



AGENDA
SAANICH HERITAGE FOUNDATION
COMMITTEE ROOM 2
TUESDAY, OCTOBER 9, 2018 @ 5:30 P.M.

Adoption of the September 11, 2018 Regular Meeting Minutes

BUSINESS ARISING

- 1. 3905 HOBBS STREET – (REGISTERED) – PROPOSED RENOVATIONS – APPLICANTS/OWNERS WILL BE PRESENT AT MEETING**
 - Overview from the Planner dated October 2018 – there are 3 applications currently in progress for this property: rezoning (from RS-10 to RS-6), subdivision (to create two RS-6 zoned lots) and a Development Variance Permit (to vary the lot width for one of the lots).
 - Letter from the applicants/owners outlining the proposed renovations
 - Excerpts from the March 2018 SHF meeting and Heritage Register
 - Copy of building plans for rear addition (now completed)
 - Copy of building plans for proposed renovations
- 2. TREASURER’S REPORT – UPDATE**
- 3. 1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE**
- 4. 4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**

NEW BUSINESS

- 5. REQUEST FOR FUNDING SUPPORT FOR THE PRODUCTION OF GUIDELINES FOR THE CONSERVATION OF MODERN ARCHITECTURAL HERITAGE IN THE VICTORIA REGION**
 - Correspondence from Prof. Martin Segger dated September 17, 2018 and detailed description of the project
- 6. ONE DAY WORKSHOP FOR A MUNICIPAL HERITAGE COMMITTEE – MARK BROWN**
 - Emails from M. Brown to Heritage BC and B. Shuya regarding holding a workshop

To ensure there is a quorum, please contact Shirley at 475-1775, extension 3513 or email at shirley.leggett@saanich.ca if you cannot attend the meeting.

☪ ☪ Adjournment ☪ ☪

Next Regular Meeting: November 13, 2018

DRAFT

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, SEPTEMBER 11, 2018 AT 5:30 P.M.

Present: Brad Shuya, President; Ross O'Connell, Vice President; Art Joyce, Treasurer; Mark Brown; Sheila Colwill; Ken Johnson; Alvin Lau; and Katherine Whitworth

Regrets: Robert Townsend; and Councillor Sanders

Staff: Megan Squires, Planner; Shirley Leggett, Secretary

Minutes: MOVED by K. Johnson and Seconded by M. Brown: "That the Minutes of the June 12, 2018, Regular Meeting be adopted as circulated."

CARRIED

994 AND 998 GORGE ROAD WEST – HERITAGE REVITALIZATION AGREEMENT FOR THE REHABILITATION OF THE CRAIGFLOWER BRIDGE STORE (BROOKMAN'S CORNER)

The Planner stated:

- As a follow up to the discussion at the June 12, 2018 SHF meeting regarding Brookman's Corner at 994 and 998 Gorge Road West, the Heritage Revitalization Agreement (HRA) was adopted by Council in May, 2014.
- There is wording in the Agreement pertaining to the heritage building that states that the original structure will be rehabilitated to the extent necessary so that it can be legally occupied for the intended purpose established.
- There is also a clause that in the event it is determined that the heritage building is structurally unsound to the extent that it cannot be moved without risking significant damage or destruction, the owner will replicate it in consultation with the District.
- The Planning Department was contacted when it became apparent that the heritage building was structurally unsound and the developer did respond to the concerns expressed by the Planner. The owner and developer did follow the process as set out in the HRA.

Committee discussion noted:

- The building has been replicated; there are new windows, siding and roof.
- It should be removed from the Heritage Register as it's no longer in its original built condition.
- They were given the option under the HRA to replicate which they have done; any salvageable material were re-used elsewhere on site and lumber was milled to replicate the original materials. Interpretive signage was also installed.

1744 KISBER AVENUE – DECLARATION OF COMPLETION - UNDERPINNING FOUNDATION AND PERIMETER DRAINS (CONTRACTOR CLARIFICATION)

The President stated:

- As members will recall, the original grant application was for perimeter drains and then the scope of work changed after it was determined that the foundation and footings had to be underpinned as well.
- When the owners submitted their revised grant application they advised they were only able to secure one quote from Built-Rite Structural Services at a cost of \$59,892.00 and if they couldn't get another quote that they would likely act as the contractors themselves.

- He told the owners that the Foundation does not support this type of arrangement especially where structural work is concerned, and the Foundation requires licensed contractors who have past project experience, liability insurance and WCB coverage in place.
- Members approved their grant application based on the quote from Built-Rite.
- When the owners sent in the Declaration of Completion and all of the invoices to the Secretary, she noticed that none of the paperwork included any evidence that Built-Rite had performed the work.
- He contacted the owners and asked for clarification on who did the work and that's when he was told that they had acted as the contractors themselves using hired labor and rented equipment and had the work done for \$25,795.59.

Committee discussion noted:

- The excerpt from the Restoration Grant Guidelines states that homeowners are not permitted to do their own restoration work and be reimbursed for materials under the grant process; and once projects are approved, unauthorized changes are neither accepted nor funded.
- Members discussed various options on how to handle the application, whether to impose penalties, reimburse a partial amount or not approve it at all.
- In the end, members agreed that because the owners didn't follow the guidelines, their 2018 grant funding should not be approved and a letter be sent to them explaining why.

1955 SALT AIR CRESCENT – DECLARATION OF COMPLETION – EXTERIOR PAINTING

Copy of Declaration of Completion, paid invoices and pictures of exterior house showing the completed painting by Brad McDonnell Painting and Decorating.

The Vice President advised that he was the Foundation liaison for 1955 Saltair Crescent and that he had inspected the work during and after completion and that Brad McDonnell Painting had done a superb job, and that their quote was quite a bit lower than the other quotes that were submitted by the owner.

MOVED BY R. O'CONNELL AND SECONDED BY A. LAU: "That a cheque in the amount of \$4,691.13 representing 35% of the lowest quote from Brad McDonnell Painting and Decorating be sent to the owner of 1955 Saltair Crescent for completion of their 2018 grant application for exterior painting."

CARRIED

TREASURER'S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of August 30, 2018:

Grant Account:	\$62,723.95	GIC's: \$33,069.02
Operating Account:	\$ 20,771.83	
Hall House Account:	\$13,568.78	GIC's: \$28,571.08
Dodd House Account:	\$18,625.11	GIC's \$30,508.37

MOVED by R. O'Connell and Seconded by A. Lau: "That the Statement of Receipts and Disbursements for the period ending August 30, 2018 be received for information."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- He still hasn't contacted anyone to undertake the chimney/stucco repairs.

S. Colwill stated that Trevor from Arbor Renovations will do the fall cleaning of the gutters again this year.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- The yearly servicing of the fireplace was done; she hasn't gotten an invoice yet.
- She and Trevor (Arbor Renovations) spent a day completing several maintenance jobs which included the following:
 - Replacement of faulty front door deadbolt; readjusted and tightened front door hinges
 - Fixed inner entry door handle; tested smoke alarms – all ok.
 - Fixed end of baseboard heater; fixed kitchen drawer
 - Primed and painted damaged cupboard door; replaced toilet seat and re-caulked bathroom fixtures; replaced 1 damaged floor tile in front of sink
 - Cleaned and vacuumed dryer vent ducting; cleaned gutters; swept debris from kitchen roof and shed roof
- At the June meeting she presented a window quote from Oakridge Windows; she has also gotten a quote now from Prestige Joinery which is lower than the Oakridge quote.
- Trevor gets his windows from Prestige so she will get a quote from Trevor for him to install them – it could be \$1,200 to \$1,500.
- She was going to wait until spring to order the windows but she will go ahead and order them now from Prestige and have them store the windows until they are ready to be installed in the spring.

Members discussed the benefits of having ductless heat pumps installed at both Dodd House and Hall House. Point Ellice House has a heat pump and the ductless condensing unit which is the size of a suitcase is mounted on the outside of the building.

6187 HUNT ROAD – HERITAGE DESIGNATION BYLAW, 2018, NO.9505

Copy of correspondence from the Manager of Legislative Services dated August 28, 2018 to the BC Heritage Branch advising that Council gave final reading and adoption on July 9, 2018 to Heritage Designation Bylaw, 2018 (6187 Hunt Road), No. 9505.

VICTORIA ASSOCIATION FOR COMMUNITY LIVING - 3861 CEDAR HILL CROSS ROAD – CEDAR HILL SCHOOL MANUAL TRAINING HALL (later “BRAEFoot ANNEX” AND SURROUNDING LAND (DESIGNATED)

Foundation members received an invitation from the owners of the property, Victoria Association for Community Living, to attend an information meeting on July 17, 2018 for a proposed development at 3861 Cedar Hill Cross Road to build affordable housing, office and programming space.

S. Colwill stated:

- She attended the information meeting in July; there were a few people there from the neighborhood and the Cedar Hill Community Association, however, they are still trying to get

-
- more input from the neighborhood.
 - The proposed development is still in the planning stages but they are thinking of constructing a 3 or 4-storey building with living spaces for assisted living. They are exploring different options, all of which have implications for the heritage buildings, and in particular the larger registered building.
 - The one-storey wood-frame annex structure would be retained and raised up to create a lower level; they would also give consideration to keeping the building looking like the same although it could be moved closer to the street.

ADJOURNMENT

The meeting adjourned at 7:00 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, October 9, 2018 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON

OVERVIEW – OCTOBER 2018

Civic Address:	3905 Hobbs St.
Legal Address:	Lot A Section 44 Victoria District Plan 8957
Proposed:	Building Permit Application for Renovations
Heritage Status:	Registered
Current Zoning:	RS-10 (Single Family Dwelling) Zone
Minimum Lot Size:	780 m ²
Lot Size:	8,395.9 m ² (15,232 ft ²)
Owners/Applicants:	Mary and Wayne Kelly
Application received:	Sept 7, 2018
Existing use of adjacent parcels:	North: RS-10 (Single Family Dwelling) Zone South: RS-10 (Apartment) Zone East: RD-1 (Two Family Dwelling) Zone West: RS-10 (Single Family Dwelling) Zone
Local Area Plan:	Cadboro Bay
LAP Designation:	Single Family Residential
Community Assn Referral:	Cadboro Bay Residents' Association

Notes:

- The house is on the Saanich Heritage Register.
- There are three applications currently in progress for this property:
 - Rezoning (REZ00618) – to rezone the property from RS-10 to RS-6 to facilitate a two-lot subdivision.
 - Subdivision (SUB00811) – to subdivide the property to create two RS-6 zoned lots.
 - Development Variance Permit (DVP00413) - to vary the required lot width for one property.
- A Building Permit (BLD98-00404) was issued in 1998 for an addition on the back of the house and two new dormers on the second storey.
- The Saanich Heritage Foundation (SHF) discussed the proposed subdivision in March 2018, prior to an application being made. The applicants attended the meeting and provided a description of their plans. At that meeting, the SHF recommended that heritage designation should be a condition of subdivision approval.
- The applicants have provided a written description of their proposal including a description of the house and their renovation plans, which include:

- 3 new skylights on the second floor – exterior side elevation
- A new dormer with new wood windows
- New paint on siding, trim, windows, foundation, railings and steps.
- New window – front elevation (living room)
- 2 new windows – rear elevation (kitchen and upstairs landing)

Attachments

- Project Summary
- Location map
- Saanich Heritage Register Excerpt
- Minutes of the Saanich Heritage Foundation Meeting, March 2018
- Building plans for the rear addition – now complete (BLD98-00404)
- Building plans for the proposed renovation (BLD17625)



Photo: 3905 Hobbs St. Front (North) Elevation



Photo: 3905 Hobbs St. Side (West) Elevation



Photo: 3905 Hobbs St. Side (West) Elevation



Photo: 3905 Hobbs St. Rear (South) Elevation



Photo: 3905 Hobbs St. Front/Side (North/East) Elevations

September 26, 2018

Re: Renovation of 3905 Hobbs Street

Dear Ms. Squires and the Saanich Heritage Foundation,

Thank you for your interest in 3905 Hobbs Street. This house is one of the original homes in Cadboro Bay and has been in the same family since the day it was built, so we feel very privileged to be in the position to preserve this home so that future generations can continue to enjoy it.

3905 Hobbs Street was originally built in 1923. The entry, living room, front bedroom and dining room are in their original condition, with built-ins and beautiful fir floors. However, the rear and upper floor of the home underwent a significant renovation in 1999. An addition was added, significantly increasing the size of the kitchen and adding a family room. Upstairs, the attic area was altered by adding 2 dormers and aluminum windows throughout. It appears they were salvaged when installed, as they are likely from the 1970's.

The rationale behind our renovation is to bring this beautiful home back to its former glory by restoring the features which make it special, while making it a home that is clean, bright, energy efficient and functional so that a family can comfortably live in it.

Every change listed in our application for a building permit has these goals in mind:

- Exterior paint finishes: We are planning on repainting the exterior of the house, likely next summer. The main body of the house and railing leading to the front door will remain as is. The trim and door colours are undecided. The front porch will remain gray.
- Front living Room window: this window is not original and does not match the other window at the front of the house. We would like to replace it with one that matches the window to the left of it.
- The kitchen window will be replaced to improve the light quality of the room. The present window is small and very high off the counter. It is also single paned.
- All of the windows upstairs will be replaced as they are aluminum and are not in keeping with the character of the house. Our intent is to replace them with wood windows. We will amend our building permit application to reflect this.

- We are adding a small shed dormer, situated behind the current dormer where the upstairs bathroom is located. This shed dormer is necessary to raise the ceiling height so it is possible to walk in that area without hitting your head. The windows in the shed dormer will be wood and we will again amend our building permit application to reflect this.
- We are adding skylights to improve the light quality of the kitchen and upstairs.

Please don't hesitate to contact us or our architect Karen Hillel for clarification.

We look forward to meeting with you on October 9th to address any questions or concerns you may have.

Respectfully,

Mary and Wayne Kelly

3905 Hobbs St

3920

3914

HOBBS ST

3921

3915

3924

3911

3920

3914

DOLTON RD

3915

3905

RS-10

3901

3908

RD-1

3895

3896

3900

3906

3910

3900

3906

3905



1: 806

Date Produced:

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This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

SINCLAIR RESIDENCE
3830 Hobbs Street
 William & Janet Sinclair, Owners;
 circa 1909



THE MOORING
 (now **FAIRWAYS LODGE**)
3895 Hobbs Street
 Herman & Evelyn Brown, Owners
 William J. Semeyn, Architect
 Herman Rupert Brown, Contractor; 1927



HARWOOD RESIDENCE
3905 Hobbs Street
 Emily & Ernest Harwood, Owners;
 circa 1923



William Peter Sinclair (1877-1936), who was born in Cadboro Bay, Victoria, was a younger son of John Sinclair. John was possibly the first European settler and farmer in Cadboro Bay, acquiring land as early as 1871. His son, William, married first wife, Violet Wilson, in 1901. After she died, he married his second wife in 1909, Janet Brown (1883-1914), born in Yorkshire, England and they built their own home on a portion of his father's land. William acquired this half-acre in November 1911, and lived here most of the time until he died in 1936. He married his third wife, Jessie Annie Clark, a widow, in 1920.

From 1937 to 1968 it was the home of Frank Vicker Hobbs, who was born in Bruton, Somerset in 1862 and his wife Elizabeth Hobbs (née Hix), born in Somerset in 1865. They were married in 1895. Frank was a Justice of the Peace for almost 50 years, a member of Saanich Council for two years and a Saanich School Trustee for 14 years. The new Cadboro Bay elementary school was named in his honour in 1951. Frank died in 1959 and Elizabeth in 1958. Their daughter Frances Vicker Garnons-Williams later owned the house.

This one-storey hipped roof vernacular house is similar to another Sinclair family house that used to stand at 3860 Cadboro Bay Road. It retains its drop siding and wooden windows on the main floor, and was raised for a basement about 1940.

The Mooring, now known as Fairways Lodge, began as a four-room, brown-shingled cottage on a five-acre property that Herman Rupert Brown (1887-1966), born in Duncan, British Columbia and his wife, Evelyn Mary Russell Brown (née Abbey, 1886-1966), born in Regina, Saskatchewan, bought in 1927. They were married in 1915. H.R. Brown was a prolific builder and contractor and was Reeve of Central Saanich for six years, until he retired in 1960. H.R. hired architect William Jacobus Semeyn (1890-1952) to design this house and employed 16 men to transform the cottage. Semeyn brought a refined and thoughtful sensibility to his commissions and was one of the few early British Columbia architects who did not originate from Great Britain or the United States. After working with leading Amsterdam architects for five years, Semeyn immigrated to Canada and first worked in Samuel Maclure's office. In August 1912, he set up his own firm.

This two-storey Tudor Revival residence has Craftsman-style details. It features granite verandah piers and steps, stuccoed main floor walls, clapboard upper storey walls, and half-timbered gables and dormers.

This front-gabled Craftsman bungalow has battered granite verandah piers starting at ground-level, square columns supporting the roof, and half-timbered front gables. Gabled dormers have been added on both sides, to open up the attic space. John "Scotty" Roy, a mason who lived in the original four-room cottage at 3895 Hobbs Street, built the brick chimneys and the granite verandah piers.

Emily Vicker Harwood (1894-1966), born in Saanich, was the first owner of this house and the daughter of Edwin Hobbs, whose brother was Frank Hobbs (see 3830 Hobbs Street). Edwin settled this land in 1903 and established a dairy, and Hobbs Street was named after him. Emily's husband, whom she married in 1920, was Ernest John Harwood (1890-1974), born in Devon, England, and a purchasing agent with H.M.C. Dockyard. The Harwoods helped found the local branch of the St. John Ambulance Brigade in 1935 and its Nursing Division in 1936. Emily was the first nursing officer, and served as area superintendent for Vancouver Island until she retired in 1961. She was invested as a Commander of the Order of St. John.

3905 HOBBS STREET (REGISTERED) – PROPOSED SUBDIVISION

The Planner stated:

- The owners have not made an application yet to subdivide the subject property; they are at the meeting to provide some information regarding their plans and get feedback from Foundation members.
- The existing dwelling is registered; the property is currently zoned RS-6 and the standard minimum lot size is 560 square metres.
- The owners are proposing to subdivide the property and create one additional lot which would be 668.46 square metres in size. The lot that the registered dwelling is on would be 745.72 square metres in size.
- When the owners make a formal subdivision application, she will forward any comments from Foundation members to the subdivision coordinator.

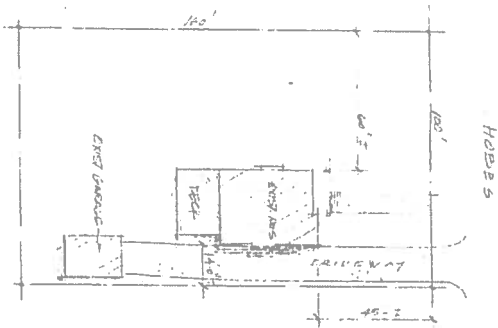
Wayne and Mary Kelly, owners, stated:

- They purchased the property in November 2017 and took possession in February.
- The house is a beautiful character type build in 1923 for the Hobbs family and was sold by the estate of the original family now the Maynard family.
- They met with the grandson of the original owners and were able to get some photos – some of which were provided to Foundation members.
- They are hoping to preserve the house with the intention of building a new home on the second lot if the subdivision application is approved. There is lots of updating needed on the house, electrical and plumbing – the existing dormers are not original.
- They are working with Zebra Design to develop plans for the proposed new house that would be in a traditional style so that it would be in keeping with the character of the existing dwelling.

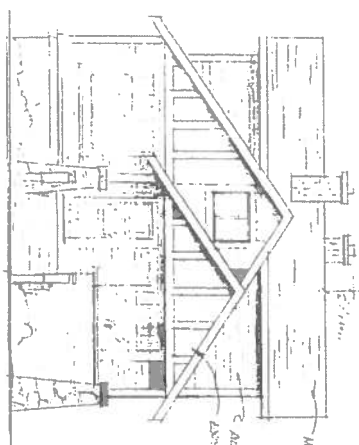
The President explained the benefits of heritage designation and the Restoration Grant Program. Foundation members commented that the registered dwelling is a worthy candidate for heritage designation and that it should be recommended that heritage designation be a condition of subdivision approval.

Mr. and Mrs. Kelly left the meeting.

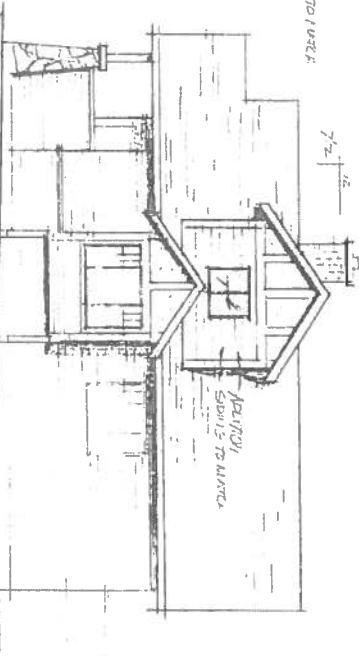
**Building Plans for rear addition
Now complete**



SITE PLAN
 SCALE: 1" = 20'-0"
 CIVIL ADDRESS: 3905 HORNS



FRONT ELEVATION



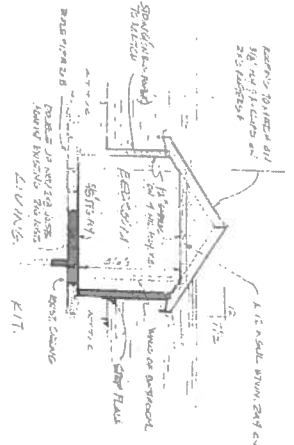
RIGHT ELEVATION

The Owner of the Project is:
 Mr. & Mrs. J. & M. Smith
 3905 HORNS
 VICTORIA, B.C.
 V8N 2K1
 Date: 11/15/82
 Drawn by: J. Smith
 Checked by: M. Smith

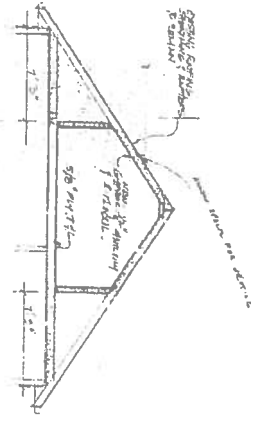
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EXPRESS HOME DESIGNS LTD.
 124 HILLSIDE AVE. VICTORIA B.C. ph. 595-3515

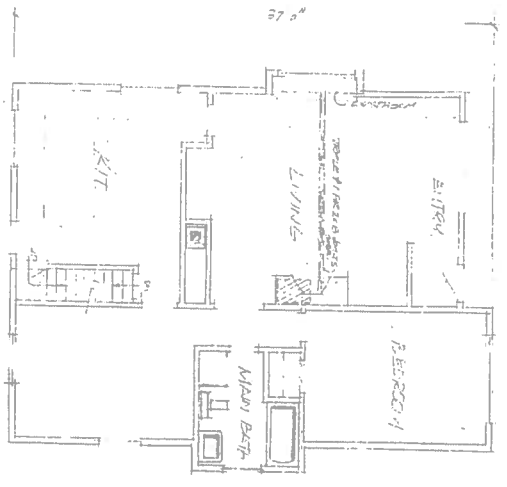
GENERAL NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC ELECTRICAL CODE.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC PLUMBING CODE.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC MECHANICAL CODE.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC GAS CODE.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC FIRE CODE.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC ENVIRONMENTAL CODE.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC HEALTH CODE.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC SAFETY CODE.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC TRANSPORTATION CODE.



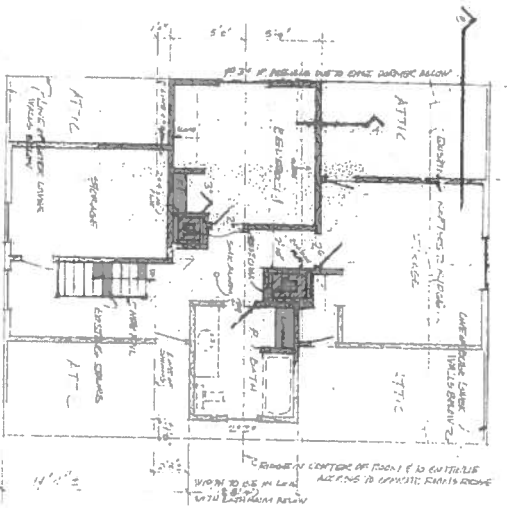
CROSS SECTION 'A'



CROSS SECTION 'B'



MAIN FLOOR PLAN (DIMENSIONS)



UPPER FLOOR PLAN

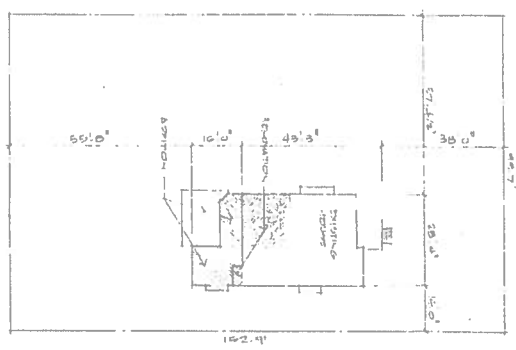
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EXPRESS HOME DESIGNS LTD.
 1394 HILLSIDE AVE. VICTORIA B.C. ph.595-3515

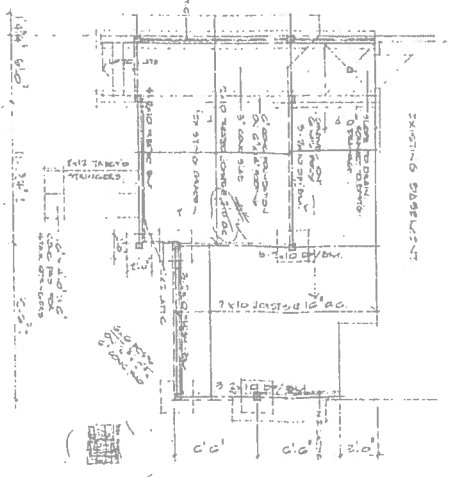
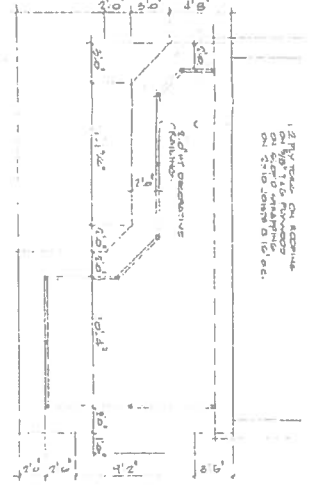
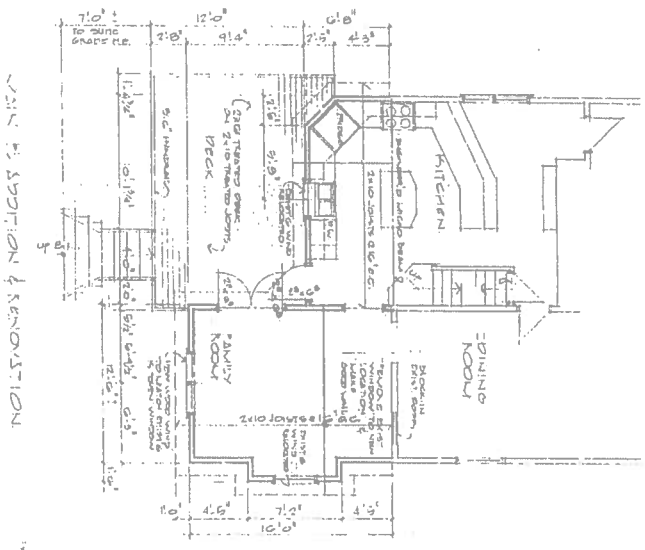
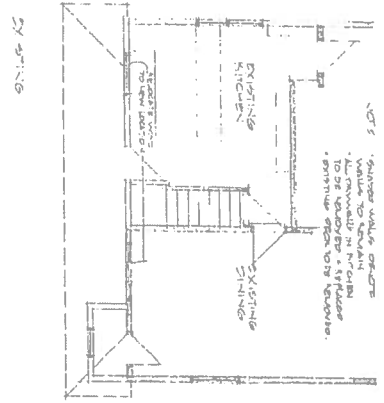
GEN NOTES:
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS TO BE 1/2\"/>

PROPOSED ADDITIONS & RENOVATIONS TO HANWOOD RESIDENCE
 VICTORIA

3905 HOBBS ST



SITE PLAN
 Lot 101 & 102
 3905 Hobbs St
 Victoria
 Vic

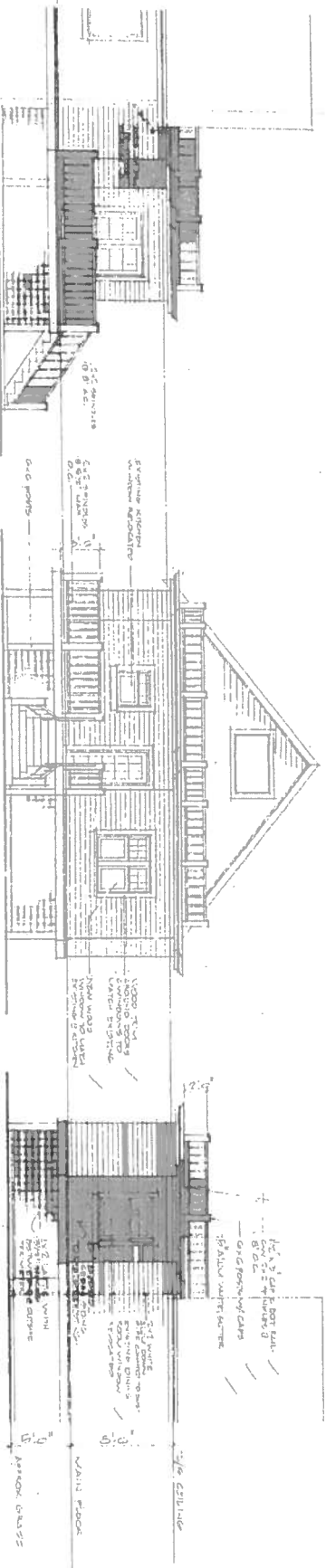


MR design and drafting services
 480-3421
 1111 11th St
 Victoria
 3905 Hobbs St
 Victoria
 Vic

OFFICE COPY

3905 HOBBS ST
 VICTORIA
 VIC

← INSIDE SECTION →

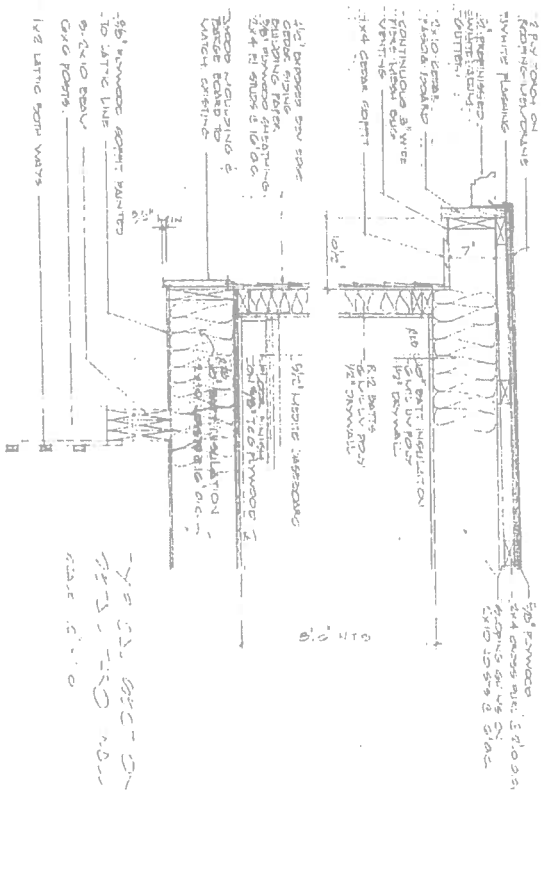


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SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

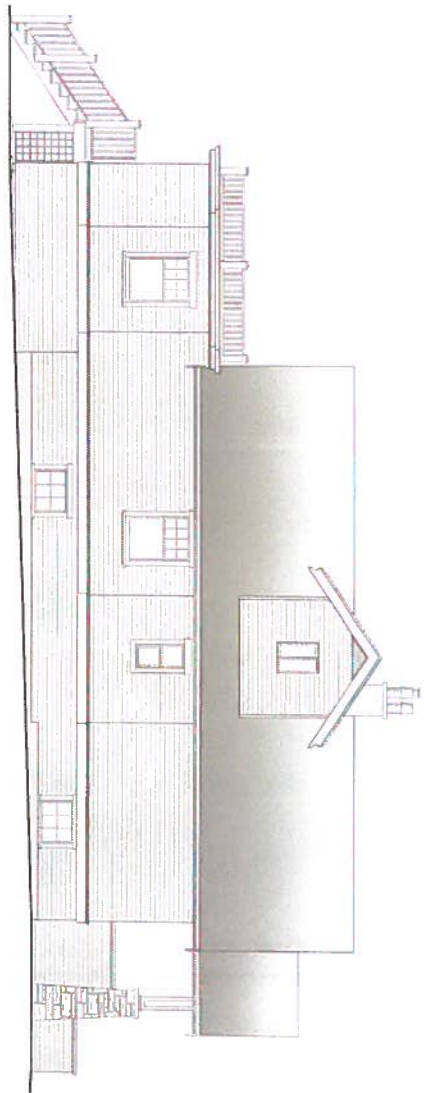


PROPOSED ADDITIONS & RENOVATIONS to HAWOOD RESIDENCE
 VICTORIA

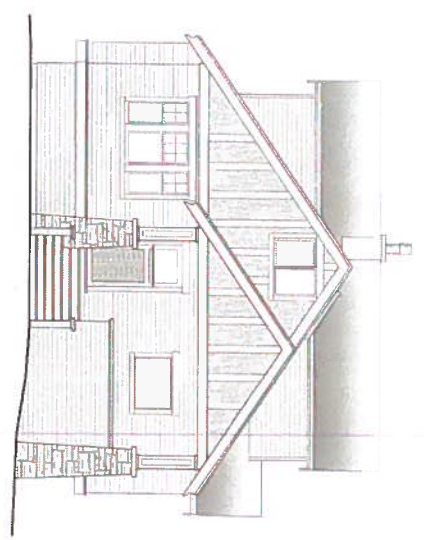
MR design and drafting services
 2005 20th St
 Victoria BC V8M 2K5
 250-687-4479

7/20/08
 1/22/09
 1/22/09

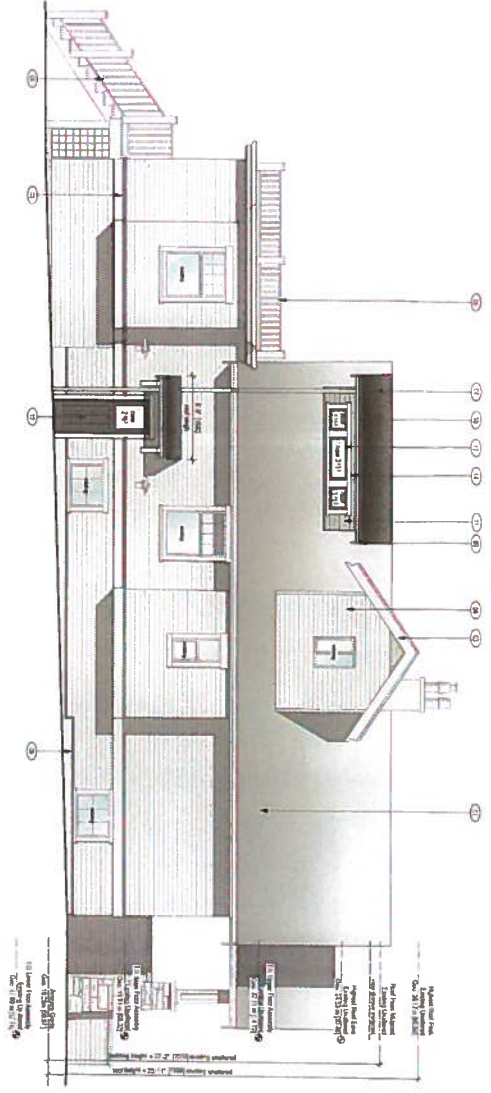
Building Plans for proposed addition



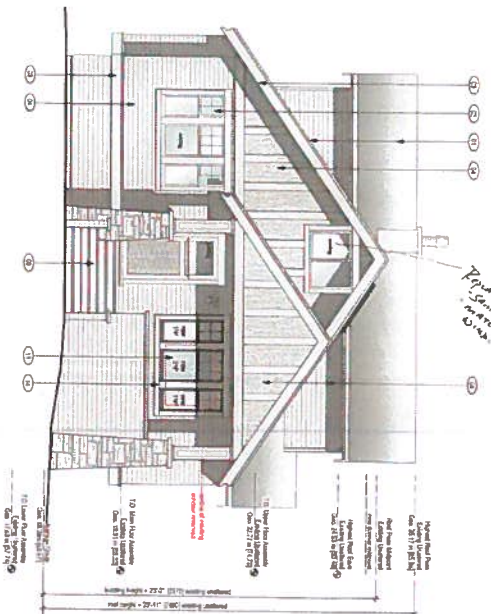
1 Left Side Exterior Elevation - Existing
 A3.1 Proposed Scale: 1/8" = 1'-0"



2 Front Exterior Elevation - Existing
 A3.1 Proposed Scale: 1/8" = 1'-0"



3 Left Side Exterior Elevation - Proposed Renovation
 A3.1 Proposed Scale: 1/8" = 1'-0"



4 Front Exterior Elevation - Proposed Renovation
 A3.1 Proposed Scale: 1/8" = 1'-0"

EXTERIOR FINISHES LEGEND

- 1. Existing Siding
- 2. Existing Windows
- 3. Existing Doors
- 4. Existing Trim
- 5. Existing Paint
- 6. Existing Stairs
- 7. Existing Railing
- 8. Existing Deck
- 9. Existing Foundation
- 10. Existing Roof
- 11. Proposed New Siding
- 12. Proposed New Windows
- 13. Proposed New Doors
- 14. Proposed New Trim
- 15. Proposed New Paint
- 16. Proposed New Stairs
- 17. Proposed New Railing
- 18. Proposed New Deck
- 19. Proposed New Foundation
- 20. Proposed New Roof

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 ARCHITECTURE
 Hillel Architecture Inc.

Kelly Residence
 Exterior Elevations
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Prof. Martin Segger
1760 Paily Place
Victoria, Vancouver Island,
British Columbia
Canada V8S 5J5
msegger@uvic.ca

September 17, 2018

Shirley Leggett, Secretary,
Saanich Heritage Foundation
Saanich Municipal Hall
770 Vernon Ave.
Victoria, BC V8X 2W7

Re: Request for funding support (\$500.00) for the production of *Guidelines for the Conservation of Modern Architectural Heritage in the Victoria Region.*

Dear members of the board,

In his study "Victoria Modern" heritage architect and author Donald Luxton's observed that in the immediate post war years, 1945-1975 the population of Greater Victoria doubled. The ensuing building boom delivered a rich and varied built infrastructure that is however taken for granted and underappreciated. And we are losing it at an alarming rate.

Your own Municipal Hall is recognized as a major Modernist monument. This vast heritage resource defines the character of whole neighbourhoods in the region, from 10 Mile Point, Gordon Head to the tightly controlled development of Broadmead Estates and very significantly for its landscape and building, the Gordon Head campus of the University of Victoria. Saanich also boasts an extensive legacy of early Modernist schools. And residences designed by designers in the Modern style: in the William West, Alan Hodgson, John DiCatri, P.L. James, John Wade, Robert Siddall and others.

Over the course of the years 1945-1975 the now famous "West Coast Style" emerged in residential design and the "International Style" found a unique regional application at the hands of a very talented pool of young architects and designers.

It is recognized that ultimately the usual architectural heritage conservation tools such as municipal designation will probably not apply except in exceptional circumstances. Also, as noted in the attached project document, contemporary international practice in Modernist conservation has adopted an approach somewhat different from the more traditional practice. This has inspired the idea of an educational and guidance document that could well assist in helping owners and developers appreciate these buildings and

treat them sympathetically by way of retention or when carrying our repairs or alterations.

This proposal envisions the preparation of a publication (print and electronic) "Heritage Conservation Guidelines for Modern Architectural Heritage in the Greater Victoria Region". It is intended as an educational and directional tool for those involved in the preservation of the region's Modern Movement infrastructure: heritage advisory committees, planners, architects, developers, builders, owners, neighborhood associations ... and interested citizens. Such a document could for instance be hosted on your website.

The Victoria Civic Trust has confirmed a grant of \$4,000 in support of the project, subject to the participation of other local heritage foundations. I note the terms of reference for the SHF also includes the "promotion of heritage conservation".

Therefore, this is to request similar supporting grant of \$1,200.00 from the Saanich Heritage Foundation.

A detailed description of the project is attached.

I look forward to hearing from you and thank you for your consideration.

Sincerely,

Prof. Martin Segger, M.Phil. FRSA, FCMA
Research Associate
Centre for Global Studies
Adj. Prof. Dept. of Art History & Visual Studies.
University of Victoria
Victoria, B.C., Canada



GUIDELINES FOR THE CONSERVATION OF MODERNIST ARCHITECTURE IN GREATER VICTORIA

A funding proposal to the Saanich Heritage Foundation for a web-based/print ready document for distribution by the local government/planning and architectural conservation entities.

comprising the following:

Rationale:

Modernist heritage is not popular. Its appreciation does not garner the same enthusiasm as conventional “heritage” buildings. Consequently, as re-development pressures rapidly increase in our urban landscape, a unique cultural resource is under serious threat.

The *Charters of Athens* (1931) and *Venice* (1964) underpinned architectural conservation methodologies in the late 20th Century. In North America these found expression in foundational documents such as the U.S.A. *Secretary of State’s Guidelines for the Restoration of Historic Buildings* (1979) and Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* (2003). Conservation practice in the western world has focused primarily on the “archeology” of the built resource itself. More recent thinking, as reflected for instance in *Burra Charter* (1979) and *Nara Document on Authenticity* (1994), has shifted, or broadened, this focus to include “societal values” as an object of conservation. Nowhere is this more evident than in approaches to conserving 20th century architecture. Current emerging practice now considers ideas articulated for instance in the *Eindhoven Statement* (1990/2002) and work of DoCoMoMo (*Documentation and Conservation of Buildings, sites and neighbourhoods of the Modern Movement*). Accordingly, Modern Architecture conservation methodologies include a process of deep research and documentation, a focus on authorship and design intentionality, adaption for carbon efficiency and life-safety, and use of improved materials and construction technologies. In addition, the theoretical underpinnings are based on the idea of a moral imperative (i.e. respect for “design intent”) rather than an administrative framework of heritage designation and control - which has been very difficult to achieve for the built modernist heritage.

The proposed document for which development funding is requested will therefore apply these new approaches for modernist elements of the urban landscape and presume they are most likely to be “conserved” outside of the normal legal and administrative structures of heritage preservation. *Guideline for the Conservation of Modernist Buildings* is intended for use by building owners, the professional design and construction professions and trades as well as educators, government and civil society.

This project derives from Canada Council supported research undertaken for the recent exhibition series *Survival by Design: the use, abuse and rescue of modernist architecture in*

Greater Victoria. It draws on the expertise of the same production team including the board of professional advisors.

Content:

Introduction: 1,000 word illustrated essay on the history and character of Modernist architecture (1945-1975) in the Greater Victoria region.

Methodology: 500 word summary of current approaches to conserving, restoring and adapting Modernist buildings

Case-studies: 13 short illustrated narratives which summarize various approaches supporting modernist building retention in the region.

Guidelines: Step-by-step, the application of current international practice to the local context of our regional history and building stock.

Specifications:

Production: 22 pages, colour.

Author: Prof. Martin Segger

Photographer: John Taylor, FCA

Illustrator/designer: Seyedhamed Yeganehfarzand

Format: Web-ready/downloadable-to-print format

Time line: research and writing July/Sept 2018, editing and design Oct/Nov 2018, production and publication Dec 2018.

Advisory board: John Keay, architect; Chris Gower, architect/planner, Don Lovell, architect; Steve Barber, heritage planner; Alan Collier, decorative arts author/curator.

Financial:

Budget:	
Writing:	3,500.00
Editing:	1,200.00
Photography:	1,500.00
Design and illustration:	1,200.00
Web design:	300.00
TOTAL	\$7,700.00

Sources:	
Victoria Heritage Trust	4,000.00
Victoria Heritage Foundation	1,000.00
Oak Bay Heritage Foundation	500.00
Saanich Heritage Foundation	1,200.00
University of Victoria	1,000.00
TOTAL	\$7,700.00

Shirley Leggett - Re: one day workshop for a municipal Heritage committee

From: Brad Shuya <brad@bradleyshuyaarchitect.com>
To: MARK BROWN <markbrown@shaw.ca>
Date: 10/1/2018 8:47 PM
Subject: Re: one day workshop for a municipal Heritage committee
CC: Shirley Leggett <Shirley.Leggett@saanich.ca>

Thanks Mark,

Agreed, let's discuss further at the next meeting and we can determine an outline of important points that should be addressed. I will ask Shirley to put this on the October agenda for further discussion.

Once the new Council is elected and the new Foundation members are confirmed then we can determine some potential timelines for the workshop (likely Jan. or Feb. 2019). It sounds like Laura is open to weekends so that may be the best option.

Best Regards,
Brad

Bradley W. Shuya, Architect AIBC, MRAIC, Assoc. AIA
M. Arch., B. Arch. | President - *Project Architect*



Bradley Shuya Architect Inc.

762 Ralph St.
Victoria, B.C. V8X 3C9
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On 2018-10-01, at 5:00 PM, MARK BROWN <markbrown@shaw.ca> wrote:

Brad: I just put this out as a inquiry and to see the options and costs. My thought was, subject to your approval, to bring this to the table at an upcoming meeting. Should this have a positive response, my view would be that a workshop should be offered when we have the full committee compliment as well as the delegate from Council; a designated staffer from Planning would also be valuable. As for timing, my sense is that many members of the committee are either retired or have some opening in their weekdays. And this would reduce the overtime charge from staff attending. I believe that the presenter will be coming from Vancouver so we may get more bang for our buck with a full day session. There is a quite a ;pt of ground to cover.
Mark Brown

From: "Brad Shuya" <brad@bradleyshuyaarchitect.com>
To: "Isaretsky" <isaretsky@heritagebc.ca>
Cc: "mailto" <markbrown@shaw.ca>, "Shirley Leggett" <Shirley.Leggett@saanich.ca>
Sent: Monday, October 1, 2018 1:16:49 PM
Subject: Re: one day workshop for a municipal Heritage committee

Hi Laura,
I'm thinking a 1/2 day workshop would be more realistic given peoples schedules, or perhaps an evening if that is possible to avoid work conflicts?

Let us know if you would be availability for an evening session.

Best Regards,
Brad Shuya,
President, Saanich Heritage Foundation

Bradley W. Shuya
Architect AIBC, MRAIC, Assoc. AIA
M. Arch., B. Arch. | President - *Project Architect*

<logo_signature.jpg>

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On 2018-10-01, at 11:14 AM, Laura Saretsky wrote:

Hi Mark,
We do provide customizable workshops for heritage committees. These are generally

tailored to what the specific committee needs or requests, so we don't have a menu as such. However, based on your short description, we could include topics such as: heritage conservation theory and best practice, the Local Government Act, the role of Municipal Heritage Committees, an overview of Saanich's heritage program and the specific role of your committee and the processes it uses. We can also cover things like Statements of Significance and how to submit to the BC Register of Historic Places, succession planning, and management planning.

Costs are dependent on the length of the workshop, and based on a sliding scale. Generally speaking a full day workshop would be \$2000, but we will work with you to get the price and content to a place where it gives you what you need without being out of your budget. I also live in Victoria, so there will be no travel costs on top of that. You would be responsible for providing a space for the workshop, a projector and screen (I can bring my laptop if necessary), and lunch for a full day workshop.

Please let me know if you have any questions or would like more information.

Best,
Laura

Laura Saretsky | Heritage Program Manager | Heritage BC | [778-995-7243](tel:778-995-7243)

www.heritagebc.ca | [Facebook: Heritage BC](#) | [Twitter: @HeritageBCCanada](#)



On Sun, Sep 30, 2018 at 2:36 PM MARK BROWN <markbrown@shaw.ca> wrote:
Hello: I am a member of the Saanich municipal Heritage Committee. We will be losing some of our long standing members in the next year and consequently will have new members to our committee. I am wondering if you provide a service to educate such committee members in the general principals of Heritage conservation and possibly the more usual roles of Municipal Heritage Committees. I am thinking of a one day workshop for committee members. If so do you have a menu of options for training as well as costs and general service requirements for such workshops?

My intention will be to bring the education/training workshop option to our committee in order to determine what support the members have for such training.

Mark Brown
Victoria BC
[250 386-1863](tel:250-386-1863)