

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD VIA REMOTE MEETING
TUESDAY, FEBRUARY 9, 2021 AT 5:30 P.M**

Present: Veronica McEllister, President; Sonia Nicholson, Vice President; Art Joyce, Treasurer; Sarah Anderson; Charlotte Clar; Sheila Colwill; Catherine MacKinnon; James Thomson; and Councillor Karen Harper, Council Liaison

Regrets: David Hughes

Guests: R. Mickelberry, President, Prodigy Development Ltd.

Staff: Megan Squires, Planner; and Shirley Leggett, Secretary

Minutes: MOVED by S. Colwill and Seconded by S. Anderson: "That the Minutes of the January 12, 2021, Regular Meeting be adopted as circulated."

CARRIED

5871 OLD EAST ROAD (REGISTERED) – BUILDING PERMIT APPLICATION

The owners of 5871 Old East Road have applied for a Building Permit to construct a new garage and renovate the existing single family house which is listed on the Saanich Heritage Register.

Mr. R. Mickelberry, applicant, Prodigy Development Ltd., was present at the meeting and provided the following information with respect to the proposed renovations:

- The house was purchased by the new owners in the summer of 2020 with the intention of retaining and renovating it to improve the overall function and liveability of the house.
- The energy efficiency of the house will be improved and the new expanded windows on the east side of the house will optimize the views of the ocean.
- There is significant structural damage and rot mainly on the east side of the house. The headers over the windows have rotted and the east corner of the building showed evidence of sagging and settling about 2 to 3 inches. There is also significant rodent evidence.
- The drywall was removed and the asbestos remediation has been completed.
- All three (3) chimneys were removed as they were leaking. The chimney that was on the south end of the house was not original and there was evidence of a 4th chimney.
- A new attached garage addition will be constructed on the west side (front) of the house and will be clad with shingles to match the house.
- The existing cedar shingles on the exterior of the house will be retained and reused where possible or else replaced with new.
- The wood window frames on the west side of the house will be retained and new PVC windows with clear glass will be inserted; the windows and frames on the east side are leaky, rotten and beyond repair, and will be replaced with larger PVC windows with clear glass. None of the new windows will have mullions.
- The oil furnace will be replaced with a multi-zone heat pump, along with new vapour barrier and Styrofoam insulation in the walls which will improve energy efficiency and make the house more comfortable to live in.
- The cedar roof is in very poor condition with lots of growth on it and will be replaced, but not with cedar.

In response to questions and comments from Foundation members, the applicant responded:

- There are no plans at this time to have the house heritage designated – perhaps it could just

- remain on the Heritage Register. Their immediate plan is just to extend the life of the house.
- Wood windows are not being considered at this time; all of the replacement windows will be Thermopane PVC which are durable and energy efficient. They could consider adding mullions to the new windows if that is a recommendation from the Foundation.

Mr. Mickelberry left the meeting at 6:00 pm.

Foundation discussion noted:

- The house has beautiful rooflines and the existing cedar roof has a double course every six rows (banding) which adds a strong element to the Arts and Crafts style architecture, along with the chimneys that are no longer there. The window mullions are also a strong heritage element.
- If the house is to remain on the Heritage Register as an example of Art and Crafts architecture, it should retain as many original character defining elements as possible.
- If the cedar shingles on the roof are going to be replaced with an asphalt shingle, perhaps the staggered shingle pattern or banding, could be replicated.
- It's encouraging to see that the new owners want to preserve the house; the roofline is going to be retained along with the cladding.
- If the owners are willing to add mullions to the windows at the front of the house as seen from the road, then the house could remain in the heritage inventory for the time being.
- The proposed attached garage is not a heritage feature.
- There is no Statement of Significance (SOS) for the house/property so it is not certain which elements of the building have heritage value and should be preserved.
- Could the owners be asked to hire a heritage consultant to prepare an SOS? The owners could also document and provide photos of the renovations that have been made.

MOVED A. Joyce and Seconded by S. Colwill: "That:

- 1. The Saanich Heritage Foundation (SHF) recommends that a qualified heritage professional prepare a Statement of Significance (SOS) for the heritage registered dwelling;**
- 2. That the SHF recommends that heritage character elements such as window mullions, replacement roofing material with a double course every six rows to replicate the banding of the existing cedar roof be retained; and**
- 3. The building be retained on the Saanich Heritage Register."**

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE)

The President stated:

- She noticed that the storm windows are nailed to the windows and cannot be removed as they are meant to do. There is moisture and mould building up between the storm windows and the glass and it needs to be addressed.
- The preliminary review of both Stranton Lodge and Dodd House by the Heritage Consultant, John Dam, indicates that both houses are in good condition; the attic at Stranton Lodge needs more insulation and the exterior cladding of Dodd House should be repainted as previously discussed by the Foundation.
- If members have any comments or feedback regarding the draft building condition assessment reports for both properties, they can email her and she will forward them to the Consultant.

The Secretary stated:

- She received an email from Richmond Property Group, which is the company that has been doing the annual garden/lawn maintenance at Stranton Lodge for the past few years.
- In their 2021 gardening proposal which covers April through to October, they are requesting a 3% increase over the amount they have charged in past years for a total of \$3,017.18.

MOVED by A. Joyce and Seconded by S. Anderson: "That the annual gardening proposal for 1248 Burnside Road West (Stranton Lodge) from Richmond Property Group Ltd. dated May 9, 2021, in the amount of \$3,017.18 be approved."

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She received a quote from Trevor with Arbor Renovations to repaint the exterior of Dodd House in the amount of \$13,650.00. He has been doing spot painting the last couple of years and will also be doing some areas of wood restoration before any exterior painting is started.
- She also has a paint quote from Double A Painting Ltd. in the amount of \$17,136.00. Both quotes are identical in the scope of work to be undertaken.
- She would like to have Arbor Renovations continue with the restoration work and undertake the exterior painting as well.
- A new front door handle to the porch was installed by the tenant. She has an invoice in the amount of \$15.66 for reimbursement.
- An electrician and a plumber did a very thorough review around the house – there is nothing urgent that needs to be addressed at this time. Some minor cleaning around the vents should be done.

MOVED by S. Colwill and Seconded by S. Nicholson: "That the exterior painting quote for 4139 Lambrick Way (Dodd House) from Arbor Renovations dated February 1, 2021 in the amount of \$13,650.00 be approved."

CARRIED

TREASURER'S REPORT – UPDATE

The Treasurer noted that the financial statement in the agenda package is not the current report and he will re-send the revised account balances up to February 1, 2021 to the Secretary for re-distribution to members. He provided the current balances as follows:

Operating Account:	\$3,246.59	
Grant Account:	\$50,247.14	GIC: \$20,604.02 (due April 4, 2021) GIC: \$13,381.98 (due May 7, 2021)
Hall House Account:	\$12,880.76	GIC: \$24,109.37 (due June 12, 2020) GIC: \$ 5,223.97 (due June 12, 2021)
Dodd House Account:	\$51,393.09	GIC: 21,464.44 (due Nov.1, 2020) GIC: 10,467.93 (due Oct. 3, 2021)

MOVED by A. Joyce and Seconded by S. Colwill: "That the Treasurer's report be revised and received for information."

CARRIED

931 WOODHALL DRIVE – REVIEW DRAFT STATEMENT OF SIGNIFICANCE (SOS)

The Planner stated:

- A draft Statement of Significance (SOS) has been prepared by John Dam & Associates for 931 Woodhall Drive.
- Members will recall that they requested an SOS as part of a subdivision application that they reviewed in the spring of last year.
- The SOS focuses on the house itself and not the site, as the majority of the Foundation’s discussion focused mainly on the heritage registered dwelling.
- The Approving Officer has not made a decision yet with respect to the subdivision proposal.
- The next step in the process is design guidelines which will be based on the SOS.

Foundation discussion noted the following:

- Sight lines are important. You need to be able to see the heritage house to appreciate it so it shouldn’t be impacted by the siting of the proposed two new homes. The massing of the new homes also shouldn’t overshadow the heritage house.

SOCIAL MEDIA UPDATES

C. MacKinnon stated:

- She is developing a sub-group to help with the Foundation’s social media visibility if anyone is interested in being involved.
- Charlotte wants to participate as she is taking a Digital Communication and Social Media course at UVic this year. They will be meeting with her teacher this week to discuss details.

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

The Vice President and liaison to the ACH provided the following update from the January 19, 2021:

- The ACH is considering developing a heritage colouring book and wants to know if the Foundation would be interested in partnering with them on the development of it.
- There are many logistics to consider as well as funding for the project.
- The book could either be sold or given away. It could be in a digital format or print format.
- Archival pictures could be converted to colouring pages and heritage coloured crayons could be used.
- It could be made available to schools in different areas and be used as continuing education.
- The next ACH meeting is Feb. 24, 2021.

ADJOURNMENT

The meeting adjourned at 6:58 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, March 9, 2021 at 5:30 p.m. via remote meeting.**

..... CHAIRPERSON