report that recommended 60-


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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

All photos are by Helen Edwards except as noted. 

**Deadline for articles and advertising for the Summer 2008 newsletter is May 15, 2008.**

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## Notice of Meeting

The Annual General Meeting will be held on Monday, September 22, 1008 at the James Bay New Horizons Centre, 234 Menzies Street at 7:30 pm. The December General Meeting will take place on Monday, December 8, 2008 also at the James Bay New Horizons Centre. Speakers and further details to come. 

*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

## Is fighting for heritage all about “winning” or “losing”?

Often, when we close a file or look back on the past, we ask “Did we win that one?” or regretfully conclude “That one we !” For instance, we “lost” the house on Esquimalt Road.

But perhaps the reality is more complex: Hallmark's successes are often a lot less tangible than that. A particular house may be lost, but in the process, a council may have been sensitized to the importance of heritage, or a developer may have learned to recognize that heritage is important to the community. So other battles in the future may be easier --or the destructionists may just say, “Let's not bother: Remember the fuss over....”

When Mr. Sipos withdraws from the partnership developing Angela College, is that a positive sign? When Mike Miller explores ways to save a Maclure house, even if it doesn't work out, is that a positive sign?

Of course, I may be rationalizing: Just can't face the fact that developers are attacking with more ferocity than they've ever attacked before, and many buildings are slated for the landfill.

It's easy to get seriously depressed, if you're a heritage advocate in the CRD: Buildings are constantly at risk, and “demolition by neglect” is actively being pursued (currently on at least half-a-dozen buildings I can think of).

So perhaps we have to count our --occasional-- blessings: Several more Victoria house owners have recently had their homes designated: YES! Each is a victory! Victoria's Heritage Advisory Committee has worked usefully with owners (such as one who wanted to remove her house from the heritage register). And restoration of heritage buildings --such as the Oriental Hotel and the Bay/Hudson --goes on.

And the Hallmark Society continues to attract great nominations for the annual Heritage Awards: Obviously something's going right!

But are we finding a silver lining in the clouds...or looking at the world with rose-tinted spectacles?

## How we spent our holidays...

I really enjoy the job of chairing Hallmark, but it sometimes brings its frustrations!

The rewards include the occasional actual success, or at least a pat on the back for trying. But what the average citizen may not realize is the work seething in the background.

Too often, a citizen (often not a Hallmark member) calls up urgently, and the conversation starts something like this:

*“Hi: They're cutting down a really pretty tree right outside my office: Can you stop them?”*

*“Er...No! I'll call the Heritage Tree Enforcement Officer, but it's a bit late....”*

There is, in other words, a sense in some quarters that the Hallmark Board is sitting around like a bunch of clockwork mice, just waiting for somebody to wind them up!

So, in case you wonder what we do, and in the spirit of Miss Pennyfarthing's Back-to-School assignment, here's What We Did On Our Christmas Vacation:

1. Fought to stop modernization of Rogers' Chocolates, by:

- Doing research through books, Hallmark files & on-line;
- Message to Agora, national heritage discussion list;
- News release to TV stations, urging them to get pre-demo viz;
- Solicited interview with Globe and Mail;
- Interview with CBC-radio;
- Interview with CBC-TV;
- Interview with A-Channel;
- Phone-call to T-C newsroom: desk editor totally unaware of story & uninterested;
- Various e-mails, phone-calls to Rogers Chocolates President, V-P & Manager;
- Two onsite visits (Tour refused.);
- Report to Hallmark Board;
- Report to Hallmark membership e-mail list;
- Research legislation re. closed Council meetings.

2. Fought to assist home-owner seeking to designate property:

- Conversation with owner.
- e-mail & conversation with Steve Barber.

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**1016 Richardson Street. Nobody knew it was a Maclure. It is now too far gone to save - and the development bonus cannot be transferred to another site. Another one bits the dust!**

3. Fought to preserve Sam Maclure house at 1016 Richardson:

- Solicited Jim Connolly of Nickel Bros; several follow-up conversations;
- Telephone-tag with developer Mike Miller;
- Tour of property with Mike Miller & partners, urging restoration;
- Letter to City urging saving building.

4. Prepared BC150 Project:

- Communicate with National Archives re. copyright of 1907 film;
- e-mails to Uvic History Dept. re. collaboration on movie project;
- Memo to Board re. progress.

5. Continued fight to protect Mt. St. Angela's:

- Memo to Council re. altering plans to retaining Maclure house in situ.
- Prepared for & attended Fairfield C.A. public hearing.
- Prepared for City Council meeting on same.

... And somewhere in there, we got a nice holiday! 🏠

## Heritage Updates:

**Note: We are trying to keep up to date with current issues on our website. Please let us know if there are issues we should investigate.**

### Mount St. Angela

**W**e first broke this story in the Winter 2006 newsletter and covered the story in more detail in the Spring 2007 issue.

On February 7, 2008 at Committee of the Whole, the motion to proceed with the development was passed with a proviso that minor cosmetic changes be made to the facade of the twin towers to produce a more street-friendly look. There was one minor change made to the Burdett Street facade with the parking removed from the front of the moved Temple house. According to the City solicitor, minor changes can be controlled by the Planning Department during the course of the process. It would appear that final approval will be granted by Council at the next meeting.

Final approval for the development was passed at the subsequent, Council Meeting. We spent hours and hours of time on this issue and somehow feel betrayed by the system. A year ago, we promised to fight for the integrity of the site ... and we did.

### Roger's Chocolates

We broke this issue with a letter sent to our members on December 31, 2007. Over the next few days, various media outlets picked up the story. According to media reports, the owner had "no idea that this was a heritage issue." I wonder what he thought the plaque in front of his building signified?

Renovations have been put "on hold" and the store has reopened for the Valentine and Easter markets. This does not mean that the renovations will not take place but we have been assured that the owner is now aware of the heritage value and will proceed with caution. The firm has also acquired a larger premises in the Belmont Building recently vacated by Sidney Reynolds China so it is hoped that they will keep the historic interior as it was. This issue did illustrate the power of the people as we were able to influence the decision-making process.

### Lampson Street School

Finally something positive to report. Since the school was closed last year, its future was in doubt. However, the facility will be used by the Department of National Defence for language training. A good use for a good building -- and the door is still open to a re-use by students in the future. 🏠

# Young Storytellers...History in the Making

by Kirk Longpré


It is said that story is the major part of history. Well, history will be in the making this July as Victoria hosts the 2008 National Historica Fair for the first time. The Fair, held July 7 – 14, 2008, will bring together 165 students (grades 4 through 9) from across Canada for a week-long history camp during which they will explore the spectacular natural resources, rich Aboriginal culture and abundant heritage of the oldest city in Western Canada and join in local historical celebrations. Historica Fairs are an initiative of the Historica Foundation, which offers programs and resources to connect Canadians to their rich histories. Over the course of the week, the young students will visit local historic and cultural sites as well as take in several events related to BC-150, the 150th Anniversary of the founding of the Colony of BC; the Cariboo Gold Rush; and anniversary celebrations of many Victoria institutions. The National Fair is a unique opportunity for students to learn about a specific region of Canada and to interact and establish friendships with young people from a diversity of backgrounds.

National Fair delegates will be selected from among the 275,000 students from more than 1,000 communities who will participate in School and Regional Historica Fairs this spring. The Historica Fairs Program encourages students to explore Canadian heritage in a dynamic, hands-on learning environment where students use the medium of their choice to tell stories about Canadian heroes, legends, milestones, and achievements and present the results of their research at a public exhibition. Many of the stories and presentations created by these students involved in the Historica National Fair 2008

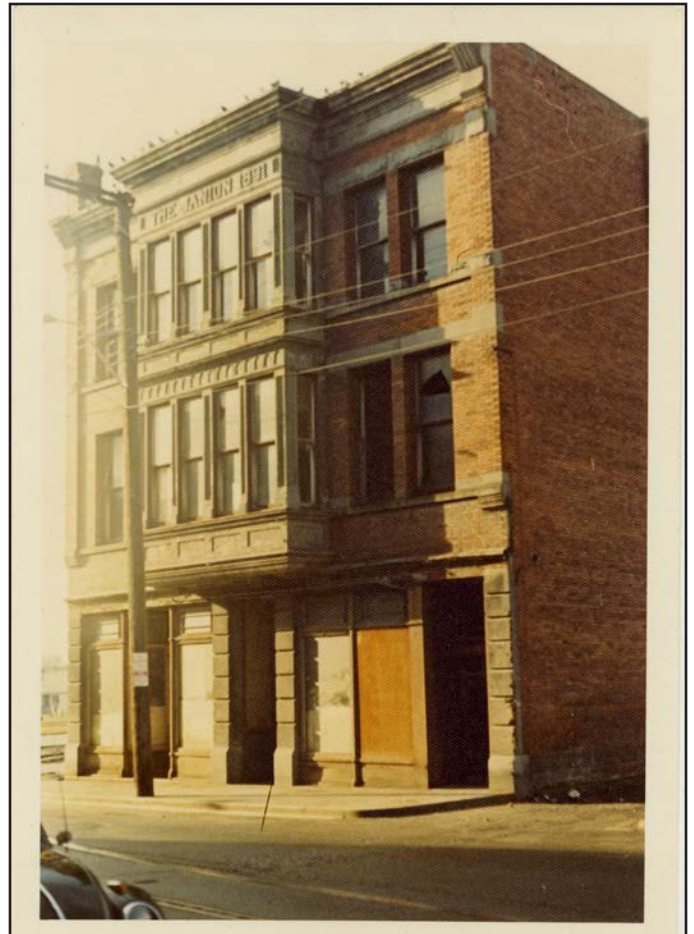
will relate to British Columbia and Vancouver Island history which will create a perfect fit with both BC-150 and the celebrations of local organizations.

Members of the 2008 National Historica Fair in Victoria planning committee include representatives from provincial and local levels of government as well as a wide range of historic and cultural organizations such as: Provincial Capital Commission, BC-150 Secretariat and Heritage Branch from the Ministry of Tourism, Sport and Arts; Royal BC Museum; Heritage BC; Emily Carr House; Aboriginal Education Enhancements Branch of the Ministry of Education; Public Education and Outreach Office of the Legislative Assembly of British Columbia; University of Victoria; School District #61; local teachers and, of course, the Hallmark Society

Join us for the 2008 National Historica Fair public exhibition on Saturday July 12, 2008 at the Cedar Hill Recreation Centre, 3220 Cedar Hill Road. During this one-day public exhibition, these young storytellers will proudly share their outstanding history projects with the general public and with each other. The event is open to the public between 10 am and 4 pm admission is free. Arrive expecting the unexpected.

To learn more about the National Historica Fair, please visit [www.histori.ca/fairs/](http://www.histori.ca/fairs/). For more information on other BC150 sponsored programs and events, please visit [www.BC150.ca](http://www.BC150.ca) . 





day temporary protection. According to Heritage Planner Steve Barber, “These two buildings are of vital importance to the integrity of Victoria’s Old Town and are of strong heritage significance.” The properties were added to the City’s heritage register in 1980, reflecting their importance in the Old Town area, but no one had taken the ultimate step of designating the properties as heritage, with or without the owner’s consent.

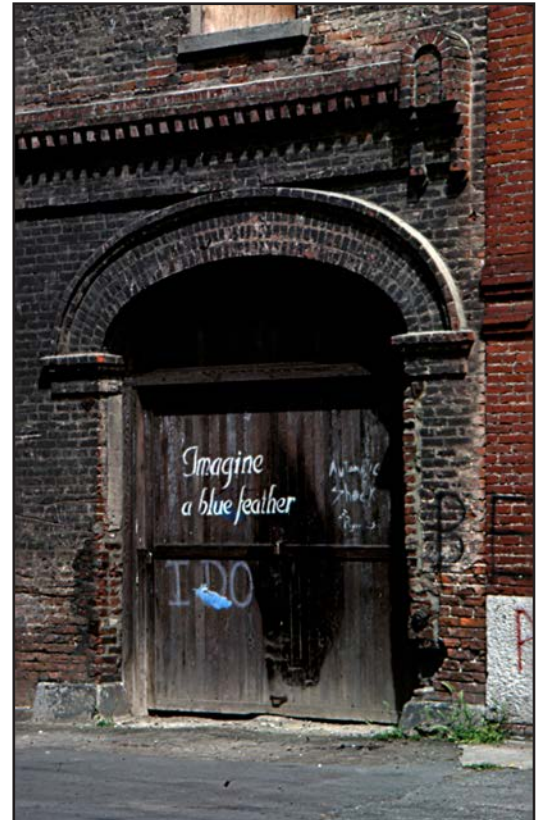
According to media report, the owners don’t want to demolish the buildings, but would like to develop them to “complement the neighbourhood and revitalize it.” Their lawyer cites the immense cost of rehabilitation of the buildings, adding that his clients would seek compensation for necessary building upgrades. This begs the question: who let them deteriorate? Isn’t one of the responsibilities of building ownership ongoing maintenance? All too often we see “demolition by neglect.” Where owners claim there is no way they can do anything with the building, as it is too far-gone.

The argument that rehabilitating buildings in Old Town is not economically viable must come as news to developers like Tom Moore and Chris LeFevre, responsible for successful residential conversions. Our Hallmark Award program has recognized any number of successful Old Town rehabilitations – and these could be

added to the list. Restoration of the Janion Hotel in its landmark position would once again bring prominence to that corner by the Johnson Street Bridge. The area is on the upswing economically and a good rehabilitation would do wonders to re-energize the streetscape.

Once described as the “prettiest in the City,” the Janion sits derelict and forlorn. Built in 1891, the Italianate three-storey brick structure featured extensive use of cast iron and a cantilevered central bay on the upper storeys, designed to give each room an unobstructed view of the street. The hotel was named after Richard Janion, a prominent local merchant who operated a wharf and warehouse adjacent to the site. The architect is unknown, but the contractor was John Turner. Constructed adjacent to the E & N railway terminus, the hotel was assured a steady clientele where guests marveled at the electricity and heating in each room. Ironically, fire escapes were considered a rather unnecessary expense in a “fire proof” brick building. The hotel lasted only two years before the premises were used as offices and later warehouses. It has been empty for years.

Prominently situated in historic Waddington Alley, the former Morley’s Soda Works is also derelict. Built in 1884 as a site for Christopher Morley to make soda water, lemonade, medical lake water and other liquid



confections. The building features ornate brickwork on the front and a large carriageway door that once allowed for the loading of bottles on delivery wagons. This is perhaps in the most tenuous position as the roof was severely damaged during last winter's storms.

Both buildings, along with the Northern Junk complex (also a landmark) eventually passed into the hands of Allan Kramer, a scrap metal dealer known for his honesty and goodwill. Despite many overtures to his widow by heritage advocates over the years, the owners refused to sell. Now they want to demolish – or do they? We will be watching this issue with great interest. 🏠

**Photos: p. 6, top left: Janion (1968) File photo, top right: Janion (1980) Don Wells photo. p. 7, left from top: Janion (1977) File photo, Janion (2008) Helen Edwards photo; right from top: Morley's (1977) Al Fry photo, Morley's (1984) Jessie Woollett photo.**

## Heritage Week - Odd Fellows Tour

This year for Heritage Week, we had a tour of the Odd Fellows Hall on Douglas Street. Led by Bill Murphy, the tour focused on the organization's efforts to restore the interior. Of particular note was the billiard room, now viewed as a *tour de force* of the restorer's art.

Rather than one guest speaker, we featured three who had made presentations to the Heritage Canada conference in Edmonton last fall. First was Councillor Pamela Madoff who entertained and educated us on "The Day the Cranes Came." She began her presentation with the quote "Some cities have heritage buildings. We have a heritage city."

She was able to show practical examples of development, both good and bad and posed thought-provoking questions like "Are we building the heritage of the future? Does scale matter in a heritage city? Are we creating stunning architectural contrasts that respect the past and celebrate the future?"

Administrative Director Helen Edwards presented her report on the destruction of Victoria's neighbourhoods. Her very personal account of the destruction and subsequent rebuilding of 710 Linden Avenue illustrated the fallacies of the current building code and regulations. In order to receive full tax credits, developers feel they must remove all exterior and interior claddings, then rebuild with new windows and finishings. This is then presented to the public as a "heritage conversion."

Our final speaker was TLC Deputy Executive Director Ian Fawcett who was a stand-in for Bill Turner. His presentation focussed on building a volunteer work force, one at a time and showcased the work of the volunteers at Ross Bay Villa - many of whom are Hallmark members.

Many thanks to Bill Murphy for his hospitality and the tour. A great time was had by all. 🏠

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## SVIRH Fair 2008

The South Vancouver Island Regional Heritage Fair will be held on Friday, May 2, 2008 at the Royal BC Museum, Clifford Carl Hall. Students in grades 4-9 will present the results of their research into historical subjects. It is often interesting to see what a youngster considers "heritage."

Have you ever wanted to help at this event? We need people to interview the children and make decisions on awards. Some of the work is truly amazing. Come support the preservationists of tomorrow – open to the public from 10am – 2 pm.

The student chosen this year to represent our fair at the National Historica Fair will incidentally serve as the host as the Fair this year is in Victoria (see page 5 for details). 🏠





## New Exhibit opens at the Royal BC Museum

What better use of time than to visit the Free Spirit Exhibition at the Royal BC Museum? Billed as “Stories of You, Me and BC,” the event celebrates the 150th Anniversary of the establishment of British Columbia as a Crown Colony. Free Spirit is a fascinating look into BC’s past, told through stories of individuals and communities: stories of struggle and innovation, determination and survival, fortune and failure, odd ventures and even odder people.

It’s a journey through time and space and tells the stories of both ordinary British Columbians and celebrities. On entering the exhibit hall, you view life-sized cut-out of British Columbians, past and present. There are musicians, sports celebrities, politicians, media personalities, immigrants, First Nations, and some of the quirkiest citizens of all. Interactive touchpads identify all the “guests” and give short biographical information on them as well. There is also an opportunity for visitors to suggestions additions to the names invited to the party.

There is a story-telling stage where costumed actors re-tell stories from our past. Relive your dating years at the drive-in theatre where you can view old films. Check out the “modern kitchen” - unlike any kitchen I have ever seen. Did we really wear frilly aprons over our dresses to cook and clean??? You can also view artifacts some of which have never been on display before.

There is also an opportunity for individual citizens to tell their own stories. All material submitted will become part of the permanent exhibit so here is your chance to become part of history. I would encourage everyone to enter their memories.

This is an exhibit that can be revisited time and time again with new knowledge gained each time. What a better way to celebrate our birthday? The exhibit runs until January 11, 2009. 🏠

## Can You Identify?

Who among our members has the sharpest eyes? Here is another photo that we found during our clean-up of old material. The location would appear to be in James Bay, given the high rises in the background, but there is no identification (location, date, photographer, etc.) on the photo.

As an incentive to enter our contest, we will make a draw for a one-year extension to the membership from those who have made a correct identification.

There are still about a dozen unidentified photos in our collection, so watch for further contests in future issues of the newsletter. 🏠



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## December GM report

The 2007 December meeting was held on December 10th at the James Bay New Horizons Centre with 55 members in attendance. President Nick Russell presented an overview of heritage issues and the “Gone” project.

Guest speaker Hallmark Society Treasurer Ken Johnson presented a highly entertaining lecture on the “problem with Rattenbury” - the seamier side of the construction of the Parliament Buildings. It turns out that Mr. Rattenbury was not a very nice person to deal with; many contractors found themselves on the short end of funds. We also learned about building with stone -- and local sources for the stone.

Thanks to all who brought seasonal goodies to share! It was much appreciated. 🏠

## Calendar

- April 9, 2008** UVic Masters series. Nick Russell speaking on the ethics of heritage: "Paving Paradise for a Parking-Lot: Why Victoria's Past is Crucial to its Future."
- May 2, 2008** South Vancouver Island Regional Heritage Fair, Clifford Carl Hall, Royal BC Museum, 10:00 am - 2:00 pm
- May 6, 2008** Hallmark Society Awards Night, St. Ann's Academy Auditorium, 7:30 pm
- May 8-11, 2008** BC Historical Federation conference, New Westminster, BC. See <http://bchistory.ca/> for details.
- June 5-7, 2008** Heritage BC Annual Conference, Langley, BC Theme: Heritage Tourism. See <http://heritagebc.ca> for details and registration form
- September 22, 2008** Hallmark Society Annual General Meeting. Guest speaker to be determined.
- September 25-28, 2008** Heritage Canada conference, Quebec City. Theme: Work That Endures. See <http://heritagecanada.org> for details and registration forms
- December 8, 2008** Hallmark Society General Meeting. Speaker to be determined.
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## Office Update

**B**y the time you read this newsletter, we will be the proud owners of a new computer. We have been using Edwards family castoffs for some time now and found we could no longer produce quality material using outdated equipment. So ... for the first time in over twenty years, we own something brand new.

Our summer students will now be able to work with more accuracy and greater speed and we now have the hard drive capacity to hold the numerous databases that have been developed over the past ten years. In addition, the new system automatically backups our work every hour; no chance of losing valuable material because of a power outage or similar occurrence.

Nor have we sat around waiting for things to happen. Since our last newsletter, we have applied for funding for students through Canada Summer Jobs and Young Canada Works, made application to the Hudson Bay Foundation for a grant for our video project, made application to BC150 for a grant for the video project, and are currently working on our annual Direct Access application.

We continue to answer enquiries from the general public and the media; curiosity about heritage seems to be on the rise. 🏠

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## Awards Night 2007 – May 6, 2008

The annual Awards Night will be held this year at St. Ann's Academy Auditorium, 835 Humboldt Street, commencing at **7:30 pm**. As in previous years, the evening will begin with local municipalities presenting plaques to property owners who have received heritage designation or heritage registry status during the preceding year.

The Awards Jury will be selecting winners from the numerous nominations received. Who will win this year? Will there be a Louis Award? Will there be a winner of the Michael Williams Award? If you do not attend, you will get the news second hand. We are now soliciting sponsors for this important event. If you know of a potential donor, please let us know. Sponsors are mentioned in the awards program distributed at the ceremony and in a special edition of the newsletter, and receive a tax receipt.

Please note: To assist with catering and seat assignment, admittance to this event will be by reservation only. One of the benefits of membership is a seat for the ceremony. Seats will be available according to your membership category: student and individual members - 1 ticket; family membership - 2 tickets; group or corporate membership - 3 tickets. Additional tickets will be available from the office at a cost of \$10.00 each. Reservations will be accepted, and tickets sold, at the office between April 21st and April 30th. Complete the form below and return it to the office, phone 382-4755, fax your request to 382-4755, or send e-mail to office@hallmarksociety.ca. Late reservations may be accepted, depending on availability of seating. Tickets can be picked up at the office or held for you at the door.

**PLEASE DO NOT ASSUME WE KNOW YOU ARE COMING.  
EVERYONE WHO WISHES TO ATTEND THE CEREMONY  
MUST MAKE A RESERVATION.**

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Name \_\_\_\_\_

Telephone Number \_\_\_\_\_

I wish to reserve \_\_\_\_\_ tickets for the Hallmark Society Awards Night.

Payment enclosed (if applicable) \_\_\_\_\_



# 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 \_\_\_\_\_

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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


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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 Awards Night  
 Tuesday, May 6, 2008 - 7:30 pm  
 St. Ann's Academy Auditorium  
 835 Humboldt Street  
 Reception to follow in chapel  
 RSVP required*