

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, APRIL 8, 2014 AT 5:30 P.M.

Present: Brad Shuya, President; Ross O'Connell, Vice President; Sheila Colwill; Art Joyce, Treasurer; Andy Jani; Ken Johnson

Regrets: Paul McKivett; Andrew Rushforth and Councillor Derman, Council liaison

Guests: K. Dodd and K. Dodd, applicants re 1245 Burnside Road West

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

Minutes: Moved by A. Joyce and Seconded by R. O'Connell: "That the Minutes of the February 11, 2014 Regular Meeting be adopted as circulated."

CARRIED

1245 BURNSIDE ROAD WEST (REGISTERED) – PROPOSED REZONING

The applicants, K. and K. Dodd, KSD Holdings Ltd., were present at the meeting to discuss their proposal to rezone 1245 Burnside Road West from RS-18 to RS-8 for a proposed three lot residential subdivision. The existing heritage dwelling is listed on the Saanich Heritage Register.

Mr. K. Dodd, stated:

- They do not own the property yet as they are still in negotiations.
- The application is to rezone the subject property to create two additional lots; the property has been in the family of the current owners for many years; it is their intention to sell the lot with the existing heritage dwelling back to the family, who plan to have the residence designated as a heritage structure.
- They have designed two new dwellings for the two additional lots which will be sympathetic to the design of the heritage dwelling; there is a commitment to a BuiltGreen™ Gold standard of energy efficiency; a color scheme that will be complementary to the existing heritage dwelling will also be included as part of the covenant.

In response to questions from the Foundation, the applicants stated:

- The existing dwelling will remain in its current location along with the garage; the shed will be removed.
- They intend to clad the proposed new dwellings with hardi-plank material that simulates the wood siding, wood shingles, and board & batten materials on the heritage dwelling.
- The windows will likely be white vinyl with 1x4 or 2x4 trim around the window casings; they plan to will be use fiberglass shingles on the roofs.
- The Arborist has recommended which trees should be removed; there are 27 protected trees on the property; four protected trees will be removed for construction purposes.

Committee discussion noted:

- With respect to the roofing material, the Foundation members suggested using textured fibreglass laminate rather than standard asphalt in order to give the roof a more textured look and not just a flat plane; this will be more sympathetic to the look of the original heritage dwelling.
- Instead of using glass panels on the deck of the dwelling on proposed Lot 1, using pickets

on the railings would better match the character of the heritage dwelling.

- Broader trim around the windows, wider window ledges, and a more detailed header around the windows would be more sympathetic to the finishes on the existing heritage dwelling.
- Benjamin Moore Paints has a heritage color palette that has been designed using complementary colors for body, trim and accent colors for exteriors. The applicants may want to consider attaching a heritage color palette as reference in the proposed form and character covenant for the two new houses instead of attaching a color rendering of the proposed homes.

The planner stated that the comments of the Heritage Foundation will be included in the Planner's report to Council which will go forward to a Public Hearing.

The applicants left the meeting at 6:10 p.m.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) - UPDATE

Five-Year Maintenance Plan (Feb. 2008)

Members reviewed the Five-Year Maintenance Plan (Feb. 2008) for Stranton Lodge and made the following comments/changes:

- Change gutters and downspouts cleaning from annually to bi-annually
- Roof de-mossing – 2014 - get quotes for de-mossing with environmentally friendly chemicals
- Windows - wood rot repairs/painting – some windows were done in 2013
- Storm windows – new in 2010
- Repainting – house should be repainted in 2015
- Roof – new roof in 2010
- Front entry door – needs sanding and new varnish
- Kitchen sink restoration – not a high priority - do when current tenant moves out
- Underground electrical service – too expensive at this time
- Driveway upgrade/wood fence along Burnside Road – not a priority at this time
- Electrical inspection – do in 2014 – check smoke alarms - replace sensors/have heaters cleaned and inspected
- Annual pest control

Committee discussion noted:

- It would be interesting to know how much the tenant spends on hydro each year; perhaps the tenant could check to see how much she has paid over the past three years.
- It may be worthwhile to consider some mechanical upgrades and check into the cost of installing an electric heat pump – it could save up to 40% on heating bills; the electric baseboards could stay in place as a back-up system.
- We should check to see if we can get a gas line up the driveway.

The Planner stated that Saanich had conducted energy audits on Saanich-owned buildings and that there may be some information that would be useful for the maintenance of both Stranton Lodge and Dodd House.

Ken Johnson volunteered to prepare new 5-Year Maintenance Plans for both Stranton Lodge and Dodd House.

Sharpe Therapeutic Design and Landscaping

MOVED by K. Johnson and Seconded by A. Joyce: “That the 2014 annual lawn and garden contract for 1248 Burnside Road West (Stranton Lodge) in the amount of \$2,789.35 be approved.”

CARRIED

K. Johnson advised that he knows someone who does yard work and he will contact him to see if he can get quotes for next year.

Tree Pruning – Tree Risk Assessment

The Parks Department prepared a Tree Risk Assessment report for the four (4) Douglas fir trees that are situated close to the heritage dwelling. The trees are listed as being in good condition with re-assessment in five (5) years.

The President stated:

- He will contact an independent arborist and see what it would cost to have a tree assessment prepared as there is concerns with the condition of the fir tree that is overhanging the roof of the house.

WALKING TOURS

The Planner distributed draft copies of brochures for Heritage Walking Tours for the Tattersall/Quadra area and the Prospect Lake area and asked Committee members to let her know if they had any suggestions or changes to them.

The Planner left the meeting at 6:40 p.m.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- The tenant heard rodent sounds; PES was contacted but they did not go into the attic so there was no cost for the visit; there have not been any recent noises, however she will get Trevor from Arbor Renovations to check out the attic when he does the gutter cleaning.
- The house needs to have a light cleaning done to the exterior and some of the window ledges may be getting soft and need to be replaced.
- The slope of the roof on the shed is too low; something may need to be done about it at some point.

Sharpe Therapeutic Design and Landscaping

MOVED by K. Johnson and Seconded by A. Joyce: “That the 2014 annual lawn and garden contract for 4139 Lambrick Way (Dodd House) in the amount of \$2,265.64 be approved.”

CARRIED

Maintenance Plan

Members reviewed the Maintenance Plan for Dodd House and made the following comments:

- Continue to have the gutters and downspouts cleaned twice a year
- Continue to have the fence, windows, and cellar grate vents cleaned annually
- Continue with the yard maintenance from Feb. to Oct.; the lawns do not need to be mowed as often during the summer as there is no irrigation system
- Continue with annual inspections of electrical system including smoke alarms; plumbing system; attic and crawl space; roof condition; exterior lighting; pest/insect control; and review paint surfaces for signs of breakdown.

TREASURER'S REPORT

The Treasurer provided the following Statement of Receipts and Disbursements for the period ending February 28, 2014:

Grant Account:	\$9,456.35	GIC's: \$32,160.85
Operating Account:	\$4,224.21	
Hall House Account:	\$1,283.43	GIC's: \$22,386.21
Dodd House Account:	\$8,773.82	GIC: \$16,285.22

SEISMIC UPGRADES TO TILLICUM SCHOOL – NOTE TO FILE

Note to File dated March 24, 2014 from the Planner regarding the proposed seismic upgrades to Tillicum School advising that the building that is the subject of the seismic upgrades is not a heritage registered building, however, it is on the same lot and directly adjacent to the original Tillicum School building built in 1916 and additions in 1921 and 1929 – these original buildings are included in the heritage register. The seismic work being conducted presents minimal to no impact on the view of the rear of the heritage buildings.

The President stated:

- The proposed upgrades will not interface with the heritage fabric of the school.
- Work to the interior of the school will be done over the next two summers.

3844 HOLLAND AVENUE (DESIGNATED) – NOTE TO FILE

Note to File dated March 24, 2014 from the Planner regarding 3844 Holland Avenue as a result of a meeting with the new owners and their contractor, and two members of the Heritage Foundation. The owners are aware of the heritage designation and are considering a proposal to increase the basement area along the historic front and south side of the dwelling in order to create a basement suite for a family member.

There was some discussion with respect to heritage alteration permits, review by the heritage Foundation and approval from Council. The owners were informed that they could present drawings of their proposal to the Heritage Foundation for informal comment prior to making a building application.

Committee discussion noted:

- The property is an odd-shaped large lot and the existing dwelling cannot be seen from either

Wilkinson or Burnside Roads.

- A basement addition would not be sympathetic to the original character of the home; perhaps a separate building like a carriage house could be considered.
- The owners are still considering their options.

2014 GRANT APPLICATION TO COUNCIL

The President advised that he attended the Budget Meeting when the grant applications were being considered by Council. Some of the other applicants had prepared slide presentations to support their grant applications and perhaps the Foundation should consider doing a similar presentation for next year. K. Johnson offered to prepare something for next year.

ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE – HIGHLIGHTS OF ACTIVITIES

K. Johnson provided the following update on the activities of the Arts, Culture and Heritage Advisory Committee (ACH):

- This year's Heritage Bus Tour is being held September 28, 2014.
- The Manager of Community Planning attended the March ACH meeting and provided an update on the Heritage Action Plan and the Archivist commented on their role with respect to the Plan.
- Not all of the buildings identified during the last update of the heritage inventory were added to the Saanich Heritage Register 2008 for a variety of reasons. An update in the future may include a review of these buildings.
- There are also 200 buildings currently on the Register that are not designated. In 2008 letters were sent to these building owners explaining the benefits of heritage designation and it may be time to send out similar letters again.

ADJOURNMENT

The meeting adjourned at 7:20 pm. with the Annual General Meeting to follow.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **May 13, 2014 at 5:30 p.m. in Committee Room #2.**

..... CHAIRPERSON