

MINUTES OF THE  
**SAANICH HERITAGE FOUNDATION MEETING**  
HELD AT SAANICH MUNICIPAL HALL  
COMMITTEE ROOM #2  
**TUESDAY, FEBRUARY 11, 2014 AT 5:30 P.M.**

Present: Brad Shuya, President; Ross O'Connell, Vice President; Art Joyce, Treasurer; Andy Jani; Ken Johnson; and Councillor Derman, Council liaison

Regrets: Sheila Colwill; Dolores Bender-Graves; Paul McKivett; and Andrew Rushforth

Guests: Kin S Wong and Sou I Lo, owners and applicants, and Denise Kors, Kors Development Services re 1206 Tattersall Drive; Joe Medlin, owner, 3261 Harriet Road; and Councillor Sanders, Chair, Arts, Culture and Heritage Advisory Committee

Staff: Jane Evans, Research Planner (Community Planning); Shari Holmes-Saltzman, Planner; and Shirley Leggett, Secretary

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Minutes: Moved by A. Joyce and Seconded by R. O'Connell: "That the Minutes of the January 14, 2014 Regular Meeting be adopted as circulated."

CARRIED

**1206 TATTERSALL DRIVE - APPLICATION FOR DEVELOPMENT PERMIT AND REZONING/ CRAIGMILLAR LODGE (1210 TATTERSALL DRIVE – DESIGNATED) – FRONT GATE PILLARS**

The Planner stated:

- The applicants are proposing to rezone the property at 1206 Tattersall Drive from RS-6 (Single Family Dwelling) to RD-1 (Two Family Dwelling) to construct a side-by-side duplex.
- There are two stone pillars located along the south property line that were once the front gate pillars for Craigmillar Lodge (1210 Tattersall Drive).
- As a result of the road dedication requirements, the east pillar and a portion of the west pillar would fall on municipal property should the rezoning application be approved.
- The applicants have stated that they are willing to ensure future protection of these front gate pillars and associated rock walls through a covenant registered on title.

Committee discussion noted:

- It is good to hear that the owners are willing to provide future protection for the stone pillars and walls with a covenant; the pillars have historical merit and should not be compromised.
- It appears that the wall is leaning and pulling away from one of the pilasters; it may require some anchoring to the pilaster to prevent further leaning.
- Instead of anchoring the wall to the pilaster, the wall should be deconstructed, have a footing built, and then the wall reconstructed on top of the footing; it may require a stone mason to do the work.
- It would be nice if the applicants gave consideration to restoring the wall to retain its integrity as part of the covenant.

Denise Kors, Kors Development Services, on behalf of the owners stated:

- The rock wall at the rear of the property does not look like it is original; the rock is angular and smooth-faced and not the same kind of rock as the original pillars and walls; the covenant would be just for the pillars and walls along the Tattersall Drive frontage.

In response to a question from the Committee, the Planner stated:

- The covenant would not apply to any portion of the pillars that would fall on municipal

property.

- If the rezoning application is not approved, the applicants can build a single family dwelling home and there would likely not be any future protection for the stone pillars or walls.
- The report to Council will include the comments of the Heritage Foundation.

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The applicants and Planner left the meeting at 5:50 p.m.

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### **3261 HARRIET ROAD – APPLICATION FOR HERITAGE DESIGNATION**

The Research Planner stated:

- The owner of 3261 Harriet Road is requesting heritage designation of the dwelling and is aware of the implications of designating a building and the requirements for a Heritage Alteration Permit if at any time alterations to the exterior of the dwelling are proposed; the dwelling is currently listed on the Community Heritage Register.
- The heritage value of this dwelling is associated with the time period of construction and the architectural style and craftsmanship.
- The dwelling is in good condition and it is evident that the owner has invested time, effort and resources to maintain and care for the home; some cosmetic decorative material has been applied on the exterior of the dwelling over the past seven years that is not in character with the original architectural style.
- If the dwelling is designated, it may be eligible for funding assistance from the House Restoration Grant program.
- When considering the designation application, the dwelling needs to be considered as it currently appears.

The owner and applicant stated:

- He loves heritage and intends to keep the house for future generations.
- He added the dentil trim to the fascia boards, the finials and decorative roof ridges, and the cultured stone to the front façade of the house; the stone was applied over the original siding using stucco wire prior to applying the stone.

Committee discussion noted:

- If the dwelling is designated, at some point the embellishments that have been added by the current owner should be removed.
- If the owner applies for a grant for a new roof over the next few years, then that would be a good time to remove the roof embellishments as they are not part of the original style of the dwelling.
- There is the potential for water to get in behind the cultured stone that was applied to the façade which will eventually result in wood rot; when the time comes for the stone to be removed it should not be reapplied.
- It is obvious that the owner has a keen interest in supporting heritage and the Foundation appreciates that, however, he needs to be aware that if the dwelling is designated, then at some point in the future, the embellishments that have been added may need to be removed.
- The Foundation would prefer to see the exterior of the dwelling restored to its original finishes and character of its time.

**MOVED by R. O'Connell and Seconded by A. Joyce: "That the Saanich Heritage Foundation considered the application for heritage designation for 3261 Harriet Road at their February 11, 2014 regular meeting and supports the designation with future consideration being given to removing the exterior elements that are not part of the original character of the dwelling."**

**CARRIED**

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The Research Planner left the meeting at 6:10 p.m.  
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**UPDATE ON THE ACTIVITIES OF THE ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE (ACH)**

Councillor Sanders, Chair of the ACH, was present at the meeting and provided the following update on the activities of the ACH:

- Heritage Properties Maintenance Standards Bylaw: Council has asked staff to provide a report that addresses heritage properties that are left to deteriorate without proper maintenance.
- Heritage Structures Register: There are still a number of properties that were not included on the Heritage Register; it may be time to take steps to increase the heritage stock and inventory.
- Census project: Volunteers are working on data input with respect to Saanich families between 1911 and 1921; they are hoping to complete the project in the next couple of months; the end result will be a more accurate and searchable database.
- Heritage Week is February 17<sup>th</sup> to 23<sup>rd</sup>.
- The ACH has discussed the advantages/disadvantages of designating some of the parks as heritage sites (such as a portion of the Gorge Park) and having a management plan for parks.
- The ACH is considering holding a heritage workshop that would be open to the public; is the SHF interested in participating?

There was some discussion on holding a joint meeting with the ACH.

**PROPOSED 2014 RENT INCREASES FOR DODD HOUSE AND HALL HOUSE**

At the January meeting, the Secretary was asked to provide information with respect to potential rent increases for Dodd House and Hall House. Committee reviewed the information and agreed to increase the rent for 2014 for both Dodd House and Hall House.

**MOVED by A. Joyce and Seconded by K. Johnson: "That the monthly rent for both Dodd House and Stanton Lodge (Hall House) be increased as per the allowed amount for 2014 under the Residential Tenancy Act and that the tenants be given three months notice effective immediately."**

**CARRIED**

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K. Johnson left the meeting at 6:35 p.m.  
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**1248 BURNSIDE ROAD WEST (STRANTON LODGE)**

The President stated:

- The Parks Department was supposed to provide a report on the condition of the fir tree that is overhanging the roof, however he has not heard back from them yet; he will contact them again.
- The Foundation may have to contact a private tree company if Saanich Parks will not trim it.

**4139 LAMBRICK WAY (DODD HOUSE)**

There was nothing new to report on Dodd House.

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Councillor Derman left the meeting at 6:40 p.m.  
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**TREASURER'S REPORT**

The Treasurer advised that he had not received the latest financial statements for the SHF bank accounts. The following Statement of Receipts and Disbursements is for the period ending December 31, 2013:

Grant Account:	\$10,400.54	GIC's: \$32,118.71
Operating Account:	\$6,473.40	
Hall House Account:	\$709.41	GIC's: \$22,386.21
Dodd House Account:	\$7,373.48	GIC: \$16,285.22

**MISCELLANEOUS**

There was no longer a quorum; the remaining members discussed off record, various sources of grant funding for the SHF and ideas for management plans for Saanich owned properties.

**ADJOURNMENT**

The meeting adjourned at 7:10 pm.

**NEXT MEETING**

The next Regular meeting of the Saanich Heritage Foundation will be held **April 8, 2014 at 5:30 p.m.** in **Committee Room #2.**

..... CHAIRPERSON