



AGENDA
SAANICH HERITAGE FOUNDATION
COMMITTEE ROOM 1
TUESDAY, JANUARY 15, 2019 @ 5:30 P.M.

Adoption of the November 13, 2018 Regular Meeting Minutes

NEW BUSINESS

1. **3927 CADBORO BAY ROAD – (REGISTERED) – PROPOSED DEMOLITION OF SINGLE FAMILY DWELLING AND ACCESSORY BUILDING**
2. **2019 HOUSE GRANTS PROGRAM - RESTORATION GRANT SUMMARY AND APPLICATIONS (ATTACHED SEPARATELY)**
 - i. 3710 Craigmillar Ave. – Porch and stair restoration
 - ii. 1955 Saltair Cres. – Rebuild chimneys
 - iii. 3844 Holland Ave. – Replace roof
 - iv. 3261 Harriet Rd. – Exterior
3. **2019 GRANT APPLICATION TO COUNCIL – 2018 grant from Council was \$30,000**
4. **SECRETARIAL INVOICE – JULY 1, 2018 TO DECEMBER 31/18**
 - Invoice in the amount of \$6,983.75 for Secretarial services and \$380.60 for mileage, postage, stationary and overhead costs for the period of July 1, 2018 to December 31, 2018 (total cost is \$7,364.35)

BUSINESS ARISING

5. **3905 HOBBS STREET (REGISTERED) – APPLICATION FOR SUBDIVISION (March 13 and October 9, 2018 meetings)**
6. **1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE**
7. **4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**
8. **TREASURER’S REPORT – UPDATE**

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: February 12, 2019

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, NOVEMBER 13, 2018 AT 5:30 P.M.

DRAFT

Present: Brad Shuya, President; Ross O'Connell, Vice President; Art Joyce, Treasurer; Sheila Colwill; Robert Townsend

Regrets: Mark Brown; Ken Johnson; and Katherine Whitworth

Guests: Vicki Sanders

Staff: Megan Squires, Planner; Shirley Leggett, Secretary

Minutes: **MOVED** by S. Colwill and Seconded by A. Joyce: "That the Minutes of the October 9, 2018, Regular Meeting be adopted as circulated."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- The tenant purchased a new smaller fridge to fit into the alcove in the kitchen. It was supposed to be part of the overall kitchen renovation however, she never bought it in time.
- The old fridge was hauled away and recycled and the Secretary sent the tenant a cheque to reimburse her for the purchase.
- The irrigation company visited the property to winterize the irrigation system; the invoice will be sent to the Secretary.
- He spoke to another company that is willing to repair the spalling stucco on the chimney and have it repointed; he's waiting to get a quote but it could be \$1,000 to \$1,500.

In response to a question, the President stated:

- The chimney is for a fireplace that the tenant is not supposed to use; the flues are terra cotta.
- He is hoping to have the work completed by Christmas.

The Vice President stated:

- It might be a good idea for the chimney to be capped in order to preserve the inside of it.

The President agreed and advised that capping the chimney as well as repairing the stucco could cost up to \$2,000.

MOVED by S. Colwill and Seconded by R. Townsend: "That up to \$2,000 be approved in principle for chimney repairs at 1248 Burnside Road West."

CARRIED

S. Colwill advised that Trevor from Arbor Renovations is going to clean the leaves from the gutters for both Hall House and Dodd House in December.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She confirmed the window order with Prestige Joinery and the Secretary sent them a deposit cheque.
- Trevor from Arbor Renovations is going to install the windows and he will coordinate the timing with Prestige, hopefully in April or May.

- It will likely cost closer to \$2,500 for Trevor to install the windows as there will be additional cost for repainting and insulating the last section of the window wall.

TREASURER'S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of October 31, 2018:

| | | |
|---------------------|-------------|--------------------|
| Grant Account: | \$58,035.37 | GIC's: \$33,069.02 |
| Operating Account: | \$11,568.98 | |
| Hall House Account: | \$ 2,074.88 | GIC's: \$28,395.93 |
| Dodd House Account: | \$27,589.52 | GIC's \$30,846.28 |

MOVED by R. O'Connell and Seconded by A. Joyce: "That the Statement of Receipts and Disbursements for the period ending October 31, 2018 be received for information."

CARRIED

UPDATING THE HERITAGE REGISTER – YOUNG CANADA WORKS – (May Agenda)

At the May 8, 2018 regular meeting, the Secretary was asked to bring forward to the November agenda, the issue of updating the Heritage Register and possibly submitting an application in January 2019 to Young Canada Works (YCW) to hire a student to do research on the project.

Information from the Government of Canada website regarding Young Canada Works in Heritage Organizations (employers). The information includes who as an employer, is eligible to apply for funding, details on the summer job program, how to apply, and application deadline of January 15, 2019.

A roundtable discussion ensued and the following was noted:

- We need to consider the logistics of who is going to oversee the project; Saanich would be the employer, not the Heritage Foundation itself.
- There would need to be a payroll system set up to pay the summer student; the position would involve a leadership/mentorship role and the Foundation is not set up for that.
- There's also the issue of where the student would work from and who would oversee the project. There needs to be a project outline.
- Perhaps the Archives Department could be involved to oversee the project; that would provide a place for the student to work from and they would have access to the historical records.
- The application deadline is January 15, 2019; we are not ready to submit an application to hire a student yet – it will have to wait until 2020 when we have all the details in place.
- Perhaps the Planner can contact Archives and see if they would be interested in being involved in updating the Heritage Register and overseeing a summer student through the YCW program.

ONE DAY WORKSHOP FOR A MUNICIPAL HERITAGE COMMITTEE – HERITAGE BC

At the October meeting, members discussed the idea of having someone from Heritage BC hold an afternoon workshop here at the Municipal Hall on heritage conservation early in 2019 for Foundation members, interested planning staff, and members of Council.

A roundtable discussion ensued and the following was noted:

- It was initially proposed that the workshop be held in February 2019 but that may be too soon; March may be more realistic.
- There could possibly be up to seven planning staff interested in attending.
- The proposed tentative workshop outline sounds fine: Heritage Basics, writing Statements of Significance, and time for questions and answers. The workshop would last 2 hours, 45 minutes and cost \$1,000.
- The Foundation will be having a new Council liaison and we don't know who that will be; there could also be new members on the Foundation as of January 2019.

ADJOURNMENT

The meeting adjourned at 6:20 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, January 15, 2019 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON

Overview of 3927 Cadboro Bay Road – January 2019

| | |
|------------------------------|---|
| Legal Address: | Lot 1, Section 44 Victoria District Plan 6220 |
| Proposed: | Application for Demolition of the Single Family House and accessory building. The single family house is on the Saanich Municipal Register. The owners wish to construct a new single family house. |
| Heritage Status: | Registered |
| Current Zoning: | RS-10 (Single Family Dwelling) Zone |
| Minimum Lot Size: | 780 m ² |
| Actual Lot Size: | 1,254 m ² |
| Owners: | Jason and Heidi Jacob |
| Applicant: | Christopher Developments |
| Application received: | November 20, 2018 |

Notes:

- The single family house is the Stuart Residence (c. 1912).
- The RS-10 zone requires buildings to be set back 7.5 m from front and rear lot lines, and 1.5 m from the interior side lot line. The single family house currently sits over the rear property line. The accessory building is sitting approximately 0.3 m from the interior side lot line.
- The applicant met with members of the Saanich Heritage Foundation at their property (3927 Cadboro Bay Rd) on December 12, 2018. A summary of the discussion is provided below:

The main building is on the Saanich Heritage Register. Its heritage value is tied, in part to it being a cottage on the beach. The Saanich Heritage Foundation (SHF) members expressed an interest in exploring options to retain the building on site, perhaps incorporating it into the plans for the new house and site. They requested additional information prepared by a professional with expertise in engineering and/or heritage conservation.

- In the interest of long-term heritage conservation, the District may be willing to consider a Heritage Revitalization Agreement (HRA) that could allow for additional density (up to two additional dwelling units) and/or other variances to RS-10 zoning regulations in exchange designation of the heritage building and long-term retention of this important heritage resource in Saanich.

Attachments:

- Location map
- Saanich Heritage Register excerpt

- Letter from Owners



Looking south from Cadboro Bay Rd towards the cottage



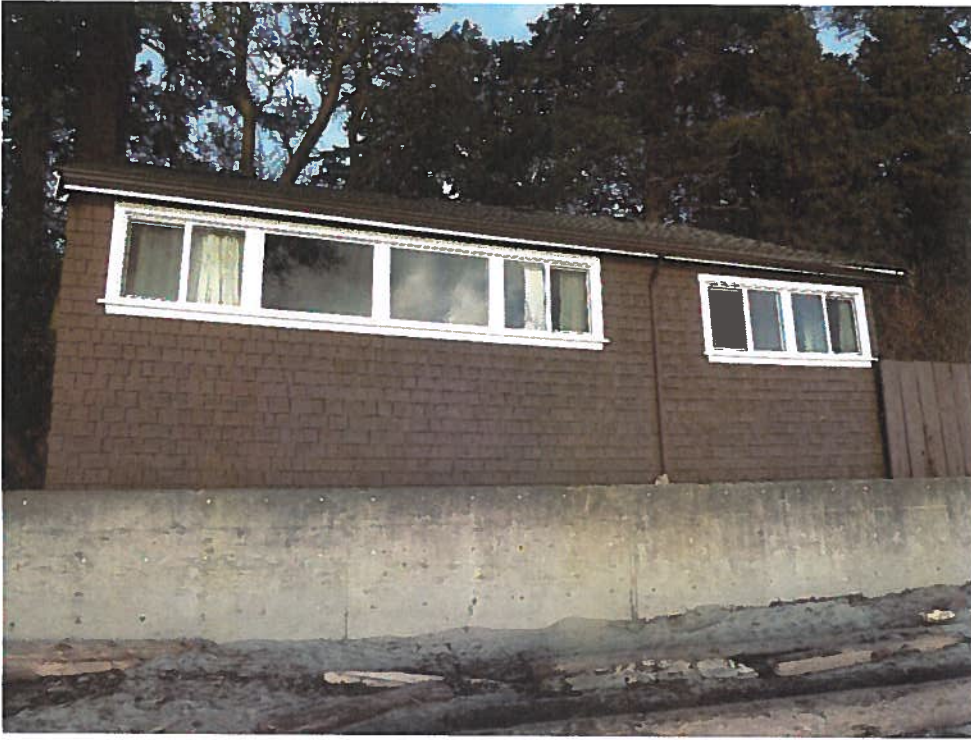
Looking southeast towards the cottage



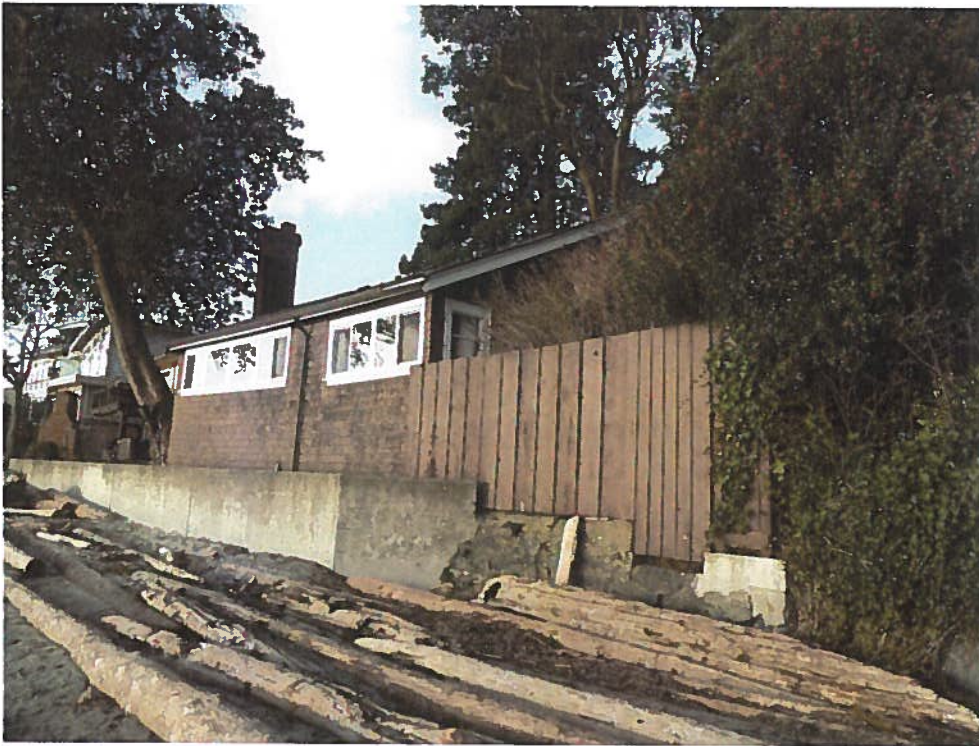
Looking southeast towards the cottage



Looking east towards the cabin from the beach



Looking east toward the cabin from the beach



Looking north towards the cabin from the beach



Looking north towards the cabin



Looking north towards the cabin

District of Saanich Map



Subject Property



1: 400

Date Produced:

11/29/2018 2:23:33 PM

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



STUART RESIDENCE 3927 Cadboro Bay Road

Charles & Jane Stuart, Owners; circa 1912

This small beach house illustrates a common pattern of expansion, where a small, modest resort structure is expanded and made habitable through extensive additions. There is an older core, consisting of one room with a fireplace, that was built at an earlier date and now forms the current living room. The Jacob Hunter Todd family, a prominent businessman in Victoria

and the province, probably built the house. Jacob's most successful venture was J.H. Todd & Son, canners of "Horseshoe Brand" salmon. The exterior of this vernacular cottage retains its dark-stained shingle siding, wooden casement windows, bargeboards and brick chimneys. Until recently, when it burnt, there was a small red barn on the property, which had been built by the Todds before 1900.

Charles Gordon Stuart, born in Napier, New Zealand, (1862-1935), was an engineer who retired here in 1912 with his wife Jane Stuart (1873-1937). Jane was a native of Paisley, Scotland and they were married in 1905. Members of the Stuart family owned the house until 1968.

Marine engineer George Gray (1894-1967), born in East Norton, Leicestershire, England, and his wife, Neva Elizabeth Gray (née Tetlow, 1900-1970) from St. Petersburg, Russia, were later owners of this beach house.



BEACHHOLME 3905D Cadboro Bay Road

Thornton & Elizabeth Fell, Owners
Samuel Maclure, Architect; circa 1909

This cottage was built as a summer home for the Fells, a prominent Victoria family. Thornton Fell, K.C., (1855-1920), was born in Chester, England and immigrated to Victoria with his parents in 1870, travelling around Cape Horn. He studied law and was called to the Bar in 1881. For many years his partner was James Gregory, and the firm of Fell & Gregory was one of the leading law firms in the city. Fell was appointed Clerk of the Legislative Assembly in 1878, and served until his death in 1920, and also served as a Victoria City Alderman from 1904 to 1907. He "took the silk" in 1912, becoming King's Counsel. In 1899, he married Elizabeth Forin (1866-1943) who was born in Belleville, Ontario.

The Fells commissioned Samuel Maclure to design this summer cottage in 1909, and five years later he also designed *Foreen*, their family residence at 921

Foul Bay Road, in Oak Bay. Maclure began his architectural career in the booming city of New Westminster in the 1890s but eventually moved to Victoria. He quickly gained a reputation for his exceptionally beautiful residential designs in the Arts and Crafts style. Some of Maclure's most notable commissions include the Temple Building in Victoria, 1893, and *Hatley Park* in Colwood, 1907-1925 (now Royal Roads University).

In 1931 the cottage became the retirement home of William Godfrey (1868-1963) and Ada Annie (née Brockington, 1869-1948) Godfrey, who had worked as Anglican missionaries on several Indian reservations in Saskatchewan. William then became a civil servant with the Federal Department of Indian Affairs. The Godfreys called the house *Beachholme*; it is now owned by the third generation of Godfreys. The property has never had any formal street or driveway access, a permanent reminder of Cadboro Bay's early days as a beach resort.

Beachholme is a side-gabled Craftsman-style cottage, with a long overhang on the beachfront covering the formerly open verandah, which was glassed in 1939. It has cedar shingle siding and a cedar shingle roof. The interior woodwork is still unpainted and it has a beautiful rock fireplace and chimney, in the best Craftsman tradition. The stone wall along the oceanfront of the property was built in 1931.

November 26, 2018

Saanich Heritage Foundation
District of Saanich
770 Vernon Avenue, Victoria, BC
V8X 2W7

Re: 3927 Cadboro Bay Road "Stuart Residence"

Dear Foundation Members,

We've recently purchased the above noted property with the intention of building our family home.

Given the extremely poor condition of the existing structure, and because it doesn't fit with the vision for our waterfront property, we have filed an application for demolition with the District of Saanich.

Over the past few months, we've explored relocating the cottage to another property, but were advised by Nickel Bros that the building could not be given away, even if we pay the moving expenses.

We are extending an invitation to Foundation Members to visit the property from 1-3PM, on Saturday, December 1st. Please reply with an RSVP to jayheidi@telus.net with confirmation of your attendance.

The succeeding pages include photos of the interior and exterior of the cottage taken this week. Please feel free to contact us should you have any questions.

Best regards,

Jason and Heidi Jacob
(250) 508-2531









LEGISLATIVE SERVICES

Memo

File: 1180-20 - SHF

To: Paul Arslan, Manager of Financial Services
From: Shirley Leggett, Secretary, Saanich Heritage Foundation
Date: January 15, 2019
Subject: Secretarial Services for Saanich Heritage Foundation – July 1, 2018 to December 31, 2018

Please invoice the Saanich Heritage Foundation (care of Legislative Services) for Secretarial services provided from July 1, 2018 to December 31, 2018, in the amount of \$6,983.75

Also, please bill the Foundation separately for \$17.00 for postal charges, 63.60 for mileage, and \$300.00 for stationary, overhead costs, and photocopying (totalling \$380.60).

The total amount for secretarial services for the period July 1, 2018 to December 31, 2018 is \$7,364.35.

Please credit to account number 2080.3772.

Thank you.

Shirley Leggett
Secretary, Saanich Heritage Foundation

/sl
Attachments

**JULY 1, 2018 TO DECEMBER 31, 2018 INVOICING TO SAANICH
HERITAGE FOUNDATION FOR OFFICE WORK, BANKING, MEETING
ATTENDANCE AND AGENDA/MINUTE PREPARATION**

| | | |
|--------------|--------------------------------|--------------------------|
| July | 21.50 hours at \$41.57 | \$893.75 |
| August | 21.00 hours at \$41.57 | \$872.97 |
| September | 37.00 hours at \$41.57 | \$1,538.09 |
| October | 35.00 hours at \$41.57 | \$1,454.95 |
| November | 32.50 hours at \$41.57 | \$1,351.02 |
| December | 21.00 hours at \$41.57 | \$872.97 |
| <hr/> | | |
| | 168.00 hours at \$41.57 | \$6,983.76 |
| TOTAL | 168.00 hours at \$41.57 | <u>\$6,983.76</u> |

JULY 1, 2018 TO DECEMBER 31, 2018 POSTAGE AND MILEAGE

| | | |
|----------------------------------|--------------|-----------------------|
| Misc. postage for invoices, etc. | 20 x .85 | 17.00 |
| Mileage | | 63.60 |
| | TOTAL | <u>\$80.60</u> |

OVERVIEW – JANUARY 2019

| | |
|--|---|
| Civic Address: | 3905 Hobbs St. |
| Legal Address: | Lot A Section 44 Victoria District Plan 8957 |
| Proposed: | Application for Subdivision |
| Heritage Status: | Registered |
| Current Zoning: | RS-10 (Single Family Dwelling) Zone |
| Proposed Zoning: | RS-6 (Single Family Dwelling) Zone |
| Minimum Lot Size: | 560 m ² |
| Lot Size – Proposed Lot 1: | 745.72 m ² (8,026.98 ft ²) |
| Lot Size – Proposed Lot 2: | 668.46 m ² (7,195.3 ft ²) |
| Owners/Applicants: | Mary and Wayne Kelly |
| Application received: | Dec 7, 2017 |
| 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 located on the proposed Lot 1 is on the Saanich Heritage Register.
- The Saanich Heritage Foundation reviewed and recommended approval of Building Permit (BLD17625) in October 2018 for renovations to the house on Lot 1. The minutes from that meeting are attached as reference.
- The Saanich Heritage Foundation (SHF) discussed the proposed subdivision in March 2018, prior to an application being made. The applicants attended the meeting to discuss their plans. The SHF recommended that heritage designation should be a condition of subdivision approval.
- 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.
- A site plan, as well as an elevation and streetscape plan, and a landscape plan are attached for reference.

Attachments

- Project Summary
- Location map
- Saanich Heritage Register Excerpt
- Minutes of Saanich Heritage Foundation Meetings, March 2018 and October 2018
- Site plan
- Elevation and streetscape plan
- Landscape plan



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



April 23rd, 2018

District of Saanich
770 Vernon Ave.
Victoria, BC
V8X 2W7

RE: 3905 Hobbs St.
Proposed Building Scheme for Proposed Lot 2

Dear Mayor, Council, and Staff,

As part of the subdivision and rezoning application for this project, we submit the following building scheme.

Existing Hobb St. Character

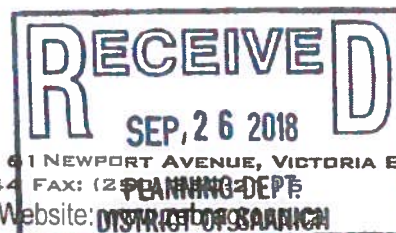
Existing houses on Hobbs Street exhibit a wide range of character, styles, and time periods. The southerly neighbour to this house is a suburban dwelling with low roof slope and plain character, and further to the south is another heritage designated property (1927), currently an apartment. It is described as a "two-storey Tudor Revival residence{with} Craftsman-style details. It features granite verandah piers and steps...clapboard upper storey walls, half-timbered gables and dormers. The northerly neighbour forms part of this proposal and is another designated heritage property, described in the Saanich Heritage Structures/Register 2008 as the "Harwood Residence", and a "front-gabled Craftsman bungalow{with} battered granite verandah piers...square columns supporting the roof, and half timbered front gables...Gabled dormers have been added on both sides..."(circa 1923). Adjacent to this property, to the north, is a large modern residence, with attached gable ended double car garage with a double height bay in front. Cladding consists of white board and batten, and grey metal, standing seam roof. Across the street on Hobbs St. there are three modest 50's style bungalows; in order from south to north the finishes are: stucco, cedar shingles (grey), and stucco. It is apparent that there is no consistent styling of houses on the street, although it may be said that the 50's bungalow predominates.

Proposed Building Scheme

The following description is conceptual, and should reflect the future character of the house. For purposes of the re-zoning and subdivision proposal, we have included a hypothetical front elevation containing some of the elements in the building scheme proposal.

General Siting

The proposal adopts siting setbacks as required by the Saanich RS-6 bylaw, and permits a front yard setback of 6.0 M as opposed to 7.5M under current RS-10. However, the building scheme should limit the front yard setback to 10.66m (steps as permitted) which is approximately the same as the adjacent house (10.72m) and somewhat forward of the Harwood Residence (by 1m). This permits views up and down the street from the Harwood house verandah and front windows. Note the maximum gross floor area reduction to 310m² from 435m² permitted under RS-10. [Revised 9.25.18]



Cont'd...

ZEBRA DESIGN & INTERIORS GROUP INC. • 1161 NEWPORT AVENUE, VICTORIA BC V8S 5E6

PHONE: (250) 360-2144 FAX: (250) 360-2144

Email: info@zebragroup.ca Website: www.zebragroup.ca

Form and Character

Traditionally oriented elevations are acceptable. Specifically, this would limit roof pitches of gabled roofs to greater or equal to 8 in 12.

Gable-ended roofs should receive traditional gable finishes: Tudor-style half timbering as trim, similar panelized treatment, cedar shingles, or stucco are acceptable.

A covered verandah or porch addressing the street is encouraged.

Window and door trim should be wide (min 5.5"). Muntin bars on front elevation windows are encouraged.

Traditional finishes throughout should include any of the following: cedar shingles, stucco, panelized cement board with trim, board and batten, real stone (thick or thin veneer) on piers to max. 54" above the porch, stone on lower portion of main floor, down to grade.

Finishes not acceptable include cementitious shingles or cementitious siding.

A shingle roof or standing seam metal roof is acceptable (both are represented within 3 doors on the street).

Height

The proposed residence shall conform to the RS-6 bylaw.

We trust the above to be acceptable as the Building Scheme proposal.

Sincerely,

Rus Collins,
Zebra Design & Interiors Group Inc.

3905 Hobbs St



1: 806

Date Produced:

12/7/2017 3:32:07 PM

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.

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
KIRBY ROOM – POLICE ANNEX
TUESDAY, MARCH 13, 2018 AT 5:30 P.M.**

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

Regrets: Alvin Lau; and Councillor Sanders

Guests: Wayne and Mary Kelly re: 3905 Hobbs Street; Taylor Love, on behalf of Kasapi Construction re: 1555 Ash Road; Brad Drew and Brett Hudson, Planners, CRD and Tyler Wilson, P. Engineer, Herold Engineering, re Swan Lake and Brett Ave. Trestles

Staff: Jane Evans, Planner; Megan Squires, Planner; Debra Hopkins, Senior Committee Clerk; and Shirley Leggett, Secretary

Minutes: MOVED by A. Joyce and Seconded by S. Colwill: "That the Minutes of the February 13, 2018, Regular Meeting be adopted as circulated."

CARRIED

SAANICH MUNICIPAL HALL – LOBBY TELEVISION

Memorandum from the Manager, Legislative Services, dated March 7, 2018 regarding mounting a television and speaker in the reception area of the Municipal Hall.

The Senior Committee Clerk was present at the meeting to provide a brief overview and respond to any questions/comments from Foundation members.

The following was noted:

- Mounting a television and speaker in the reception area will allow Saanich Council to use the lobby as an overflow area from the Council Chambers in instances where the person's capacity has been reached in the Chambers.
- The television will be used to display the webcast of live meetings which will minimize the cost of holding meetings offsite of the municipal campus.
- The contractor has advised that the television and speaker will be anchored by the steel beams in the drop down ceiling above the reception desk.
- She believes the size of the TV is about 48 inches. A trial run was done and the feedback was positive; the acoustics were fine and there were no audio or visual problems.
- There would be logistical and safety issues to deal with if the overflow area was held in one of the annex buildings - the lobby of the Municipal Hall makes the most sense. Maximum number of people will comply with fire department regulations.

The President commented that the structural integrity of the steel beams in the ceiling/bulkhead should be checked.

MOVED BY R. TOWNSEND AND SECONDED BY K. WHITWORTH: "That the Saanich Heritage Foundation approves the request to mount a television and speaker in the lobby of the Saanich Municipal Hall."

CARRIED

The Senior Committee Clerk left the meeting.

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. Hobbs left the meeting.

1550 ASH ROAD – PROPOSED SUBDIVISION

The Planner stated:

- Foundation members were presented with the proposed subdivision plans at their October 2017 meeting. The subdivision application is now going forward.
- The project proposal is to rezone from RS-12 to RS-10 single family zone in order to create three additional lots. Variances for width on each lot are also requested.
- Minimum lot size under the current RS-12 zoning is 930 square metres; the minimum lot size under the proposed RS-10 zoning is 783 square metres.

Mr. Love stated:

- He has provided a sample streetscape for 1555 Ash Road showing the existing heritage

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, OCTOBER 9, 2018 AT 5:30 P.M.**

DRAFT

Present: Brad Shuya, President; Art Joyce, Treasurer; Mark Brown; Sheila Colwill; Robert Townsend; Katherine Whitworth; and Councillor Sanders

Regrets: Ross O'Connell, Vice President; and Ken Johnson

Guests: Wayne and Mary Kelly, owners, 3905 Hobbs Street

Staff: Megan Squires, Planner; Shirley Leggett, Secretary

Minutes: MOVED by A. Joyce and Seconded by M. Brown: "That the Minutes of the September 11, 2018, Regular Meeting be adopted as circulated."

CARRIED

3905 HOBBS STREET – (REGISTERED) – PROPOSED RENOVATIONS

The Planner provided the following overview of the proposed exterior renovations for 3905 Hobbs Street:

- The property is registered and there are three applications currently in progress for this property: rezoning, subdivision and development variance permit.
- A building permit was issued in 1998 for an addition on the back of the house and for two new dormers on the second storey.
- The applicants are planning to install 3 new skylights on the second floor – exterior side southwest elevation; a dormer with new wood windows; new paint on the siding, trim windows, foundation, railings and steps; new window – front elevation (living room); 2 new windows – rear elevation (kitchen and upstairs landing; and a new door on the west side to access the basement.

Wayne and Mary Kelly, owners, 3905 Hobbs Street, were present at the meeting and Mrs. Kelly stated:

- Some areas of the registered dwelling are in their original condition, however, the rear and upper floor of the home underwent a significant renovation in 1998/99; an addition was added, the attic area was altered by adding 2 dormers and aluminium windows throughout.
- All of the aluminium windows upstairs will be replaced with wood windows and they will amend their building permit application to reflect this.
- If the subdivision application is approved, it's their intention to construct a traditional style house on the newly created lot that will complement the existing original house and have some similar stone features.
- Committee discussion noted:
- There should be adequate clearances between the existing house and the proposed new dwelling so the original house retains its own street presence and not be crowded.
- The proposed renovations would be considered as part of a future heritage designation application.
- The proposed exterior renovations are sympathetic to the original character of the dwelling when it was first built.

MOVED by S. Colwill and Seconded by K. Whitworth: "That the Saanich Heritage Foundation supports the proposed exterior renovations to 3905 Hobbs Street as outlined in the building plans, dated August 31, 2018 and correspondence from the owners, dated September 26, 2018, and that the renovations will not impede future opportunities for heritage designation."

CARRIED

Mr. and Mrs. Kelly left at 5:40 p.m.

TREASURER'S REPORT – UPDATE

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

| | | |
|---------------------|-------------|--------------------|
| Grant Account: | \$62,725.24 | GIC's: \$33,069.02 |
| Operating Account: | \$11,618.73 | |
| Hall House Account: | \$13,569.06 | GIC's: \$28,571.08 |
| Dodd House Account: | \$18,038.99 | GIC's \$30,846.28 |

MOVED by A. Joyce and Seconded by S. Colwill: "That the Statement of Receipts and Disbursements for the period ending September 30, 2018 be received for information."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- He has another name of a contractor that he will contact about the masonry repairs on the chimney.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- Davyd McMinn Carpentry finished the maintenance work on a couple of the windows so that they are operable again. The invoice is for \$162.75 which she gave to the Secretary for payment.
- She spoke to Prestige Joinery about their quote and let them know that we will order the windows from them and have Trevor install them. Trevor is going to give a quote on the installation but it will likely be between \$1,200 and \$1,500.
- The price for the windows from Prestige is \$7,249.75; there is also \$175 for delivery. A deposit of \$3,624.88 may be required to place the order.
- She will also see about having the last piece of the window wall insulated.

MOVED by K. Whitworth and Seconded by R. Townsend: "That up to \$4,000 be approved as a deposit to Prestige Joinery Ltd. for the window order for 4139 Lambrick Way."

CARRIED



AMENDED LOT A
PLAN 8940

PLAN 10441
2

PLAN 10441

HOBBS STREET

STREET

PROJECT DATA
FOR PROPOSED SUBDIVISION
EXISTING ACCESSORY
BUILDING

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------|
| 1 | 05/15/18 | ISSUED FOR PERMITS |
| 2 | 05/15/18 | REVISIONS PER COMMENTS |
| 3 | 05/15/18 | REVISIONS PER COMMENTS |
| 4 | 05/15/18 | REVISIONS PER COMMENTS |

PROJECT DATA
FOR PROPOSED SUBDIVISION
LOT 1

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------|
| 1 | 05/15/18 | ISSUED FOR PERMITS |
| 2 | 05/15/18 | REVISIONS PER COMMENTS |
| 3 | 05/15/18 | REVISIONS PER COMMENTS |
| 4 | 05/15/18 | REVISIONS PER COMMENTS |

PROJECT DATA
FOR PROPOSED SUBDIVISION
LOT 2

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------|
| 1 | 05/15/18 | ISSUED FOR PERMITS |
| 2 | 05/15/18 | REVISIONS PER COMMENTS |
| 3 | 05/15/18 | REVISIONS PER COMMENTS |
| 4 | 05/15/18 | REVISIONS PER COMMENTS |

SITE PLAN
RE-ZONING AND SUBDIVISION
3905 HOBBS ST.
SAANICH, B.C. 05/15/18
SCALE = 1:100



REVISIONS PER
SAANICH COMMENTS
04.25.18

ZERRA DESIGN INC.

INDICATES VARIANCE REQUIRED

