



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.



Membership Application

- Individual \$20.00
- Family \$30.00
- Group/corporate \$40.00
- Individual Life \$200.00
- Corporate Life (20 yrs) \$400.00

I would like to be contacted by a Hallmark Society volunteer coordinator to discuss how I can assist Hallmark Society Programs:

I would like to make a tax-deductible donation to the Hallmark Society of \$_____

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Victoria, BC V8V 4G9

- New
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Name _____

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Dedicated to Preserving Historic and Architectural Landmarks



Don't forget - General Meeting
December 2, 2002 - 7:30 pm - 234 Menzies Street
Guest Speaker - Donald Luxton
"True Colours"

Your voice in heritage preservation in the Capital Region since 1973



Office Manager: Helen Edwards
 Hours: Wed. 8:30 am - 12:30 pm & Thurs. Noon - 3:00 pm
 or by appointment
 e-mail: office@hallmarksociety.ca
 URL: http://www.hallmarksociety.ca

Mandate

The Hallmark Society was formed in 1973. Our mandate is to 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 registered non-profit society, financed principally by membership dues and members' contributions.

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Cover Photo

Point Colville - 8080 McPhail Road, Central Saanich. This building is threatened with demolition or destruction by fire. See page 8 for story. Photograph courtesy Nickel Bros. House Moving.

**Deadline for Spring 2003 newsletter:
 February 15, 2003.**

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It's Not Too Late

Hallmark Society members are reminded that it is not too late to send in your donations for 2002. The deadline is December 31. As we do not receive core funding from any level of government, we rely on the generosity of our members to keep us on a firm financial footing. As we now have to pay rent for an office space, your support becomes even more important to us. All donations over \$5.00 will receive a tax-deductible receipt by return mail.

Thank-you for your past and future support.

AWARD NOMINATION

Category of nomination (tick one)

- Award of Merit
- Communication Award
- Mark Madoff Medal
- Michael Williams Award
- President's Award

Nominee _____

Mailing
Address _____

Phone _____

Email _____

Project
Address _____

Project details (attach up to one full page)

Nominator _____

Address _____

Phone _____

Email _____

Attach supporting documents including photographs or slides, press clippings, letters of support, to substantiate the nomination. Deadline is January 31, 2003. Late nominations may not be accepted.

Mail to: Hallmark Society Awards Jury c/o 810 Linden Avenue, Victoria, BC V8V 4G9.

President's Message

by John Edwards

Many of us those who witnessed the 1950s and the 1960s thought that the random demolition of our built heritage was behind us. It seems those days have come around again. For the past month the Point Colville house at 8080 McPhail Road in Central Saanich has been on the agenda of every Council meeting.

This is the house that was built in 1912 and for many years was owned by Viscount Colville of Culross (until 1940), and more latterly by Donald Cormie, who owned Principal Trust before it went under.

The first story I got was that the owner wanted to donate the house being 7,400 sq. ft. to the local fire department for a massive heritage bonfire, at the same time asking the Municipality for a tax receipt for \$250,000. What a sad end to such a magnificent heritage building, the feature article of this newsletter (see page 8). It seems money is of no object to the current owner as he paid \$.4.4 million for this waterfront property in a tax sale.

So now this building becomes a liability to his principal asset, a large tract of waterfront on the Saanich Peninsula, and he will go to any means to separate building from the land. At the last Council meeting it was established without a doubt that the heritage bonfire and tax receipt were no longer a possibility, and out of the question.

Central Saanich also quoted from the Memorandum from their Heritage Commission, which said that there appears to be no architectural style of importance and it is possible the house could be a catalogue building. This

report states the building is not structurally sound, but is capable of being preserved. This all sounds so familiar to what we heard a few years ago about the Redpath House in Oak Bay which now sits prominently overlooking the shores of Saturna Island. There are many others such as "Flanders" building from Work Point Barracks to Hornby Island and just this last month the Carberry Gardens house to Gabriola Island.

The old days are back again as we are faced with the economics of the land being extremely valuable, while the built heritage on the land has become a hindrance or a liability to what the new owner wishes to build - something entirely different on the property.

So while we dwell on this, the greater crisis is the "devolving" of B.C.'s heritage properties. The Campbell government wants to turn 15 heritage properties over to private operators, non profit societies or local governments with no financial commitment. As it now stands every site is run by a permit holder who carries the burden of operations, maintenance and conservation without any provincial help. The scary part of this process is that heritage sites are being put in the hands of untried operators, whose main objective is going to be the profit motive and won't give a dam about the history or heritage. Such sites as Barkerville were established in 1958 and entrusted to the government for the people of B.C. and now the government is walking away from its responsibility. Are they to become Disneylands of the north to attract more creativity accountability?

continued on page 4

continued from page 3

The other question what is to become of the private investment of individuals such as Thomas Schoen who spent \$250,000. restoring the St. George Hotel in Barkerville. Will these management changes wipe out his investment, as nobody would want to take the risk? These are irreplaceable jewels to be maintained in perpetuity for future generations of British Columbians, to enjoy long after the Campbell government has come and gone.



Long-awaited Book has Spring Release

Building the West: The Early Architects of British Columbia

Compiled and edited by Donald Luxton

B*uilding the West* tells the stories, discovers the hopes and aspirations, and celebrates the successes and accomplishments of the early architects in British Columbia, as it illustrates their lives and careers. Starting before the first flood of immigration during the 1858 Gold Rush, it follows the lives of almost 400 individuals first drawn here by the opportunities of frontier settlement, and the establishment and maturation of their profession over time. It is intended for a general readership, and is of wide interest as a definitive biographical and reference source. *Building the West* constitutes a legacy of over a century of built landscape in British Columbia.

The stories of these early architects illustrate how the province developed, during times of both prosperity and adversity, and encompass the broad sweep of British Columbia's history. The individual accomplishments of these architects were remarkable, given the difficult conditions they often faced. They were pioneers as well as professionals. This book will be a handsome, lasting tribute, of interest not only in British Columbia, but in architectural circles world-wide.

Most of these architects had their roots in another country, and this project has required over ten years of intensive research to unravel their many mysteries. Including the work of 57 contributors, researchers and advisors, project leaders Donald Luxton and Stuart Stark were also able to solicit substantial original contributions from international researchers in Scotland, England, New Zealand, the United States, and from across Canada.

Printed in two colours throughout, and richly illustrated with over 600 images of representative examples of these architects' most important works, as well as portraits and family images that the authors have identified, (well over half from private sources and publicly available nowhere else in the world), along with reproductions of several beautiful, historically vital, full-colour original architectural renderings, *Building the West* is a treasure trove of western Canadian heritage.

Sometimes You Win, Sometimes You Don't Condo Owners in Heritage Site Spared Sharing Cost of Leaks

from the *Vancouver Sun*, October 16, 2002

Adozen condominium owners who are part of an 88-unit east Vancouver development have won a court decision that they do not have to pay a share of a \$1.7-million leaky condo repair because their revamped heritage building does not leak.

"We're thrilled," said one of the heritage condo owners, Jocelyn Coupal, who works as an administrative Crown counsel.

The Terra Vita complex on Cassiar has 76 units contained within seven three-storey townhouse style buildings that required repairs. The other 12 strata lots are contained in a heritage building -- the old Provincial Industrial School for Girls.

George Gregory, the lawyer for the heritage building occupants, argued they should not be liable to share the common expenses for repair of the new buildings because the heritage units are built so solidly they do not leak, as do the modern townhouse units.

Timothy Peters, the lawyer who represented the strata corp, argued that the owners of units in the

heritage building "want to have their cake and eat it too. They have quietly accepted the benefits of the strata corporation's practice of allocating expenses on a straight unit entitlement without a peep . . . [then] cry foul when they are called upon to contribute to the costs of fixing the non-heritage buildings."

But B.C. Supreme Court Justice Jon Sigurdson concluded he was "satisfied on the evidence that [the buildings] are substantially different in structure and character, and that they are different types In these particular circumstances, I think it has been demonstrated that the repair costs are attributable to one type of strata lot, the townhouses."

The judge also set aside fines levied against the petitioners when they failed to pay their assessment to repair the leaky condos. The petitioners were also awarded their court costs.

The decision means the remaining 76 condominium owners will have to pick up a greater share of the bill -- about \$2,000 more per unit -- to fix the complex.

Awards Night is May 6, 2003

The annual Hallmark Society Awards Night will be held on Tuesday, May 6, 2003 at St. Ann's Academy Auditorium and Parlours. This will be the second year with our revised criteria. If you would like a copy of the awards brochure, please let us know. Contact information is on page 2 of this newsletter. **See page 14** for a nomination form. Remember, no matter how good the project, it cannot win an award if it is not nominated. Keep your eyes open in your neighbourhoods for deserving projects.

Hallmark Society Newsletter Winter 2002

Hallmark Society Newsletter Winter 2002

We Have a New Home

In our last newsletter, we appealed to our membership to help us find a new office space as our time at Blanshard Elementary was coming to a close. The response was gratifying; many thanks to all who phoned with ideas and possible rentals. We investigated several alternatives and have reached a decision.

We are please to report that we have a wonderful new office space - at #10 Centennial Square - for at least the next year. This will give us a storefront office and should increase our public awareness. We are close to the City of Victoria Archives; this should make our research much easier.

Our sincere thanks to Councillor Pamela Madoff who worked behind the scenes on our behalf. She acted as our advocate and made our negotiations much easier. We have a very good relationship with Victoria's heritage program and will continue to share our archival information.

We move in early in December. Our phone and fax number remain as does our e-mail address. Our new mailing address is c/o 810 Linden Avenue, Victoria, BC V8V 4G9.

Watch for an open house early in the New Year once we get organized.

Calendar

- | | |
|--------------------------|---|
| December 2, 2002 | Hallmark Society General Meeting. James Bay New Horizons Centre, 234 Menzies Street, 7:30 pm. Guest speaker, Donald Luxton who will present an illustrated slide lecture on the <i>True Colours</i> program.. |
| January 31, 2003 | Deadline for nominations for Awards Night. |
| February, 2003 | Members' Night meeting. Guest speaker Nicholas Russell on <i>Ghosts, Gargoyles and Gremlins</i> . Date and location to be determined. |
| February 15, 2003 | Deadline for Spring 2003 newsletter |
| May 6, 2003 | Hallmark Society Awards Night, St. Ann's Academy Auditorium and Parlours, 8:00 pm. |

Ghostly Move

by Helen Edwards



It was a dark and stormy night. Well, actually it wasn't that stormy, but it sure was dark. What was the event? It was another nighttime house move by Nickel Bros. House Moving on October 8th.

This time it was the two-storey Italianate structure located at the corner of Carberry Gardens and Fort Street. In a classic win-win situation, the owner was sympathetic to the value of the heritage house although it did not fit into his plans. He agreed to sell and have it moved. The new owners are excited about their "new" home and plan to restore it to its former glory. Those who passed the house over the past months would have noticed a difference - all the stucco was removed, revealing the original wood siding beneath. Missing trim elements will be duplicated using the shadows left on the surface. There are several early examples of wallpapers in some of the rooms and many of the later unsympathetic renovations can be reversed.

It was eerie to watch the house inch its way down Yates Street through the fog. The roof followed on its own flatbed truck. This is a complicated procedure. All the overhead wires

had to be disconnected then protected from the tires of the trucks. BC Hydro and Telus crews disconnected, then reconnected their wires. The care with which the moving crew worked was amazing. Nothing moved until they were sure it was safe. The police provided an escort and blocked streets. Neighbours along the route came to wonder at the event. For a few souls who had obviously just left their local watering hole, the sight of a house moving down the road was too hard to believe.

The house was moved to the waterfront where it was loaded on a barge and transported to its new home on Gabriola Island. The new owners are searching for any information on their home. If you know anything about the building, please send it to the office and we will forward it to them.



The late-night move from Carberry Gardens and Fort Street. In upper left photo, note the worker in a bucket ready to reconnect wires after the house has passed. In lower right image, view the architectural detail revealed after the removal of stucco.

AGM Report

The Annual General Meeting of the Hallmark Society was held on Monday, September 30, 2002 at the James Bay New Horizons Centre, 234 Menzies Street. President John Edwards was in the Chair.

The President outlined the activities of the past year and reported on the current concerns. Office Manager Helen Edwards presented the financial statements for the past year and answered questions from the attendees. For anyone who wishes to view the financial statements, there are copies in the office. Please call ahead for an appointment.

Judith Andersen reported on heritage festival plans for the future. We have neither the manpower nor the time to do one each year so will try for every two years. There is a possibility of using the Bay Street Armories. Funding will be sought in the new year.

Election of Officers

Hallmark Society	
Vice-President	Nicholas Russell
Treasurer	vacant
Directors (2-yr terms)	Judith Andersen Russell Fuller 2 vacancies
Directors (1-yr. term)	vacant

Heritage Building Foundation

There were three candidates for the two trustee positions available: Al Fry, Helen Edwards and Gerry Howell Jones. Following a secret ballot election, incumbents Al Fry and Helen Edwards were declared the successful candidates.

The following heritage issues were raised and discussed:

1. The provincial government withdrawing funding from the heritage sites. Discussion ensued in which it was reported that the province will retain ownership of the properties but is searching for private sector entrepreneurs to run them.
2. 512 Pembroke Street. This is still ongoing. BC Hydro refuses to repair roof so further water damage will not occur.
3. Mount St. Mary's hospital should be watched as the wall is of historic importance.
4. Jim Connelly of Nickel Bros. updated members on two projects (see articles elsewhere in this newsletter): Carberry Gardens and Fort Street and 8080 McPhail Road.

During the break members were able to watch a video shot in Victoria and Vancouver in 1907 provided by new member Ken Johnson.

Robert Amos, local artist and writer presented an illustrated lecture on "Art and Heritage." He explained the inspiration for his work and his shift to documenting the sites before they are changed. A lively question and answer session followed.

Hallmark Welcomes New Director

Subsequent to the Annual General Meeting, Patricia Murray volunteered to fill the vacancy for a Director for a one-year term. Her election will be confirmed at the December General Meeting. If you are interested in a position on the Board, please let us know.

Meet the Speaker

Donald Luxton is no stranger to the Hallmark Society. He is a long-time member although he no longer lives in our fair city. He has made presentations to meetings on several subjects including the Art Deco of Miami. He has practised in the field of heritage conservation since 1983, and has demonstrated experience in all aspects of heritage planning and heritage restoration. His reputation as a heritage consultant, educator and preservation advocate has been firmly established on projects throughout British Columbia, the Yukon and Alberta. Mr. Luxton's past projects include numerous municipal planning projects, heritage inventories and evaluations, and the restoration of residential, commercial, and institutional buildings.

He has been active in the field of public education through the teaching of heritage conservation courses, for both general interest and university credit. His interest in the preservation of architecture has led to his involvement with a number of heritage societies, including his role as a founding Director of the Victoria Heritage Foundation, 1983-85; founding and current Director of Heritage Vancouver; founding and current President of the Canadian Art Deco Society; and as a current Director of the Vancouver Heritage Conservation Foundation. He is the co-author of *Lions Gate*, an award-winning book on the history and construction of the Lions Gate Bridge, "Lions Gate" (TalonBooks, 1999). Publication is pending on his next book, "Building the West: The Early Architects of British Columbia" (TalonBooks, 2003).

Awards:

- Lieutenant-Governor's Medal for Historical Writing, 2000 (Lions Gate)
- British Columbia Historical Federation, First Prize, Competition for Writers of B.C. History (Lions Gate)
- B.C. Book Prizes 2000, Nominee, Bill Duthie B.C. Booksellers Choice Award (Lions Gate)
- City of Vancouver Heritage Award of Honour, 2000 (Lions Gate)
- West Vancouver Heritage Achievement Award of Excellence, 2000 (Lions Gate)
- Vancouver Historical Society Award, 2000 (Lions Gate)
- Heritage Society of British Columbia Outstanding Achievement Award, 2000 (Lions Gate)
- City of North Vancouver Heritage Award, 2000 (Restoration of Streamline Place)
- Heritage Society of B.C., 1999 (Modern Architecture of North Vancouver)
- Heritage Society of B.C., 1998 (P.G.E. Station Restoration, North Vancouver)
- District of North Vancouver, 1997 (Heritage Advocacy)

[Editor's note: See page 12 for information on the upcoming book]

continued from page 9

Moving have been trying to negotiate a price to purchase and move the house but the owner refuses to cooperate. Council has twice placed a 30-day demolition freeze on the property but time is running out. The owner refuses to acknowledge the heritage status of the building and Central Saanich will not designate against the owners' wishes. It would seem the only hope is for the house to be moved off site and sold to someone who will appreciate it for what it is - a solid and elegant country house. John Edwards has addressed Central Saanich Council on Hallmark's behalf; his comments were well received. However, it is now out of our hands; it is up to Council to make the right decision. We will be monitoring the situation closely.

Although it is not the most significant building in the area, its interesting history does make it worth preserving.

Why should we worry about the loss of this building? After all, there are still examples of country houses left, aren't there? Well, this is just the beginning - as the cost of waterfront property skyrockets, the heritage structures on many of these parcels will become "bulldozer bait." While we do not dispute the right of an owner to deal with his own property, there are times when the community must step in to save heritage sites. In an age of environmental awareness, we must do all we can to keep unnecessary building materials from municipal landfills. There is a growing market for heritage homes with buyers who appreciate the touches of fine woodwork and original floors.

Hopefully this situation will be resolved in a manner which satisfies all parties.

Notice of Meeting

The next General Meeting of the Hallmark Society will be held on Monday, December 2, 2003 at 7:30 pm at the James Bay New Horizons Centre, 234 Menzies Street. On the agenda will be heritage updates and reports.

Our guest speaker will be Donald Luxton who will present an illustrated lecture on the *True Colours* program. See Meet the Speaker on page 11 for further information.

As in previous years, please seasonal goodies to share during the refreshment break.

Thanks to the Phoners

So often we forget to acknowledge the volunteer efforts of our members. In particular, we would like to thank our phoners. Since we reinstated the phone committee, attendance at meetings and other events has increased. We have had nothing but compliments on the "nice young man" or "pleasant woman" who called.

If you would like to spend a little time talking to members before meetings and events, please let us know.

Thanks to:
Marion Cumming
Rosemary James Cross
Doris May
Davyd McMinn
Jane Renaud
Nick and Sharon Russell
Barbara Watkins

How to Write a Successful Awards Nomination

by Helen Edwards

Do you think that it is difficult and time-consuming to prepare a nomination for a Hallmark Society award? Maybe you are worried that you can't compete with the "professionals"? Worry no longer - we have put together a simple check list to use when submitting a nomination. If you follow all the steps, you will find that it is really quite simple. And remember, it is not always the flashy nomination that wins. The jury is eager to pick the best nominees - you just have to give them a good reason to pick yours. So, here are seven steps to a good awards nomination:

1. Make sure to use the approved form. Award adjudicators do not want to have to wade through masses of paper to find the name of the potential recipient.
2. Ensure that all the required information is entered on the application form. Please write **neatly** or type for accuracy.
3. Read the list of what submissions must include carefully. It is different for each program. When you describe the nominee's pertinent work, take the time to tell the Jury **WHY THIS PROJECT SHOULD WIN AN AWARD**. This information should be contained in the first paragraph of the nomination. This shows that you have put some time and thought into the nomination and it is not just a "laundry list" of the work that has been done. You must assume that the Jury members are not familiar with the project and must make their decisions based on what is submitted. In many cases, jurors are drawn from different neighbourhoods and will have no prior knowledge of your project. They must be able to make their decisions based solely on your submission.
4. Attach supporting documentation. This does not need to be extensive, but should support the reason for the nomination which you have stated in 3 above. Letters of support are valuable as they illustrate the views of the community.
5. Submit visual aids (slides, photographs, newspaper clippings) which will assist the Jury in determining the project's suitability for an award. Of importance are views of the project before, during, and after the restoration process. Please make sure that the slides or photographs are clearly labelled and dated so that the Jury can follow the progress of the project. Do not send original material as most Hallmark does not want to be responsible for valuable originals. Our awards brochure notes that all submissions will be retained by the Society. Do you really want your originals to be retained?
6. Pay attention to the deadline. It is there for a reason. There are many tasks which must be completed before and after the Jury has made its decision.
7. Remember that the fact that you have made a nomination does not guarantee that it will win an award. Accept the decisions of the jury gracefully.

Elegant Country House Endangered

by Helen Edwards

Point Colville, a large frame residence at 8080 McPhail road in Central Saanich is in danger of being demolished. The property including the house has been purchased by a "dot.com millionaire" who wishes to build a trophy house and finds the heritage house unacceptable for his needs. While the home is not significant architecturally, it does have interesting connections with British aristocracy, a recent financial scandal, and Hollywood.

The dwelling was built in 1912 as a country house for the Colville family. The most permanent resident was the eldest son Alick, who later inherited the title of Viscount and returned to Scotland. Although the building cannot be seen from the road, it is a landmark from the water. Sited on the rocks opposite Henderson Point, the structure was obviously designed to take advantage of its setting, with extensive porches overlooking the water. The rear entrance is more austere. with he overall impression one of Georgian grandeur and elegance.

On the interior, the built-in units are still intact while the fine woodwork has generally not been painted. Considering the age of the building, the interior has survived remarkably well. As can be seen from the accompanying photographs, this is not a run-down shack, but a presentable heritage structure. All it needs is an owner who would care for it with pride.

The previous owner was Donald Cormie, the owner of the Principal Group which had its license lifted by the Alberta government on July 1, 1987 following a financial scandal. Cormie



and his wife purchased both 8080 McPhail Road and its neighbour, the more notable *Dunmora* (8100 McPhail Road designed in 1921 by Mr. and Mrs. Gerald May with the assistance of noted architect J.C.M. Keith) in 1969 for an undisclosed amount. According to a 1987 interview with Mrs. May, "They don't use the houses like normal homes. He uses *Dunmora* for a lot of banquets and business events and then puts the guests up in *Point Colville*." The identities of the guests have never been revealed.

When Cormie ran into financial difficulties, he began to rent the properties for movie sets. In 1971 he rented *Point Colville* for the filming of the Jack Nicholson movie *Five Easy Pieces*. Later there were some *Love Boat* segments and, in 1985, the site was used as the setting for *April Fools Day*, a teenage horror movie. Cormie is said to have lived in virtual seclusion with little interaction with either his neighbours or the community in which he lived. In fact, when the scandal broke, then Finance Minister Mel Couvelier was not even aware that Cormie lived in his riding.

The new owner seems to desire privacy as well. The matter came to light when he proposed to donate the property to the Central Saanich Fire Department for a test burn. Evidently he thought he would receive a tax receipt for the value of the property before its destruction. This would have been highly irregular and was discounted at a recent Central Saanich council meeting. There will be no "heritage burn." He has applied for a demolition permit as well. Nickel Bros. House

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All photographs in this article are courtesy Nickel Bros. House Moving.