



Saanich Heritage Foundation

**AGENDA  
SAANICH HERITAGE FOUNDATION  
VIA REMOTE MEETING  
TUESDAY, NOVEMBER 8, 2022 @ 5:30 P.M.**

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Adoption of the October 11, 2022 Regular Meeting Minutes

**NEW BUSINESS**

1. **4264 BLENKINSOP ROAD – APPLICATION FOR HERITAGE DESIGNATION**  
(The Manager of Community Planning will be at the meeting)
2. **1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE**
3. **4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**
4. **TREASURER'S REPORT - UPDATE**
  - To be sent separately
5. **SOCIAL MEDIA – UPDATE**
6. **ADVOCACY AND OUTREACH – UPDATE**

**UPDATES FROM THE ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE (ACH)**

- Next ACH Meeting is January 2023 (TBD)

To ensure there is a quorum, please contact Shirley at (250) 475-1775, extension 3513 or email at [shirley.leggett@saanich.ca](mailto:shirley.leggett@saanich.ca) if you cannot attend the meeting.

☪ ☪ Adjournment ☪ ☪

**Next Regular Meeting: January 10, 2023 at 5:30 via remote meeting**

**MINUTES OF THE  
SAANICH HERITAGE FOUNDATION MEETING  
HELD VIA REMOTE MEETING  
TUESDAY, OCTOBER 11, 2022, AT 5:30 P.M**

**Present:** Veronica McEllister, President; Sonia Nicholson, Vice President; Art Joyce, Treasurer; Sarah Anderson; Sheila Colwill; James Thomson; and Councillor Karen Harper

**Regrets:** None

**Guests:** Abstract Developments: Tavish Rai, Executive Vice President; Nicholas Standeven, Vice President of Development; Trevor Smith, Development Manager; and Bryn Walmsley, Development Coordinator

**Staff:** Silvia Exposito, Planner (Community Planning); and Shirley Leggett, Secretary

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**Minutes:** MOVED by S. Colwill and Seconded by S. Nicholson. "That the Minutes of the September 13, 2022, Regular Meeting be adopted as circulated."

CARRIED

**3579 QUADRA STREET (REGISTERED) – APPLICATION FOR REMOVAL FROM THE SAANICH HERITAGE REGISTER AND DEMOLITION BUILDING PERMIT**

Mr. Standeven, Vice President of Development, Abstract Developments, provided a slide presentation and the following was noted:

- The subject site is located within walking distance of several retail amenities and parks as well as close to the Lochside Trail and Galloping Goose Trail.
- Saanich's Official Community Plan (OCP) designates the site within the "Four Corners Village" which supports land uses and building types of up to four-storey residential and mixed-use.
- When they submitted their rezoning and development application in 2019 the proposal was for 3579 and 3561 Quadra Street. Since then they have acquired the property at 3589 Quadra Street as well so now they want to develop all three properties.
- Their original proposal was to retain and upgrade the registered dwelling in its current location, leave a view corridor from Quadra Street to the dwelling, and construct townhouses with a landscaped boulevard. This was not endorsed by the Foundation due to lack of maintaining the existing setback and landscape buffer.
- The Foundation made a number of suggestions regarding the proposed redevelopment of the site, however, they are not viable for their purposes.
- The Statement of Significance (SoS) prepared by Edwards Heritage Consulting in 2018 notes a limited number of heritage attributes and refers to it as a modest version of Tudor Style Revival. Its primary focus was familial history, not the architecture/physical nature of the structure.
- The Building Condition Assessment prepared in 2019 outlined the structure as being a "neglected example of several similar vintage and style dwellings; noted several ventilation and electrical upgrades required for improved livability, as well as significant seismic, structural and life safety upgrades were required.
- Their revised approach for the three properties is to seek Council approval to remove 3579 Quadra Street from the Saanich Heritage Register and propose a multi-family development that aligns with Saanich's vision for its Centres, Corridors and Villages, in order to address the housing shortages identified in the 2020 Housing Needs Report.
- Their proposed approach to acknowledge the heritage aspect of the property would be to install a plaque that commemorates the dwelling's history in a highly viewed area of the future project. The communal interior or exterior spaces could also be named after the registered dwelling to keep the Highfield name going on the property.

- They also propose to reuse materials from the dwelling in a feature element in the future project i.e., a bench, plaque or picture frame, as well as repurpose the structure/material by donating it to a local cause such as Habitat for Humanity or other such organizations.

In response to questions and comments from Foundation members, the following was noted:

- With the acquisition of 3589 Quadra Street they can expand on the redevelopment of the site and instead of building townhouses, they propose to construct a four to six-storey multi-family development which is an ideal location for this type of development and would help address the housing shortage.
- It is not financially viable to proceed with their original proposal to construct townhouses.
- Construction and material costs have skyrocketed the past couple of years and the dwelling is not up to current building codes and would not meet all core technical and electrical elements. It would add considerably to their cost estimates to renovate it and bring it up to code.
- They do not see a way to retain and incorporate the existing dwelling into a new development, however, they feel their new vision will complement the neighborhood.
- With respect to moving the dwelling off the property, they would have to find someone with a vision and a suitable location and so far, they haven't found anyone who would want to take it on.
- They do not see a way currently to incorporate the façade into the future proposal. With respect to relocating the dwelling to a new location on the property, the topography and grades of the site pose considerable building constraints. There is a significant increase in grade on the east side of the site along Tattersall Avenue.
- They anticipate that along with their future development it may be a requirement to make improvements and upgrades to the pedestrian and cycling community along both frontages of Quadra Street and Tattersall Avenue.

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The representatives from Abstract Developments left the meeting at 6:12 p.m.  
\*\*\*\*\*

Foundation discussion noted the following:

- There is a historic schoolhouse originally built in 1911 in Murrayville, Langley that has been retained and transformed into a multi-family residence with six unique dwelling units as part of a larger development. It would be ideal if this registered dwelling could be incorporated into a new development or at least the façade.
- The historic characteristics of the school were preserved and restored, and the century-old row of mature oak trees, originally planted in front of the school at the time the school was built, were also conserved as part of the restoration and development project.
- There is no development proposal yet or concept plans, so it is difficult to envision what the applicants are proposing other than higher density. A new development for the subject site could set the tone for the rest of the neighborhood.
- In 2020 when the applicants presented their proposal for townhouses, the Inspection Report indicated that the registered dwelling was in fairly good condition and listed a number of items that needed further attention. Now the applicants are saying there are too many upgrades required to bring it up to code.
- The only new information the applicants provided is that they have acquired the neighboring property and now want to demolish the registered dwelling.
- A demolition permit cannot be issued until the structure is removed from the Heritage Register.
- The dwelling would lose its tangible connection to the neighborhood if it was moved offsite.

- It would be a huge expense to renovate the building and bring it up to building code standards.
- The building should be retained on the Heritage Register and be incorporated into the proposed new development.

**MOVED BY S. Nicholson and Seconded by S. Colwill: "That the Saanich Heritage Foundation recommend retention of the dwelling at 3579 Quadra Street (Highfield) on the Saanich Heritage Register, and request from the applicant (Abstract Developments), a preliminary concept plan incorporating the dwelling into its proposed development of the site."**

**CARRIED**

**1248 BURNSIDE ROAD WEST (STRANTON LODGE) - UPDATE**

S. Colwill stated:

- Nothing new to report.

**4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**

S. Colwill stated:

- Nothing new to report.

**TREASURER'S REPORT – UPDATE**

The Treasurer provided the following balances to October 1, 2022:

Operating Account:	\$20,697.05		
Grant Account:	\$56,066.03	GIC	\$20,893.30 (due April 4, 2023)
		GIC	\$13,536.25 (due May 7, 2022)
Hall House Account:	\$5,108.07	GIC:	\$24,387.30 (due June 12, 2022)
		GIC:	\$ 5,254.91 (due Nov. 1, 2022)
Dodd House Account:	\$36,573.35	GIC:	\$21,755.99 (due Oct. 4, 2022)
		GIC:	\$10,509.80 (due Nov. 1, 2022)

**MOVED by S. Nicholson and Seconded by S. Colwill: "That the Treasurer's report be received for information."**

**CARRIED**

**MOVED by A. Joyce and Seconded by S. Nicholson: "That the monthly rent for both 1248 Burnside Road West (Stranton Lodge) and 4139 Lambrick Way (Dodd House) be increased effective February 1, 2023, by the maximum allowable amount as set out by the Residential Tenancy Branch."**

**CARRIED**

**SOCIAL MEDIA UPDATES**

The President stated:

- She is trying to do a new post every day.

The Vice President advised that she is giving a two-minute interview on what it's like to be on the Heritage Foundation.

The Planner advised that she is working on an advertisement for a communication team member.

**UPDATES FROM THE ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE (ACH)**

The Vice President stated:

- The next ACH meeting is to be determined once the Municipal elections are over in October.

**ADVOCACY AND OUTREACH – UPDATE**

The Vice President stated:

- Nothing new to report.

**CREATING AN APPLICATION FORM TO INITIATE REMOVAL OF A HERITAGE DESIGNATION**

The President stated:

- The comments received back on the Frequently Asked Questions (FAQ) list were mainly on grammar.
- The final draft is being reviewed by the Planner to check for accuracy and then it will be posted on the Saanich website.

The Planner stated:

- Once it's posted on the Saanich website she'll post it on social media.

**ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

**NEXT MEETING**

The next Regular meeting of the Saanich Heritage Foundation will be held **via remote meeting on Tuesday, November 8, 2022, at 5:30 p.m.**

..... CHAIRPERSON



**SAANICH HERITAGE  
APPLICATION FOR HERITAGE DESIGNATION**

<b>APPLICANT</b>	
<i>Note: Applicant(s) must be the legal owner(s) of the property to be designated.</i>	
NAME OF APPLICANT(S): Geraldine H. Van Gyn, Frank C. Van Gyn, Jillian Van Gyn-Carr, Christopher J. S. Carr.	
CITY:	Victoria
ADDRESS:	4264 Blenkinsop Rd. V8X 2C4
PROPERTY ADDRESS for DESIGNATION: 4264 Blenkinsop Rd.	
PID: 007-905-092	
THAT PART OF LOT 4 SECTION 51 VICTORIA DISTRICT PLAN 1120 LYING EASTERLY OF THE EASTERLY LIMIT OF THE RIGHT OF WAY OF THE CANADIAN NORTHERN PACIFIC RAILWAY AS SAID RIGHT OF WAY IS SHOWN ON PLAN 1 RW EXCEPT PART IN PLAN EPP58560	
<b>DESIGNATION DETAILS</b>	
DO YOU WISH TO DESIGNATE THE LAND WITH THE BUILDING?	<b>NO</b>
REASON FOR DESIGNATING THE LAND: <b>N/A</b>	
DO YOU WISH TO DESIGNATE A LANDSCAPE FEATURE ON THE PROPERTY?	<b>NO</b>
DESCRIBE THE LANDSCAPE FEATURE AND REASONS FOR DESIGNATION: <b>N/A</b>	

DO YOU WISH TO DESIGNATE AN INTERIOR FEATURE ON THE PROPERTY?	<b>NO</b>
DESCRIBE THE INTERIOR FEATURE AND REASON FOR DESIGNATION: <b>N/A</b>	
<i>NOTE: Please provide photos of the feature and a floor plan showing the location of the interior feature.</i>	

### CRITERIA FOR EVALUATING A POTENTIAL HERITAGE BUILDING OR SITE

The designation application will be evaluated on criteria such as:

- Age of the property or structure.
- Style/Type;
- Construction type and methods.
- Designer/Builder.
- Historic Significance Association with person, historical period or event;
- Community context.
- Visual qualities.
- Condition of the site and structure.
- Archaeological potential.
- Financial support potentially required.
- Adaptability for re-use, if applicable.

### TITLES AND PAGE NUMBERS FOR THE REQUIRED INFORMATION AND DOCUMENTATION PRESENTED FOR THE EVALUATION OF THE SIMMONS RESIDENCE

- |   |                 |
|---|-----------------|
| A. <i>Early Settlement of the Blenkinsop Valley Including original owners</i>   | <i>p. 5-8</i>   |
| B. <i>Those connected to the property who made a particular or significant contribution to the neighbourhood, Municipality, Province, or Nation</i> | <i>p. 9</i>     |
| C. <i>Cultural and Neighbourhood Significance of the Property</i>   | <i>p. 10-12</i> |
| D. <i>Design and Significance of the Simmons Residence</i>  | <i>p. 13-17</i> |
| E. <i>Significant Features of the Simmons Residence</i>   | <i>p. 18-23</i> |
| F. <i>Why, We, the Applicants are Seeking Heritage Designation</i>  | <i>p. 24-25</i> |
| G. <i>Signature Page</i>  | <i>p. 26</i>    |
| H. <i>State of Title Certificate</i>  | <i>p. 27-28</i> |

## IMPLICATIONS OF HERITAGE DESIGNATION

As part of the application, it is important that the applicant/owner understand the purpose of heritage designation and what it means to the future of the property. Please read over the following statements prior to signing the application form.

### Heritage Designation under the BC Local Government Act

Heritage Designation of a structure or property is the legal recognition of its cultural and historical significance by a Municipality through a bylaw passed under the Local Government Act.

Heritage Designation means that the owner and the Municipality are committed to retain and maintain those qualities and features that are important to the community.

Once designated, alterations to the exterior may only be made upon approval by resolution of Council. A designated building may not be demolished without approval by council.

Designation does not affect private ownership and does not impede the purchase or sale of the property. The owner(s) retain all rights to individual enjoyment and use of their property.

Once designation of a property is approved by Council, that status remains with the property through change of ownership.

### Benefits of Heritage Designation

The District of Saanich provides the owner(s) with plaque to identify the building/site as a designated historic site.

Funding assistance for rehabilitation and preservation of single family homes is available through a grant application administered by the Saanich Heritage Foundation (<http://www.saanich.ca>). At this time there is no assistance for multifamily, commercial, institutional, and industrial buildings, however, other levels of government may have grant opportunities for these buildings.

**I/we hereby consent to the building/site indicated hereon being designated as a Municipal Heritage site under Sections 967, 968, and 969 of the *B.C. Local Government Act* and acknowledge and agree that I/we will not make an application to the District for compensation under Section 969 of the *Local Government Act* for any reduction in market value of the Property which might arise from such designation.**

SIGNATURES:

DATE: May 11, 2022



This collection of personal information is authorized under the *Local Government Act*, *Community Charter* and section 26(c) of the Freedom of Information and Protection of Privacy Act. The information will be used for processing this application. Questions can be directed to the District's Privacy Officer at: 770 Vernon Avenue, Victoria BC, V8X 2W7, t. 250-475-1775, e. [foi@saanich.ca](mailto:foi@saanich.ca)

## INFORMATION FOR HERITAGE EVALUATION OF THE SIMMONS RESIDENCE

### 4264 Blenkinsop Rd.

#### A. Original Owners and any Owners of Historical Interest

Montague Alfred Simmons<sup>1</sup> took possession of his newly subdivided property in 1909 and constructed the Simmons residence in 1917.



Extract from map prepared for the Municipal Engineers Office, Municipality of Saanich, January 1915, in the Saanich Archives

The rural area, now called the Blenkinsop Valley, had served as a site for hunting and gathering for nearby WSÁNEĆ First Nations over millennia. When the Hudson's Bay Company established Fort Victoria, it negotiated

<sup>1</sup> Note that this name also appears as Simmonds in some documents.

ownership in the area through the Douglas Treaties in 1852<sup>2</sup>. Notable settlers who subsequently held an interest in what eventually became Montague Simmons' property and include the following individuals.<sup>3</sup>

1858 -- **George Blenkinsop**, a retired Hudson's Bay Company employee, purchased 365 acres, known as Section 51, western boundary running through "Lost Lake" (later Blenkinsop Lake) from the Hudson's Bay Company, and then acquired Section 7 in 1861. He began clearing and built a cabin that may have been called "Pendennis". Blenkinsop left Victoria in 1869 to pursue work elsewhere.<sup>4</sup>

18?? -- **William Fraser Tolmie**, a prominent politician, purchased the property from George Blenkinsop. <https://snaccooperative.org/ark:/99166/w6q83bnw>

18?? -- Tolmie sold a portion of his holdings to Jackson,



1875 -- **Jackson** sold 700 acres to Adam Glendenning (who had been Tolmie's shepherd)

1902 - **Glendenning** subdivided his property, selling properties between Blenkinsop Road and Lost Lake to William Mercer and Arthur Simmons.<sup>5</sup>

1903 -- **Arthur Simmons**, a baker, encouraged his brothers, Harry, Thomas and Montague to join him from England in 1903 to farm the land.

1904 -- **The three Simmons brothers** jointly purchased the land from Arthur

1909 -- **The Simmons brothers** discharged their debt to their brother within five years and sold 75 acres to **William Mercer** for \$14,000 to add to his existing acreage.<sup>6</sup>

Image source: <https://saanich.accesstomemory.org/portrait-of-the-Simmons-brothers-harry-montague-thomas-and-arthur>  
Saanich Archives Reference #PR-201-2002-002-001(Notes: The Simmons brothers immigrated to the Blenkinsop Valley in 1902-1903. Another brother, Fred Simmons, stayed in

<sup>2</sup> Saanich Tribe -- South Saanich, as noted in Treaty Text -- Douglas Treaties, Conveyance of Land to Hudson's Bay Company by Indian Tribes, Government of Canada Website, consulted April 8, 2022, <https://www.rcaanc-cirnac.gc.ca/eng/1100100029052/1581515763202>

<sup>3</sup> Please note that exact dates are uncertain as a formal title search on the various holdings was not conducted.

<sup>4</sup> Saanich Archives List of Place Names,

[https://www.saanich.ca/assets/Parks~Recreation~and~Culture/Documents/Archives~Collections~and~Research/Cateory~8/Saanich\\_Placenames\\_AE\\_Reference.pdf](https://www.saanich.ca/assets/Parks~Recreation~and~Culture/Documents/Archives~Collections~and~Research/Cateory~8/Saanich_Placenames_AE_Reference.pdf)

<sup>5</sup> Article on Glendinning family, possibly by Julie Forter, *Times Colonist*, April 23, 1961, p. 4

<sup>6</sup> "Bob Mercer's memories of the Blenkinsop Valley" *The Islander*, January 2-3, 1983.

England. Montague and Thomas came in 1902, Arthur came earlier, and Harry came in 1903)

1909 – The **Simmons brothers** sub-divided what had become known as the Simmons Ranch so each of the three would have their own property and lead separate lives. “Tom became a butcher. Monty started horse stables in Victoria and later he went into the taxi business.”<sup>7</sup>

1914 -- Land was pre-empted from each of the Simmons properties to create a right-of-way for the **Canadian National Pacific Railway line**, connecting Victoria with Patricia Bay. It began passenger and freight operations in April 1917 and would have played a useful role transporting people and goods from Victoria to Blenkinsop farms.

1917 - **Montague Simmons** constructed his residence. The **Simmons family** lived in this house until 1966.

#### **More current history (for interest only)**

1969 – **Kenneth and Diane Patterson** bought the Montague Simmons’ farm in 1966 and raised three children on the Blenkinsop farm property. They bred Arabian horses and boarded horses for owners in the city of Victoria. In the 1977, the eldest son, David, and wife Kari, built a home on the farm in the northeast corner of the property. The classification of the farm as A2 allowed for a second residence for immediate family.

2015 – **Kenneth Patterson** sought and received approval for a subdivision of an approximate .6-acre area in the northeast part of the farm property on which his son’s house is located.

2017 – **Kenneth Patterson** sold the remaining 8.47 acres farm property to **Frank and Geraldine Van Gyn**. Daughter, Jillian Van Gyn and her husband, Chris Carr moved into the former Simmons/Patterson home.

2020- **Frank and Geraldine Van Gyn** added **Jill and Chris Van Gyn Carr** to the title of the farm property as co-owners and they commenced the planning of a multigenerational home for all four owners and grandson.

**B. Those Persons connected to the property who made a particular or significant contribution to the neighbourhood, Municipality, Province, or Nation.**

Two of the early landholders of large tracts in the Blenkinsop Valley (Including the Simmons property) played significant roles in the establishment of British Columbia as a colony and province:

**George Blenkinsop:** After a distinguished career with the Hudson's Bay Company (HBC), Blenkinsop moved to Victoria and purchased land from the HBC in 1858. Blenkinsop continued in his public service role during and after his time in the Blenkinsop Valley. As noted in the Dictionary of Canadian Biography,

Blenkinsop was called "a gentleman of great intelligence" by [Governor] Douglas and "a courageous, good-natured, active intelligent Cornishman" by Helmcken. His career was not unlike those of other middle-ranking HBC officers who, instrumental in implementing the company's resource-development policy before the gold-rushes, left to enter business as farmers or merchants, only to fail. Many such men later found their linguistic and managerial skills suited the work of federal Indian agents, and thus provided a substantial measure of continuity to certain aspects of the province's history. Blenkinsop Lake and valley, Blenkinsop Bay, and Blenkinsop Islet are all named after this British Columbia pioneer.<sup>8</sup>

**Dr. William Fraser Tolmie:** Tolmie, a physician, explorer, fur trader, agrologist, and politician, played an influential role in HBC management and later in the governance of the Colony of Vancouver Island and in the legislature for the newly formed Province of British Columbia. While a search of title has not been conducted, it is understood that he held title to extensive lands in the Blenkinsop Valley as part of his 11,000-acre holdings known as Cloverdale Farm.

The other landholders, including the Glendinnings, Mercers and Simmons families, were instrumental in developing and sustaining the agricultural production in the Blenkinsop, and in shipping dairy products, hay, and lamb to the growing communities of Saanich and Victoria.

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<sup>8</sup> *Dictionary of Canadian Biography Website*, George Blenkinsop entry by Richard Mackie, [http://www.biographi.ca/en/bio/blenkinsop\\_george\\_13E.html](http://www.biographi.ca/en/bio/blenkinsop_george_13E.html), viewed April 19, 2022

### C. Cultural and Neighbourhood Significance of the Property.

For over sixty-five years, Simmons family and their farming and community activities played an influential role in establishing and maintaining the rural character of the Blenkinsop Valley, described in the Local Area Plan (2008) as a “cherished and natural community in the Municipality of Saanich”<sup>9</sup>. The Simmons property lies at the heart of the valley in a favoured position, between Lost Lake and Blenkinsop Road.



When the three Simmons brothers took possession of what became known as the Simmons Ranch 120 years ago, there was already considerable agricultural activity in the valley. The Glendinning family that sold them part of their holdings was actively farming and cutting timber for lumber, as indicated in this picture of their barn.

Image source: <https://saanich.accesstomemory.org/threshing-on-the-glendinning-farm-ca-1903>  
Saanich Archives Ref # PR-167-1981-019-010

The picture on the right indicates that the Simmons' property had already been partially cleared and fenced in 1905. The Simmons brothers constructed a small cabin. In the following years, they cut firewood and delivered it to various businesses in Victoria as a source of revenue to augment farm income, worked as teamsters, and were involved in local road construction.

Image source: <https://saanich.accesstomemory.org/blenkinsop-lake-lost-lake-Simmons-ranch>, Saanich Archives Reference #PR-201-2002-002-003circa 1905

(Compare with Saanich Archives PR-201-2002-002-004)



<sup>9</sup> *Blenkinsop Local Area Plan*. Municipality of Saanich Website, 2008, p. 5.

[https://www.saanich.ca/assets/Community/Documents/Planning/plans/Blenkinsop\\_lap\\_web.pdf](https://www.saanich.ca/assets/Community/Documents/Planning/plans/Blenkinsop_lap_web.pdf), viewed April 19, 2022.



As well, they bought a stump pulling outfit to clear the land in preparation for cultivating fields. In that time, access to the valley was rudimentary, as illustrated in the photo on the left, taken in 1906, showing Fanny Simmons (likely sister Francis during her undated visit from England) riding on the Blenkinsop Road right-of-way.

Image source: <https://saanich.accesstomemory.org/fanny-simmons-cycling-along-blenkinsop-road-right-of-way>  
Saanich Archives Ref # PR-201-2002-002-006

An undated photograph (below left) shows Harry and Thomas Simmons standing in a rye crop on what became known as the Simmons Ranch. Mt. Douglas, that had been set aside as a Government Reserve in 1858, appears in the background.

Image source: <https://saanich.accesstomemory.org/harry-and-thomas-simmons-in-rye-crop-on-simmons-ranch-blenkinsop-valley>

Saanich Archives Ref # PR-201-2002-002-002





The photograph to the left, dated '191-', illustrates that the Simmons brothers had constructed a barn and cabin on their property. It seems likely that, at this point in time, the 2-storey barn occupies the site on which Montague Simmons built his residence in 1917.

<https://saanich.accesstomemory.org/Simmons-brothers-rowing-on-blenkinsop-lake-Simmons-barn-and-cabin-in-background>  
Saanich Archives Ref # PR-201-2002-002-007

The Simmons Ranch property was formally subdivided in 1909, and Montgomery Simmons took possession of Lot 4. As he ran a drayage business in Victoria, it appears that this piece was not as intensively farmed as the adjacent properties held by his brothers, Thomas, and Harry.



A closer view of the Simmons' structures is provided in an image dated 1910. The person with the rifle appears to be approaching from Blenkinsop Road as the barn is on the right-hand side. Image source: <https://saanich.accesstomemory.org/frances-simmons'-sister-visiting-Simmons-ranch-from-england>  
Saanich Archives Ref # PR-201-2002-002-005

Prior to the construction of Montague Simmons' house in 1917, Harry Simmons' daughter indicates that a barn that was situated on the house site was relocated<sup>10</sup> to a site further west (approximately 90 meters) and a bit downhill, so that the house could occupy its desirable location. Presumably the expansive rural viewscape was part of the appeal of this site. The original relocated barn was demolished in 1969 and has been replaced with a more contemporary barn structure.

<sup>10</sup> Eileen Simmons Cronk, "Lost Lake and Surrounding Area." Typescript, with marginal note saying "circa 1980" from the Saanich Archives, Simmons fonds.



#### D. DESIGN AND SIGNIFICANCE OF THE SIMMONS RESIDENCE

**Year of construction:** 1917

**Architect/Builder:** Henry L. Menken, Architect; Builder unknown.

**STYLE OF ARCHITECTURE AND/OR CONSTRUCTION:** California Bungalow

##### **The California Bungalow: Combining Artistry and Affordability**

In an era dominated by relatively ornate Arts and Crafts building styles, including numerous Craftsman and other bungalow variants, the simple and plain California Bungalow is a distinctive architectural form that developed late in the 19<sup>th</sup> Century to appeal to the many people moving to California to adopt its casual, outdoorsy lifestyle. Some writers note that this style is “the first truly indigenous form of American popular architecture. Because its success was so widespread, the California Bungalow is also viewed by many as a distinctive feature of American culture.”<sup>11</sup>

This attractive, modest, and affordable style was enthusiastically adopted by working-class families in California, the Pacific Northwest, and as far afield as Australia over the following decades as power grids, water supply lines, electric trams and automobiles enabled single-family detached housing developments on the periphery of cities. While the California Bungalow “reflected the Arts and Crafts aesthetic of honest construction and simple ornamentation...”<sup>12</sup> it tended to also emphasize the interdependence of interior and exterior spaces. It typically features an open floor plan, local building materials and a spacious verandah that, combined, evoke a connection to nature, hominess, relaxation, and efficiency for families without servants. “The style had a way of making artistic virtues of simplicity, ease of construction, and low cost.”<sup>13</sup> Architectural Historian, Alan Gowans, comments that its versatile form ‘imaged’ upward mobility and was suited to beginning homeowners.<sup>14</sup>

While the defining features of bungalows in general are somewhat elastic according to Gowans<sup>15</sup>, various authors suggest that characteristics commonly associated with the exterior of California Bungalows include:

- Single or one and one-half stories, emphasizing horizontal lines that link the house with the landscape
- Low pitched gabled roof, often with a front gabled entry porch, and gabled side windows, supported by paired stepped brackets with triangular elbow braces
- Open eaves with exposed rafter tails, projecting purlins
- Timber battening on gable fronts
- Wood shingle and/or stucco siding
- Pylon shaped verandah posts, tapering upward from a heavy base
- Double hung or casement windows, with small decorative panes and/or stained glass

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<sup>11</sup> Rodney Parker, “The California Bungalow and the Tyrolean Chalet: the Ill-Fated Life of an American Vernacular.” *Journal of American Culture*, <https://deepblue.lib.umich.edu/>, viewed April 19, 2022, p. 1.

<sup>12</sup> John M. Faragher, “Bungalow and Ranch House: The Architectural Backwash of California”, *Western Historical Quarterly* 32 (Summer 2001): 149-173), p. 152.

<sup>13</sup> *Ibid.*, p. 153.

<sup>14</sup> Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge: The MIT Press, p. 82.

<sup>15</sup> *Ibid.*, p. 77.

- Bay windows
- Natural local building materials and colours
- Informal gardens and lawn

California Bungalow interiors tend to feature:

- Social rooms at the front; kitchen and bathroom to the rear.
- Direct entry from the verandah into either a living room or hallway.
- Craftsman decorative elements, including extensive built-in cabinetry
- Wainscoting, often with dark wood at the lower level, cream on the upper.

### Choosing a Plan for the Residence in the Blenkinsop Valley

The Simmons' residence in the Blenkinsop Valley offers an excellent example of the California Bungalow's appeal, design, and links to residential development in growing communities in the Pacific Northwest at the beginning of the 20<sup>th</sup> century.

Monty Simmons married Pearl in 1913<sup>16</sup> and the young couple decided to build in 1917. They chose a building site close to the height of land on their 9.23 acre<sup>17</sup> property. This site on the property affords lovely views of Lost Lake to the west (later renamed Blenkinsop Lake) and rural properties to the south and east. The Olympic mountains are visible on a clear day. As the building site was already occupied by a barn, they moved that it to a lower location to the west on their property.<sup>18</sup>

It seems likely that the Simmons would have been familiar with the popular California Bungalow style since there are 261 references to this "neat and artistic design"<sup>19</sup> in the *Victoria Daily Colonist* between 1908 (when the first mention occurs) and 1917 when the Simmons built. Adjectives, including 'pretty', 'handsomely-designed', 'cheery', 'bright', 'modern' and 'affordable' extol the appeal of this style. And the Simmons would have been able to see newly built California Bungalows in Fairfield and other neighbourhoods, supplied by a range of vendors. The Victoria-based Bungalow Construction Company,

for example, played an influential role in building in the communities that were developing as water, power and streetcar grids allowed residential construction beyond downtown Victoria. Other homeowners chose to retain architects or to purchase pre-cut house kits from a burgeoning number of mail-order sources.



The residential plan catalogue entitled *Bungalowcraft* (1912, 4<sup>th</sup> edition) provided the Simmons with a range of California Bungalow designs, blueprints, and planning documents prepared by Henry L. Menken and his colleagues at the Bungalowcraft Company based in

Los Angeles<sup>20</sup>. As noted in the introduction to its catalogue, the Bungalowcraft Company took "much

<sup>16</sup> As noted in the 1921 Census

<sup>17</sup> Approximately one acre was pre-empted for the construction of the railway in 1914.

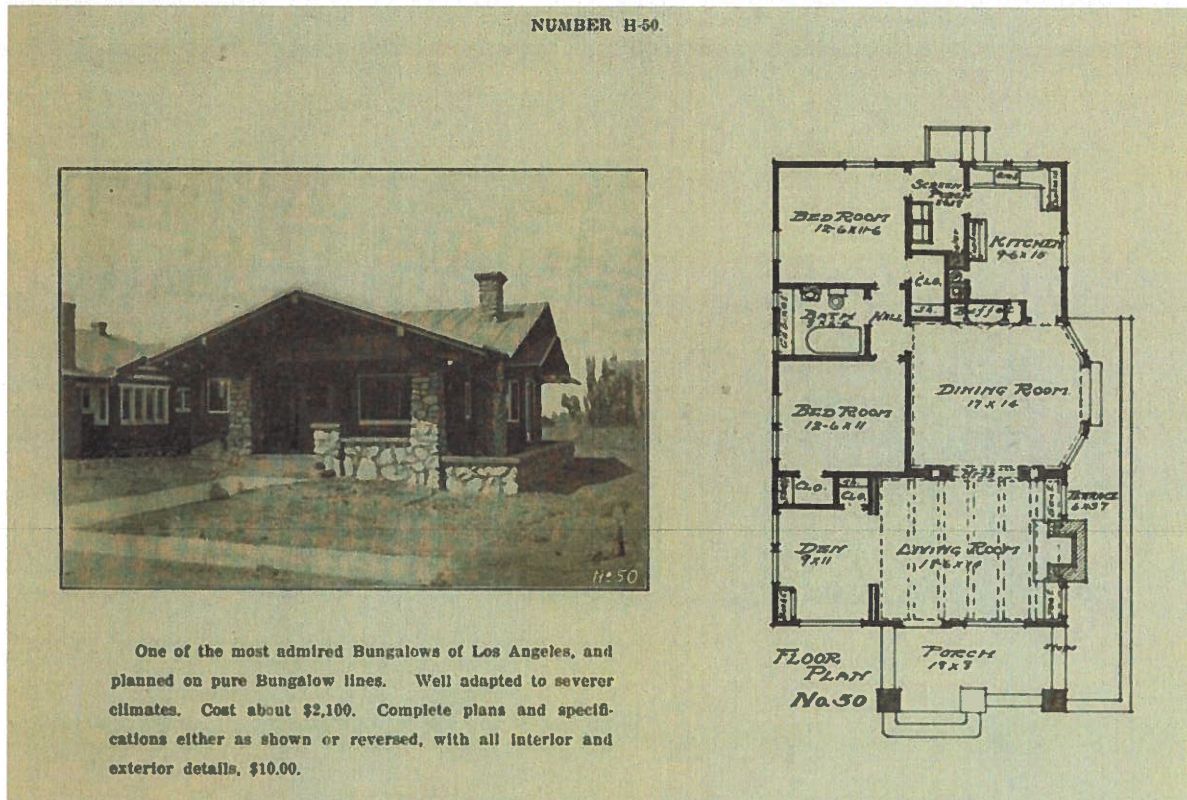
<sup>18</sup> That barn has since been demolished and was replaced with a more contemporary barn for horses.

<sup>19</sup> *Victoria Daily Colonist*, November 12, 1908, p. 13

<sup>20</sup> The Bungalowcraft Company, an architectural plan book firm focussed on California Bungalows during their heyday, from around 1905 to after WWI, continued producing residential blueprints until the 1950s. The company produced its first catalogue of plans *Bungalowcraft; a book on bungalow and cottage building in its latest*

pride in the credit given to us for our part in bringing [California Bungalows] to their present state of perfection in outside attractiveness and artistic beauty and inside cozy convenience."<sup>21</sup>

The Simmons chose Plan H50 from 1912 Bungalowcraft catalogue but chose to have it reversed to take advantage of views from their rural building site. This change resulted in several minor alterations: the verandah remained on the right side of the building and the steps up to the verandah were positioned at the east side rather than in front. And the fireplace positioned on the exterior wall was located in the



den rather than the living room. As noted in the brief catalogue description, their choice was “one of the most admired Bungalows of Los Angeles and planned on pure Bungalow lines. Well adapted to severer climates.”

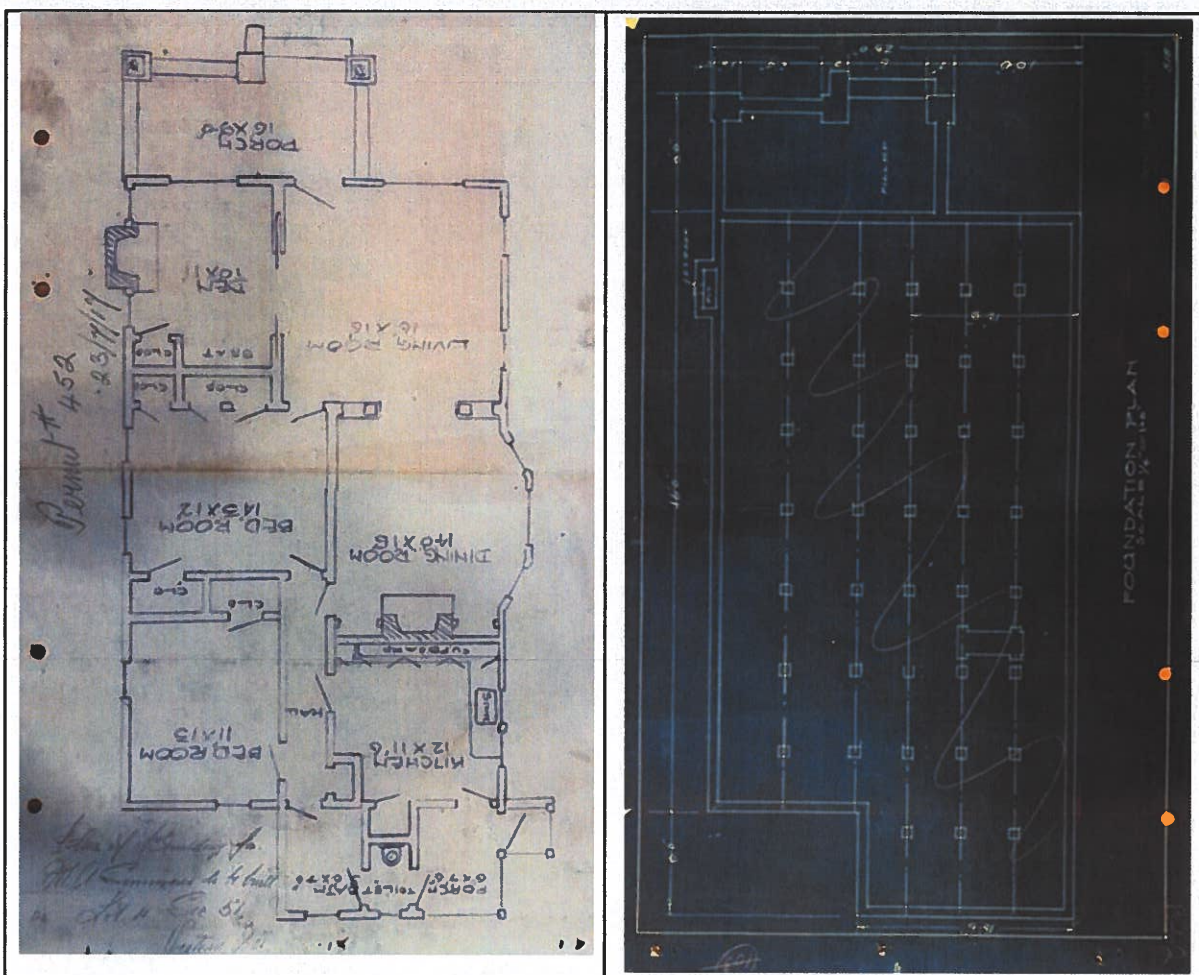
It appears that Monty and Pearl Simmons ordered a full set of plans from the Bungalowcraft Company because they provided the Municipality of Saanich with the drawings pictured below as part of their application for a building permit in July 1917. While these drawings are held in the Saanich Archives<sup>22</sup>,

*development*, designed by Henry L. Menken, in 1908, another in 1911 "[Homes not houses](#)": [California bungalow homes : a book on bungalow and cottage building in its latest development : an efficient aid to beautiful and convenient home building / arranged and edited by Henry Menken](#), and another (or revised version) that by 1912 was in its fourth edition. Their catalogues were introduced in the same period as Aladdin Homes (1906) and their rival Sears' *Book of Modern Homes* (1908) encouraged working-class families across the continent to order blueprints – and even full homes – by mail.

<sup>21</sup> *Bungalowcraft* (4<sup>th</sup> edition). Arranged and edited by Henry L. Menken, Los Angeles: Bungalowcraft Company, 1912. Cover.

<sup>22</sup> In file B-62 in Maps and Plans in the Saanich Archives.

Building Permit 452 itself was not located among the 53 other permits granted that year<sup>23</sup>. The drawing of the first floor may be a hand-drawn copy (although the writing matches that on the Bungalowcraft blueprints), but the basement blueprint would not have been available through the catalogue.



If indeed the Simmons ordered the plans (as opposed to copied them from the catalogue), they would have received both drawings and considerable advice from the Bungalowcraft Company:

Our plans show four elevations (front, rear and both sides). Foundation and floor plans all drawn to the scale of one-fourth inch to the foot. They are complete working drawings showing the size and exact location of every closet, pantry, bookcase, seat, buffet, mantel, door, and window; piping for fuel and lighting gas; wiring, outlets, and switches for electric lights, etc. A roof plan is given where any intricacy of construction seems to demand it. Interior details of closets, cupboards, buffets, mantels, seats, stairs, beams, wainscoting, woodwork, etc. are drawn to large scale with sections. The specifications are as complete as possible and cover every step from excavation to painting and finishing. The plans are made by practical men, and any builder can follow them without difficulty; still, if a question arises, we shall esteem it a

<sup>23</sup> Based on a count of the applications for building permits contained within File No. 2 'Buildings and Plumbing 1917' in Clerks Department Box 7 in the Saanich Archives.

privilege to be allowed to reply to any inquiry, or to explain any puzzling matter. We wish every house built from our plans to prove a good advertisement for us.<sup>24</sup>

No detail is available on how the Simmons approached their building project, though there is some speculation that the house was constructed by William Drysdale who had finished the more elaborate Craftsman Bungalow for the Mercer family at further down the road at 4366 Blenkinsop in 1916<sup>25</sup>.

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<sup>24</sup> Ibid, p. 2.

<sup>25</sup> The Mercer Residence, Canada's Historic Places Website, accessed April 4, 2022.  
<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3691>

## E. SIGNIFICANT FEATURES OF THE RESIDENCE

### Architectural Features

From the time the Simmons moved in with their infant son (Alfred Montague Simmons, born 1918) to when it was occupied by the Patterson family (1966), and more recently by the Van Gyn/Carr family (2017- present), few renovations have altered the original design, finishes and character-defining features of the Simmons Residence.

Architectural Historian Martin Segger<sup>26</sup>, who toured the house in March 2022, noted the extent and pristine condition of many original features, including layout, flooring, cabinetry, millwork, windows, stained glass, and interior doors. He was impressed that these significant features had been retained given the age and constant occupation of the structure. He was also impressed that the residence is well positioned to take advantage of views of the lake and is distanced from other structures on the property. Mr. Segger suggested that the positioning of the residence, with its expansive pastoral views, was an important historical feature of the building.

The house retains the following heritage elements that make it a significant example of the California Bungalow style

### Exterior



East elevation, April 2022

West elevation, April 2022

The character-defining low-pitched roofline, with gables over the shallow cantilevered bay-window dining room and an opposite bedroom, is intact and includes the open eaves, distinctive triangular elbow braces, and exposed rafter tails that are characteristic of the California Bungalow.

The original exterior chimney that vents the fireplace in the den is intact, with local granite below the roofline and brick above also intact, and in good condition. The original chimney that vents the fireplace in the dining area is situated adjacent to the west gable and is in good condition.

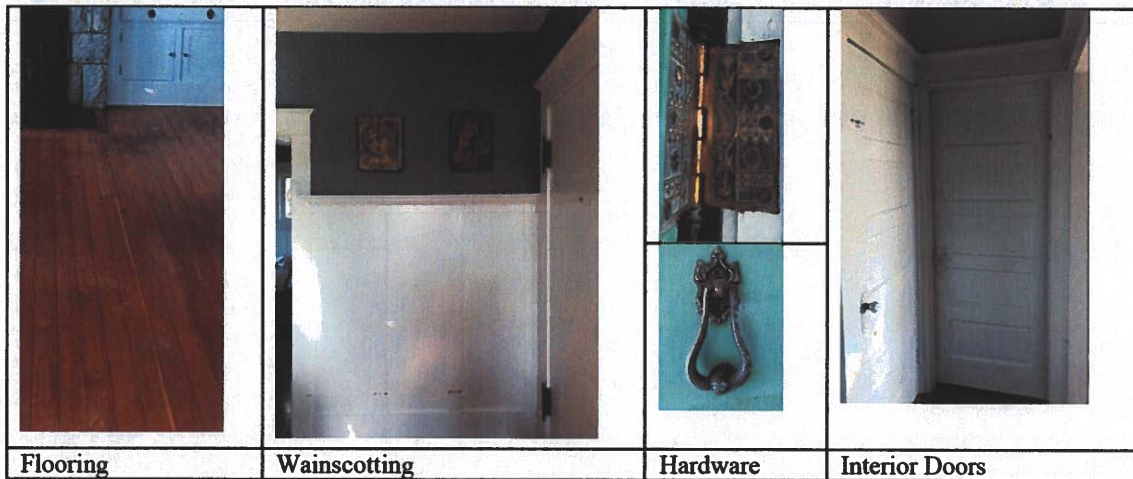
The front entrance with concrete steps between granite stone balusters leads to a verandah with a wood floor and verandah posts set on granite pylons. These provide a welcoming space to enjoy views of the lake and surrounding countryside before entering the front door.

### Interior

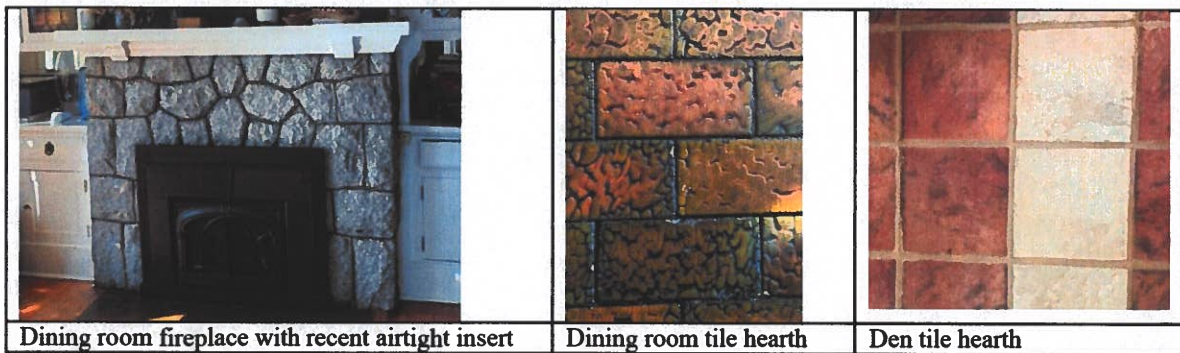
<sup>26</sup> Segger is an internationally respected architectural historian whose publications include *Exploring Victoria's Architecture* (Sono Nis Press, 1996) and *The Buildings of Samuel MacLure: In search of appropriate form* (Sono Nis Press, 1986).

### Flooring, Millwork, and Interior Doors

The entry, dining, living areas and the small study have high wainscoting with a plate rail. While the original woodwork was stained, it has recently been painted with two coats of a cream colour to brighten the interior for the current residents. Doors to adjacent bathroom and bedrooms appear to be original.

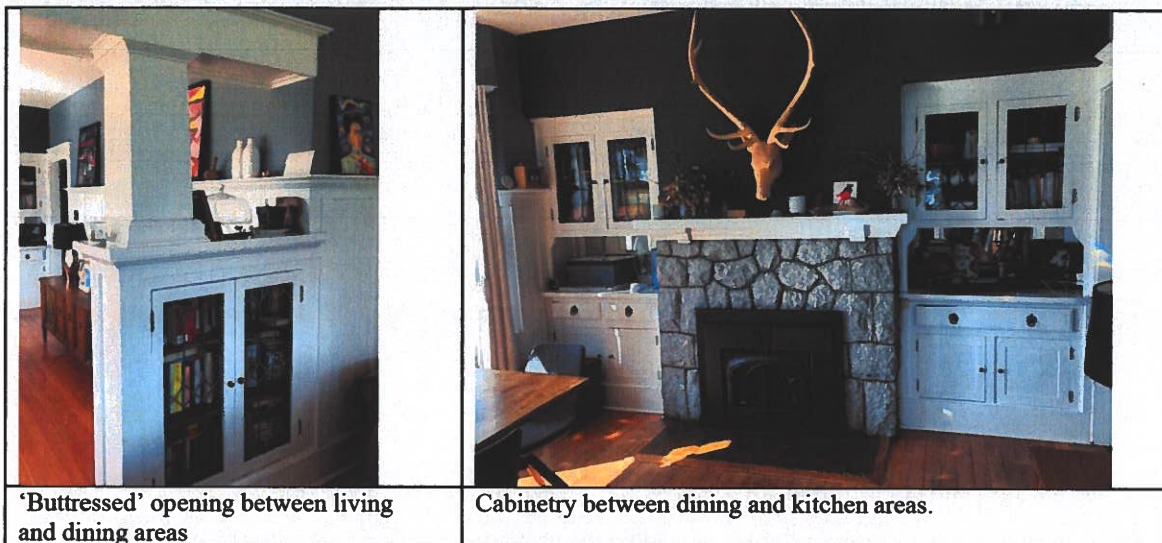


- **Fireplaces** – The granite surrounds on both the dining room and den fireplaces matches the stonework on the exterior chimney and the entryway. Heavy wood mantels and corbels tie the fireplaces into adjacent cabinetry. Hearths, set in at floor level, feature tiles that appear to be original in the dining room; den tiles appear more recent.



- **Built-in cabinetry** – The built-in bookcases and china cabinets are a distinctive feature in this house and reflect the Craftsman aesthetic valued by the designer. In the initial Bungalowcraft catalogue (1908), a picture shows dividing cabinetry that separates the living and dining areas that is very similar to the arrangement in the Simmons residence, with the following caption “This illustration gives a fair idea of a ‘buttressed opening’, one of the many designs we use between living room and den, or dining room or hall. Bookcases with leaded glass doors will be noticed built in the buttresses. Note also the dropped beam supported by columns. An arrangement of this kind is not expensive, but the effect is very rich.”<sup>27</sup>

<sup>27</sup> Henry Menken, *Bungalowcraft: A Book on Bungalow and Cottage Building in Its latest development*. Los Angeles: H.A. Eymann, 1908, p. 16.



- Windows** – Windows throughout the house are single pane. In the living, dining and den areas, large windows are fixed, with leaded stained glass inserts. Opening windows, flanking the central fixed pane in the bay window, are single sash, as are the two windows on the west wall of the living room and in the bedrooms. There are stained glass casement windows on either side of the fireplace in the den.



Features that have been adapted over time include:

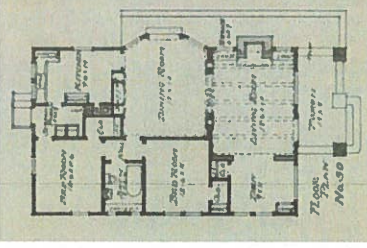
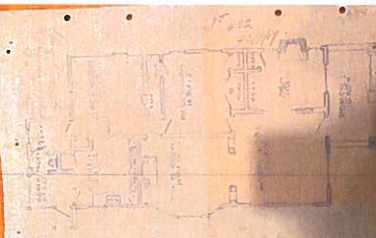
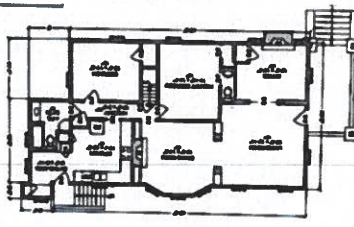
- Basement entrance -- on the eastern facade, which features a gabled roof.
- The kitchen – the current kitchen appears to have been installed in the 1970s and remains typical of that era.
- The bathroom – like the kitchen, the bathroom was renovated and does not contain any original features aside from the door.
- Light fixtures – while the nature of the original lighting is unknown, current fixtures appear to date from the 1970s. Note: One of the original fixtures that was in the den is stored in the



residence and can put it back in the original location.

- Siding – the house has been covered with asbestos shingle siding over the original cedar shingle siding.
- Landscaping – Aside from the placement of driveways, lawns and a number of mature shrubs, there is no evidence of the ways in which the house was landscaped over time. (Note: all fields in the southern view of the Simmons Residence were fenced by the second landowners and used as pasture for their horses and in the 1990' some pastures were used for growing hay. The current owners took out all fences, put in an apple orchards in the eastern parts of the southern and northern fields of the property)
- Basement – the basement area, noted on the original plans, was renovated to include a small suite.

A comparison of the stock plan, the adapted plan, and a recently prepared floorplan illustrates how consistent the Simmons house is to the plan that the Simmons first saw in the Bungalowcraft Catalogue:

		
Bungalowcraft catalogue drawing (1912)	Simmons Building Permit application (reversed, 1917)	Current residence floorplan (2022)

This consistency with the original 1912 Bungalowcraft plans, combined with the ongoing integrity of large portions of the interior and exterior, make the Simmons residence an outstanding example of a significant architectural style that held great appeal to the many working-class people who were making their homes in Saanich at the time the municipality was created in 1906.

The following residences on the Saanich Heritage Register are described as having California Bungalow features, although only the McKie and Warren/deSausmarez residences<sup>28</sup> specify that they are based on supplied blueprints from a California Bungalow designer:

- Harwood Residence (1923), 3905 Hobbs Street (p.25)
- Higgs Residence (1914-17), 701 Daisy Avenue (p.44)
- Savage Residence (1913-14), 3862 Grange Road (designated) (p.45)
- Captain Walker Residence (1915) 3808 Heritage Lane (designated) (p.46)
- Letts Residence (1912), 801 Tulip Avenue (p.54)
- Whitehead Residence (1913), 1318 Prillaman Avenue (p.133)
- Anderson Residence (c. 1918), 6055 West Saanich Road (p.143)
- Leahy Residence (1912), 3466 Bethune Street (designated) (p.151)
- Payne Residence (1912), 2847 Dysart Road (p.190)

<sup>28</sup> The Warren/deSausmarez Residence (1912-13), 2533 Richmond Road (p.171) – is referenced as a ‘bungalow’, built by the Bungalow Construction Co. that supplied plans for the Payne California Bungalow residence.

- McKie Residence (1912), 2867 Dysart Road (p.190)
- Johnson Residence (1913), 3261 Harriet Road (p.195)

In this context, the Simmons residence is distinctive in that it is clearly identifiable as a California Bungalow and is faithful inside, and out, to the blueprints provided by the Bungalowcraft Company that, as noted earlier, are “planned on pure Bungalow lines”. It is also unusual in that it is situated in a rural area that largely retains the viewscapes that the Simmons family would have enjoyed.

### Contextual Significance

Beyond its architectural importance, the Simmons residence is significant for its setting in a picturesque landscape that is a valued element of Saanich’s rural character and agricultural history. As noted in the Blenkinsop Valley Local Area Plan, the “green spaces and quiet rural character”<sup>29</sup> of the Blenkinsop Valley hold great appeal for residents of adjacent urban areas.

The Simmons deliberately positioned their residence to take advantage of expansive views to the south and west of the Blenkinsop Valley. Farmers’ fields, Lost Lake (later renamed Blenkinsop Lake), and far to the south the Olympic Mountains, created a beautiful setting for their new California Bungalow. As the *Victoria Colonist* noted on December 13, 1908 (p. 17) in reference to the Blenkinsop Valley:

*To anyone whom the charm of nature makes its appeal, nothing could be more delightful than a drive through this rich area, dotted with miniature hills, cloaked with green pines, and a wealth of shrubbery, with green valleys, rich in loam intervening, or again field after field, the fertility of which heavy harvests attest.*

This sense of charm and fertility continues today, as the barns and our new multigenerational residence are a considerable distance from the original Simmons residence.

Only the Mercer and Simmons residences remain on Blenkinsop Road from this early settlement period. With its favourable setting and expansive views, the Simmons residence location can allow future visitors to enjoy the rural view corridors and mountain vistas that contribute to the character and beauty of the Blenkinsop Valley. Saanich highlights the importance of these viewscapes:

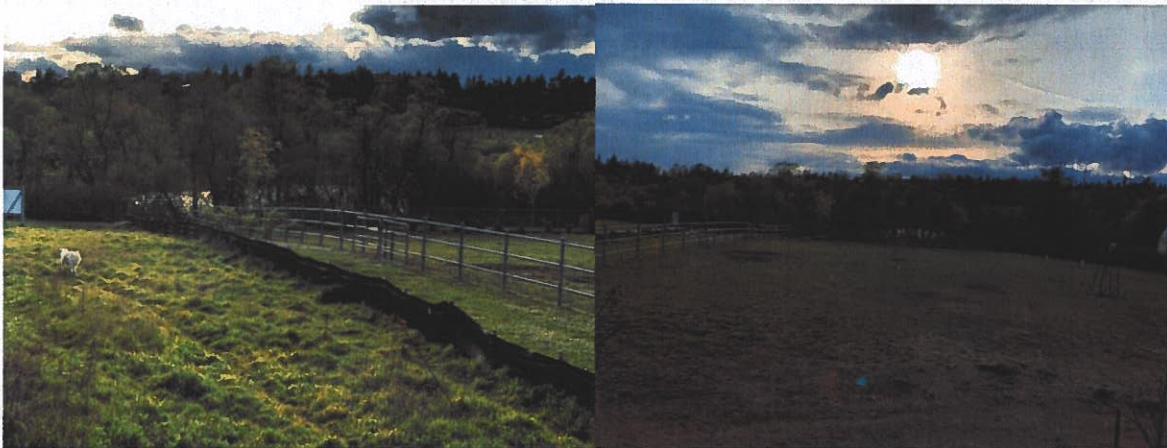
*Open spaces enhance the community’s liveability, health, and environmental sustainability by providing respite in built-up areas, neighbourhood character, landmarks, gathering places, areas of beauty, historic and cultural landscapes, safe active and passive outdoor recreation, alternative routes for recreation, transportation, exploration, connection to neighbourhoods, animal and plant habitat, biodiversity, and cleaner air and water.*<sup>30</sup>

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<sup>29</sup> Blenkinsop Local Area Plan (2008). Municipality of Saanich Website [https://www.saanich.ca/assets/Community/Documents/Planning/plans/Blenkinsop\\_lap\\_web.pdf](https://www.saanich.ca/assets/Community/Documents/Planning/plans/Blenkinsop_lap_web.pdf), p. 10, viewed April 23, 2022.

<sup>30</sup> *Sustainable Saanich: Official Community Plan (2008)*. Municipality of Saanich Website, <https://www.saanich.ca/assets/Local~Government/Documents/Corporate~and~Annual~Reports/2008%20OCP.pdf> viewed April 19, 2022

*Views towards Blenkinsop Lake . Note: taken from the barn area west of the residence. Both barn buildings are in an east-west orientation with a driveway in between. This driveway allows for views from the Simmons residence down to the lower pastures, onto the Lockside Trail, Blenkinsop Lake and the west side of the Blenkinsop Valley.*



*South-west and south views towards the Olympic Mountains from the Simmons residence front porch*



**PLEASE NOTE: We wish to acknowledge the significant contribution of Joy Davis, PhD, Cultural Heritage Specialist, to the research and writing of this application, and to Martin Segger who was so kind to visit and assess the heritage potential of the current residence and its location. Mr. Segger's email attesting to the veracity of his comments during his visit, and included in this application, is copied on the next page.**

April 26, 2022

Dear Joy and Geraldine,

Attached find Joy's summary of the history and heritage significance of your Arts-and Crafts style California Bungalow house.

I have read this with great interest and included a few edits as highlighted in the returned text. This also confirms that Joy's analysis faithfully includes the substance our conversations regarding the architectural features and their heritage significance.

Best wishes,  
Martin

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

We acknowledge and respect the lək̓ʷəŋən peoples on whose traditional territory the University of Victoria stands, and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.

**F. Please provide comments on why you, the applicant, are seeking designation of the structure:**

Designation of the Simmons residence will provide support for the protection of an architecturally and contextually significant structure that has been tied to settlement and farming in the Blenkinsop Valley for over 105 years. As noted in this application, this California Bungalow exemplifies an iconic residential style linked with the development of Saanich at the beginning of the 20<sup>th</sup> Century. This structure is in excellent condition, given its age, and retains many of the key features that make this style distinctive. It's setting in the beautiful Blenkinsop Valley, with intact rural and mountain views also add to its significance in an area that values the picturesque aesthetic.

In keeping with Agricultural Land Commission and Saanich Municipality covenants, the building can no longer be used as a residence since we, the Van Gyn/Carr families, are building a multi-generational home further west on this 8.47-acre property. Rather than demolishing the Simmons residence, as required by the covenants filed in 2015<sup>31</sup>, we are seeking permission from Saanich Municipality for adaptive reuse of the Simmons residence as a farm accessory building for our apple orchards (application in process). The specific use of the building will include:

- a. Apple storage and processing of apples for juice, in the lower level and on exterior hard surfaces
- b. Manufacturing of cider on the lower level with the space on the main level, currently designated as kitchen, used as a laboratory for chemical testing that is necessary for both juice and cider production
- c. Cider tasting room, sales room, a room for a heritage display of the Blenkinsop Valley history, and an office will complete the use of the main level. These uses will not require changes to the significant main floor rooms

Initially, as the two orchards on our property are relatively young (the primary orchard of 400 trees is 2.5 years in the ground and the secondary orchard of 220 trees has been planted in April 2022), the new farm accessory building will be used, initially, for activities related to maintaining the growth and production of the cider apple trees, harvesting apples, and processing apples to produce apple juice to be sold as our farm produce. As well, we will use one of the rooms as a place to gather materials and develop a pictorial, textual and possibly an artifactual history of the residence, the farm and of the Blenkinsop Valley.

When the orchards are more mature and producing an adequate amount of fruit, and we when have met the regulations of the Liquor Licencing Act, we will be able to proceed to establishing a full service cidery, manufacturing and selling our own cider from the former Simmons residence. The display representing the agricultural heritage of the Blenkinsop Valley will be fully developed and available to those visiting the farm cidery.

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<sup>31</sup> In 2016, when Ken Patterson requested and received the subdivision of his son's house and surrounding land (~.6 of an acre), on the northeast side of the property, the Agricultural Land Commission and Saanich Municipality placed covenants on the remaining 8.47 acres, which allows for only one residence on that property. Therefore, the house must be demolished 30 days after our families receive an occupancy permit for our new multi-generational home built on the west area of the property, but the covenant does not preclude the adaptive reuse of the residence as a farm accessory building. The conversion to a farm accessory building requires decommissioning of some residential amenities such as 220-watt power line and some plumbing services to bathroom areas but does not require any changes to the interior and exterior features which will be assets to the development of a cidery.

With the research conducted for this application, we have a direction in place for this heritage display which will be installed in the current den of the Simmons residence, a room in which there are many significant interior features of the mode and era in which it was built.

The adaptive reuse of the Simmons residence as a farm accessory building/cidery will assure the maintenance of all its heritage features both exterior and interior which will be accessible to the public, when the cidery is in operation. We intend to restore the original cedar shingling (currently under asbestos shingles, we believe), finish the exterior in an appropriate heritage colour, and restore current exterior painted areas. In the interior, we will attend to walls, floors, doors, and cabinetry that show disrepair, in a manner consistent with the design of this 105-year-old house.

Designating this distinctive residence aligns effectively with the Saanich *Heritage Action Plan* that calls for “the preservation of our neighbourhood heritage homes or the rural roads with vistas and views of the countryside and agricultural life” and also notes that “It is prudent to reuse existing resources rather than filling the landfill and increasing the demand and energy of producing and shipping new building materials.”<sup>32</sup> Designating this residence will strengthen our efforts to ensure its preservation and adaptive reuse so that future visitors to our farm can enjoy its appealing architecture, appreciate its striking rural setting, and learn more about the agricultural heritage of the Blenkinsop Valley.

*We hereby consent to the building indicated hereon being designated as a Municipal Heritage building under Sections 967, 968, and 969 of the B.C. Local Government Act and acknowledge and agree that I/we will not make an application to the District for compensation under Section 969 of the Local Government Act” for any reduction in market value of the Property which might arise from such designation.*

## SIGNATURES:

Geraldine H. Van Gyn

*Geraldine Van Gyn*

DATE: May 11, 2022

Frank C. Van Gyn

Frank Van Gyn

Jillian H. Van Gyn-Carr

Jill VanGyn-Carr

Christopher J. S. Carr

Christopher J. Carr

<sup>32</sup> *Heritage Action Plan* (2006). Municipality of Saanich Website

[https://www.saanich.ca/assets/Parks~Recreation~and~Community~Services/Documents/Heritage%20Action%20Plan\\_jan%2023%2007.pdf](https://www.saanich.ca/assets/Parks~Recreation~and~Community~Services/Documents/Heritage%20Action%20Plan_jan%2023%2007.pdf), viewed April 19, 2022