



MEETING MINUTES

Date:	Tuesday, November 14, 2023, 5:30 pm
Present:	Jennifer White (President), Lauren Ober (Treasurer), Sheila Colwill, Mauricio Curbelo, Liam Hall, Councillor Karen Harper
Regrets:	Mark Anderson
Guests:	Matt Bourque, Gurbax Aujla, Humraj Aujla

ITEM	NOTES
1	<p>Welcome</p> <ul style="list-style-type: none"> ● Jennifer volunteered to take minutes <p>MOVED by Sheila and Seconded by Lauren “That the agenda be approved”. CARRIED</p>
2	<p>Previous Meeting Minutes</p> <p>MOVED by Sheila and Seconded by Jennifer “That the minutes of the October 10, 2023 meeting be adopted and circulated. CARRIED</p>
3	<p>794 Burnside Road West</p> <ul style="list-style-type: none"> ● Presentation by Matt Bourke regarding proposal being considered with sale of property. ● Concept is to rotate house, remove garage, and add restaurant on back and side of house. House would remain rental property. Developer would keep heritage defining features that remain (roofline, stucco if restorable). ● SHF noted that many period features had previously been removed, and any ability to restore features is beneficial. <p>MOVED by Jennifer and seconded by Liam : That the Saanich Heritage Foundation supports the concept as presented. CARRIED</p>
4	<p>203 Goward Road</p> <ul style="list-style-type: none"> ● A new application for heritage registration was received by Saanich Planning Department on September 5, 2023. A memo from Silvia Exposito (Saanich Heritage Planner) was provided to SHF on October 11th, and included the application and supporting documentation, such that the Foundation could review the application and provide comment back to Saanich. ● SHF Board reviewed the provided information during the meeting, and discussed the merits of the house. The Board noted the following comments: <ul style="list-style-type: none"> ○ This house is an excellent example of a purpose built, architect designed house from the 1970’s. This is unusual in Greater Victoria, and could be considered along the lines of di Castri, etc

	<ul style="list-style-type: none"> ○ Is a more modern house that is typically considered for heritage designation, and is a very worthy addition to the register. ○ The setting of the house in the land is part of the appeal, which is already covered by a covenant. <p>MOVED by Sheila and Seconded by Jennifer “That the Saanich Heritage Foundation fully supports the application for heritage registration at 203 Goward Road, and recommends Saanich Council approve the application.”</p> <p style="text-align: right;">CARRIED</p>
<p>5</p>	<p>Treasurer’s Report</p> <ul style="list-style-type: none"> ● See attached statement (to November 14, 2023) ● Current balances for the accounts are as follows: <ul style="list-style-type: none"> ○ Operating Account: \$3,143.12 ○ Grant Account: \$71,066.03 ○ Hall House Account: \$43,575.51 ○ Dodd House Account: \$50,844.60 <p>MOVED by Jennifer and Seconded by Sheila “That the Treasurer’s report be received for information”.</p> <p style="text-align: right;">CARRIED</p> <ul style="list-style-type: none"> ● Transition of rental property funds to Saanich <ul style="list-style-type: none"> ○ GICs were redeemed today by Coast Capital. ○ Cheques to Saanich (one for each property) will be issued tomorrow ○ Rental accounts will stay on register until end of calendar year, and then be removed.. ● Invoice was received from Achinbach Foundry for plaques received, and cheque issued/mailed ● ACTION: Lauren to create sponsor document that summarizes the process/requirements for future transition of signing authorities.
<p>6</p>	<p>2022 House Grants</p> <ul style="list-style-type: none"> ● 1996 Ferndale Road (window replacement), was granted extension to end of August. <ul style="list-style-type: none"> ○ Work is complete, pending submission of receipts for reimbursement
<p>7</p>	<p>2023 House Grants</p> <ul style="list-style-type: none"> ● 762 Ralph Street (roof ventilation and exterior paint) <ul style="list-style-type: none"> ○ Initial inspection was completed by Liam ○ Work underway, was painted to match existing side. Ventilation work still pending, with electrical required before insulation can occur. ○ Homeowner requested payment of painting grant project, as they plan to hold off on roof project until spring due to delays getting flashing.

	<p>Board agreed with paying of painting grant funds once completion of project forms have been submitted.</p> <ul style="list-style-type: none"> ○ Homeowner requested additional funds for grant due to delay in starting work. The Board noted that this is not in line with current policy, and additional funds could not be added to the previously approved grant. However, suggestions for how to improve the grant process are welcome. The Board also noted that at the last meeting, adjustments were made to the 2024 grant funding timeline, so as to shorten the time between application submission and grant award. The homeowner is also welcome to apply for a 2024 grant to cover the roof ventilation work (and acquire updated quotes).
<p>8</p>	<p>2024 House Grants</p> <ul style="list-style-type: none"> ● 1084 Marigold <ul style="list-style-type: none"> ○ application received, set aside to process with next year’s intake ● Mauricio updating master house inventory spreadsheet with grant information - ongoing ● 2024 Grant application timing moved to end of April as per last meeting. Updated grant application form was sent to Saanich in mid October for uploading to their website. ● Discussed option of adding a second grant intake in Fall (October), similar to Victoria Heritage Foundation. Will be revisited once we see the intake from the April grant period and know funding balances for 2024) ● Discussion on Emergency repairs money (\$500) in grant guidance document. Original intent was for use on work being conducted under an approved application for when additional costs came up (such as wood rot during painting). Need to clarify in policy. <ul style="list-style-type: none"> ○ Future ACTION: clarify use of emergency funds in next update of homeowner grant guidance document.
<p>9</p>	<p>Plaques</p> <ul style="list-style-type: none"> ● 931 Woodhall Drive (designated April 2024) <ul style="list-style-type: none"> ○ Heritage Plaque was delivered to Homeowner by Jennifer ● Achinbach Foundry order for 10 new plaques was received.
<p>10</p>	<p>Electronic Records</p> <ul style="list-style-type: none"> ● Scanning of key file info/adding of info to house database master file. <ul style="list-style-type: none"> ○ ACTION: Mauricio to set up database/spreadsheet for entering designated house info from file - ongoing ○ ACTION: Jen/Liam to scan key designated house file information - ongoing

11	<p>Social Media Update</p> <ul style="list-style-type: none"> ● Postings have predominantly been to flag application period for new Board Members ● One posting highlighted Saanich’s Neighbour History: Tillicum online exhibit at Saanich Archives ● Emails to SHF received: <ul style="list-style-type: none"> ○ Request for photos of barn at 4216 Wilkinson Road Jail (Prov of BC/Evoke properties) ○ Question related to cedar roof shingles replacement with asphalt ○ Questions related to asbestos abatement eligibility for grants ○ Notification of Fibre Arts Book release ○ 3 questions about board applications
12	<p>Website Creation</p> <ul style="list-style-type: none"> ● Discussion related to what info is needed on website. ● Reviewed scope questionnaires from 48 North, and responses added from Board <ul style="list-style-type: none"> ● ACTION: all to update forms with any other feedback by end of day Sunday. (Link previously sent via email) ● ACTION: Liam to send questionnaires back to 48 North on Monday.
13	<p>Director Insurance Renewal</p> <ul style="list-style-type: none"> ● Western Financial Group policy renewal paperwork received and invoice was paid via online banking.
14	<p>2024 Director Application Process</p> <ul style="list-style-type: none"> ● Application period closed Nov 10th ● New appointments should be known mid December <p>MOVED by Jennifer and Seconded by Mauricio “That the 2024 AGM be held in February”.</p> <p style="text-align: right;">CARRIED</p>
15	<p>Sheila Retirement and Christmas Party</p> <ul style="list-style-type: none"> ● Sheila provided some additional information as this is her last meeting and will be retiring from Board this year. We will miss you! ● Christmas Party will be held on Dec 17th from 12-2pm. Separate email invite will be send
16	<p>Adjournment</p> <ul style="list-style-type: none"> ● The meeting adjourned at 7:30 pm.
17	<p>Next Meeting</p> <ul style="list-style-type: none"> ● The next meeting of the SHF will be held on Tuesday January 9, 2024.



Saanich Heritage Foundation

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Attachments

- Treasurer's Statement of Accounts
- 794 Burnside Road West - site layout proposal
- 203 Goward Road - Application for Heritage Registration

SAANICH HERITAGE FOUNDATION
(Incorporated under the Society Act of B.C.)

STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR THE YEAR ENDED DECEMBER 31, 2023

	OPERATING ACCOUNT		GRANT ACCOUNT		HALL HOUSE		DODD HOUSE	
	2023 <i>(to Nov 14 23)</i>	2022						
RECEIPTS								
Dist. of Saanich grant	10,000.00	17,000.00	25,000.00	18,000.00				
Book sales	149.70	74.85						
Rental income					9,185.86	12,033.84	14,755.11	17,393.04
Interest on account	-	-	-	-	-	-	-	-
Interest on G.I.C.'s			482.59	130.45	833.01	103.45	-	188.43
	10,149.70	17,074.85	25,482.59	18,130.45	10,018.87	12,137.29	14,755.11	17,581.47
DISBURSEMENTS								
Grants paid to homeowners			10,000.00	23,319.38				
Office & Secretarial costs	17,363.78	15,571.85	-	-	-	-	-	-
Insurance fees	-	765.00						
Building Condition Reports	-	-			-	1,470.00	-	1,470.00
Maintenance expenses					2,582.41	9,465.11	35,808.85	14,172.92
	17,363.78	16,336.85	10,000.00	23,319.38	2,582.41	10,935.11	35,808.85	15,642.92
EXCESS (DEFICIENCY) OF RECEIPTS OVER DISBURSEMENTS	(7,214.08)	738.00	15,482.59	(5,188.93)	7,436.46	1,202.18	(21,053.74)	1,938.55
BANK & GIC'S - BEGINNING OF YEAR								
BANK BALANCE	11,207.20	10,469.20	56,066.03	61,385.41	6,478.45	5,379.72	38,872.19	37,122.07
G.I.C.'s			34,429.55	34,299.10	29,660.60	29,557.15	32,302.57	32,114.14
	11,207.20	10,469.20	90,495.58	95,684.51	36,139.05	34,936.87	71,174.76	69,236.21
BANK & GIC'S - END OF PERIOD/YEAR								
BANK BALANCES	3,143.12	11,207.20	71,066.03	56,066.03	43,575.51	6,478.45	50,844.60	38,872.19
Due April 4 24 @ 03.00% 1 year			21,206.69	20,893.30				
Due May 7 24 @ 1.25% 1 year			13,705.45	13,536.25				
Due June 12 24 @ 3.00% 1 year					-	24,387.30		
Due Nov 1 23 @ 2.750% 1 year					-	5,273.30		
Due Oct 4 23 @ 2.90% 1 year							-	21,755.99
Due Nov 1 23 @ 2.75% 1 year					-		-	10,546.58
	3,143.12	11,207.20	105,978.17	90,495.58	43,575.51	36,139.05	50,844.60	71,174.76

GRANTS UNPAID

1996 Ferndale	Windows	1,278.30	
2895 Colquitz - Paint	Paint	-	
762 Ralph St - Roof Ventilation		868.98	
762 Ralph St - Exterior paint north side		1,255.00	
		<u>102,575.89</u>	Net Available

v. Nov 14 23

OPERATING ACCOUNT

GRANT ACCOUNT

HALL HOUSE

DODD HOUSE

SITE DATA

ZONING C-1
LOT AREA 553.80m²
SITE COVERAGE 55.4%
FAR 5.1101.0

BURNSIDE ROAD

9 Parking Stalls

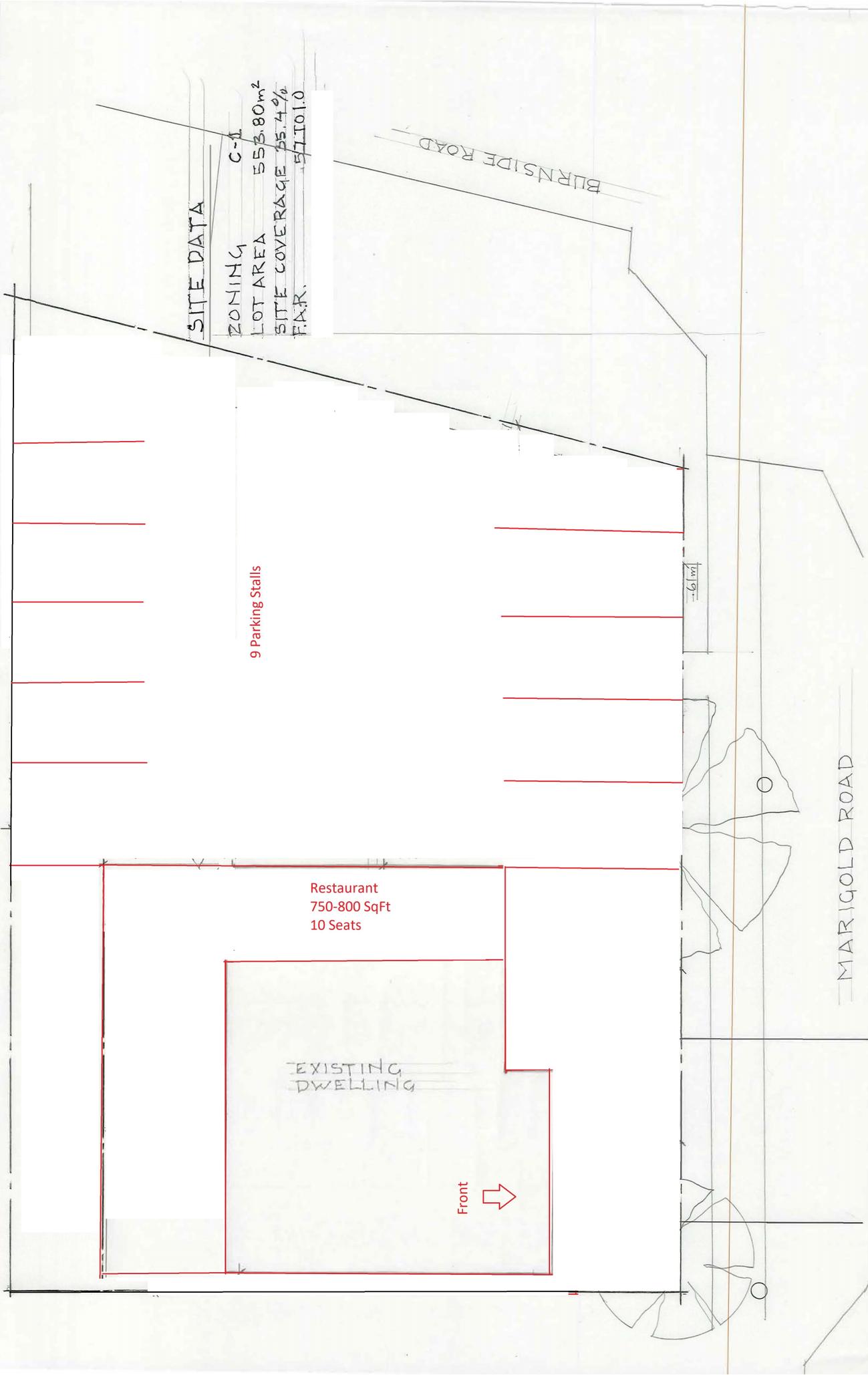
6m

Restaurant
750-800 SqFt
10 Seats

EXISTING DWELLING

Front
→

MARIQOLD ROAD



Memo

To: Saanich Heritage Foundation
From: Silvia Exposito, Heritage Planner
Date: October 11, 2023
Subject: 203 Goward Road • Application for Heritage Registration

The purpose of this Memo is to forward to the Saanich Heritage Foundation for their consideration of the property at 203 Goward Road for Heritage Registration.

An application for Heritage Registration has been made by the property owner of 203 Goward Road, Ms. Frances Hunter. The property owner also requested to designate the land with the building.

In support of the application, the documents noted below are attached. These include a Statement of Significance provided by Shiv Garyali. MRAIC, MAIBC of Garyali Architect Inc. noting essay excerpts written about the work of Architect Richard Hunter and the Hunter House by Kristina Leach, a historian of architectural design and Lifetime Member of the Society of Architectural Historians. Included with the Statement of Significance is a letter of support from the Prospect Lake Heritage Society noting: *the registration of the Hunter house would be an important addition to the Saanich Heritage list and recognition of a new era in design.*

Documents attached:

1. Application
2. Statement of Significance
3. Exterior Photos
4. Site Plan

Please advise once the item is scheduled for an upcoming Saanich Heritage Foundation (SHF) meeting. Should the SHF wish to invite the applicant to the meeting, please contact the applicant to coordinate and provide meeting information. In order to add to the Saanich Heritage Register, a Council resolution would be required. Comments from the Saanich Heritage Foundation would be included in the report to Council.

Silvia Exposito, AICP, MCIP, RPP
Heritage Planner
Planning Department
District of Saanich
250-475-5494 (ext. 3404)
silvia.exposito@saanich.ca



**SAANICH HERITAGE
APPLICATION FOR HERITAGE REGISTRATION**

INSTRUCTIONS

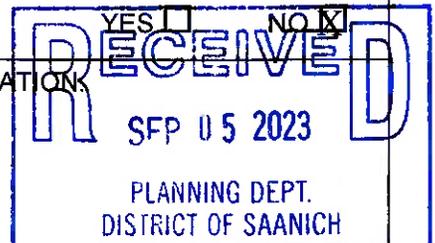
A completed and signed application, Certificate of title (dated within 30 days), along with photographs of the exterior of the building, landscape features, and interior features that are the subject of the designation application must be submitted to the:

Saanich Planning Department,
Municipal Hall,
770 Vernon Avenue,
Victoria BC V8X 2W7
planning@saanich.ca

APPLICANT	
<i>Note: Applicant(s) must be the legal owner(s) of the property to be designated.</i>	
NAME OF APPLICANT(S): <u>Frances Hunter</u>	
ADDRESS: <u>203 Goward Road</u>	
CITY: <u>Victoria</u>	PROVINCE: <u>BC</u>
POSTAL CODE: <u>V9E 2H8</u>	EMAIL: <u>frhunter@shaw.ca</u>
HOME PHONE #: <u>250-479-1956</u>	WORK PHONE #: _____

PROPERTY DESCRIPTION	
PROPERTY ADDRESS FOR DESIGNATION: <u>203 Goward Road, Victoria, BC, V9E 2H8</u>	
LOT: <u>2</u>	BLOCK: _____ SECTION: <u>88 & 89</u>
DISTRICT: <u>Lake District</u> PLAN: <u>29201</u>	
PRESENT USE (e.g. Residential): <u>Residential</u>	

DESIGNATION DETAILS	
DO YOU WISH TO DESIGNATE THE LAND WITH THE BUILDING?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
REASON FOR DESIGNATING THE LAND: The majority of the land is under a Conservation Covenant held by Habitat Acquisition Trust, The Land Conservancy and the Municipality of Saanich. The covenant was placed voluntarily by Richard and Frances Hunter to protect the Garry Oak and Douglas-fir ecosystems.	
<i>NOTE: Please provide a site plan, drawn to scale, delineating the site or portion of the site to be designated.</i>	
DO YOU WISH TO DESIGNATE A LANDSCAPE FEATURE ON THE PROPERTY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
DESCRIBE THE LANDSCAPE FEATURE AND REASONS FOR DESIGNATION	
<i>NOTE: Please provide a site plan, drawn to scale, identifying the feature(s) of the site to be designated.</i>	



DO YOU WISH TO DESIGNATE AN INTERIOR FEATURE ON THE PROPERTY?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
DESCRIBE THE INTERIOR FEATURE AND REASON FOR DESIGNATION:		
<p><i>NOTE: Please provide photos of the feature and a floor plan showing the location of the interior feature.</i></p>		

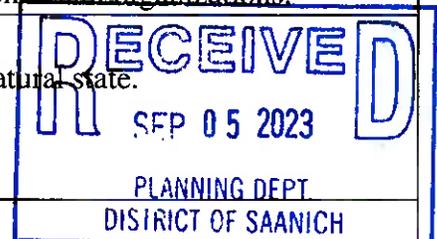
CRITERIA FOR EVALUATING A POTENTIAL HERITAGE BUILDING OR SITE

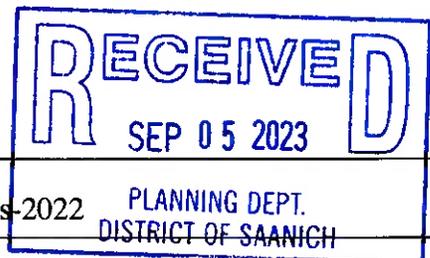
The designation application will be evaluated on criteria such as:

- 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; and
- Adaptability for re-use, if applicable.

On the following page, please provide as much information about the property as possible in order to assist the Heritage Foundation in evaluating this heritage designation application. Information over and above the historical background found in the Saanich Heritage Register may be found at Saanich Archives. Saanich Archives is located in the Centennial Library, 3100 Tillicum Road, Victoria, BC, V9A 6T2, <http://saanicharchives.ca>.

INFORMATION FOR HERITAGE EVALUATION	
<i>Information that will help in evaluation of the property includes:</i>	
Original Owners and any owners of historical interest:	Richard and Frances Hunter
Did anyone connected to the property make any particular or significant contribution to the neighbourhood, Municipality, Province or Nation?	The majority of the land is under a Conservation Covenant held by Habitat Acquisition Trust, The Land Conservancy and the Municipality of Saanich. The covenant was placed voluntarily by Richard and Frances Hunter to protect the Garry Oak and Douglas-fir ecosystems. Both Richard and Frances Hunter have been active supporters of environmental organizations.
Cultural and Neighbourhood Significance of the property?	Five acres of green space in perpetuity including waterfront in natural state.
Associated historical events, if any?	In the '80s it was the original location for Victoria Zen Centre, accommodating visiting Rinzai-ji teachers and students and a developed kinhin trail.





Year of construction: Original construction, 1971, additional construction from 1980s-2022
Style of architecture and/or construction: Organic architecture, wood frame
Significant features: See Page 5
Architect/Builder: Architect: Richard Hunter. Builders: various from 1971-2022.
Please provide comments on why you, the applicant, are seeking designation of the structure and/or site: I have been encouraged to seek heritage recognition of our house by Shirley Leggett from the Saanich Heritage Foundation, local architectural historian Martin Segger, Victoria architect Shiv Garyali and architectural scholar Kristina Leach.

NOTE: Prior to the Saanich Heritage Foundation making a recommendation to Council, an inspection of the property is required. You will be contacted to arrange this.

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.

<p>Heritage Designation under the BC Local Government Act</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Once designation of a property is approved by Council, that status remains with the property through change of ownership.</p>
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<p>Benefits of Heritage Designation</p> <p>The District of Saanich provides the owner(s) with plaque to identify the building/site as a designated historic site.</p> <p>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.</p>

Application for Heritage **REGISTRATION**

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.

SIGNATURE: Frances Hunter

DATE: September 8, 2023

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

INFORMATION ABOUT GRANTS AND RESTORATION GUIDELINES MAY BE OBTAINED FROM:

Secretary of The Saanich Heritage Foundation
c/o Legislation Services
770 Vernon Avenue
Victoria, BC, V8X 2W7
Telephone: 250-475-1775
Fax: 250-475-5440
clerksec@saanich.ca



From an essay about Richard Hunter and the Hunter House by Kristina Leach

Richard (Ric) Hunter grew up in Phoenix in the shadow of Frank Lloyd Wright's Taliesin West. He visited Taliesin as a young man, and he was familiar with Wright's architecture. These early influences notwithstanding, Hunter chose to attend the University of Colorado. Housed in the College of Engineering, their design pedagogy was heavily reliant on what Mies van der Rohe was doing at Illinois Institute of Technology. Perhaps owing to the early exposure to Wright and Taliesin, Colorado's approach failed to inspire and he began to search for an alternative. In 1951, he moved to Bruce Goff's architecture school at the University of Oklahoma.

After graduation, Hunter went to Japan to learn more about its architecture and culture. He also spent several years working in both San Francisco and Fairbanks, Alaska, before returning to Japan for a year-long practice of Zen Buddhism which continued until his death in 2023. He met his wife during his return to Japan, and soon after, the two decided to call Victoria, British Columbia home.

It is the home at Prospect Lake that has become Hunter's most significant built work. Begun in 1971, The Hunter House clearly bears the stylistic and intellectual signature of an American School** architect.

Deeply responsive to its site, the building is in dialogue with the colour, materiality and magnificence of the Garry Oak and Douglas Fir forest that surrounds it. From some approaches the house appears a low mass, hugging the ground with horizontal galleries and rounded gable roofs clad in mottled copper, its wooden soffits stained to echo the irregular green hues. In this way, the design brings to mind Wright's emphasis on horizontality and the creation of a harmonious relationship between the building and its environment. It is notable, however, that unlike Wright, Hunter does not root his building into the site by using local stone as cladding. While the wood siding is in not incongruous with the surrounding forest, the building's materiality and prismatic forms create a clear contrast with the site's granite outcroppings and broken stone slopes. A further contrast is presented by surprisingly vertical, square, three-storey mass that confronts the viewer when approaching from the main road. This part of the building connects to the other through a tall, cylindrical tower that reads as a hinge holding the two parts together. Unlike the rest, the tower's cladding is stained a warm and boldly contrasting russet.

One of the most interesting gestures of The Hunter House is the tongue-and-groove wood cladding and green stain used both on the exterior soffits, but also on some of the interior ceilings. This gesture clearly extends the tradition of blurring inside and outside boundaries adopted by both Modern and Organic architects. In a move that Wright would easily recognize, Hunter creates an overhead plane that appears to pass through the divide between inside and outside.

Together, the forms, details and materiality of The Hunter House compose a series of dialectics about nature and human creation, site and building, function and form, repetition and individuality. There is something distinctly Goffian in the rebellion of this dialog. It is a continuation of the geometric themes explored by Louis Sullivan and Wright, but in Hunter's work, nature is unabashedly declared the winner.

**The American School refers to the imaginative school of design and practice that developed under the guidance of Bruce Goff, Herb Greene and others at the University of Oklahoma in the 1950s and '60s.

Kristina Leach is a historian of architectural design and a Lifetime Member of the Society of Architectural Historians.

As an Affiliated Research Fellow at University of Oklahoma, Kristina assisted with the ongoing American School Project. She wrote essays about John Di Castri and Richard Hunter both of whom were students of Bruce Goff for the publication Renegades: Bruce Goff and the American School of Architecture.

Kristina has taught both Architectural History and Design at Miami University, University of North Carolina at Charlotte, and Western Washington University. She has been an invited lecturer at Royal BC Museum, Washington University, Duke and Oberlin, and has been privileged to be the beneficiary of several fellowships from, among others, the Mellon Foundation and Getty Research Institute.

SUPPORT FOR HERITAGE REGISTRATION FOR THE HUNTER HOUSE

This is a unique house in Victoria, a perfect blend of the art of architecture and sustainability integrated in a beautiful Prospect Lake setting. It was designed at a time when sustainability was not so in fashion in Victoria.

Each space is designed and detailed to perfection and reflects its purpose inside and outside. The surrounding site has been carefully explored to bring out the beauty of rock outcrops and the majestic Douglas-fir, Arbutus and Garry Oak. The exterior scale and materials respond to the unique characteristics of the surroundings and rainy climate.

The architect dedicated his entire life to this project while living in the house, and building it at the same time, constantly modifying and integrating new ideas as he went along. I sincerely hope that the unusual and outstanding quality of this building will be recognized.

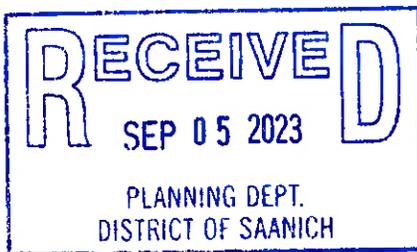
Yours truly,
Shiv Garyali
GARYALI ARCHITECT INC.
garyaliarchitectinc.com

To Whom it May Concern:

The Prospect Lake Heritage Society supports Frances Hunter in her application to obtain Heritage Registration for her family home at 203 Goward Road, Saanich BC.

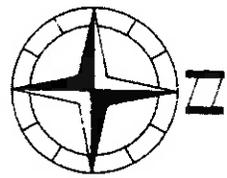
The registration of the Hunter house would be an important addition to the Saanich Heritage list, and begin the recognition of a new era in design.

Lori James Derry
Chair PROSPECT LAKE HERITAGE SOCIETY



**Reference Plan Of Covenant Over Part Of:
 Lot 2, Sections 88 and 89, Lake District,
 Plan 29201.**

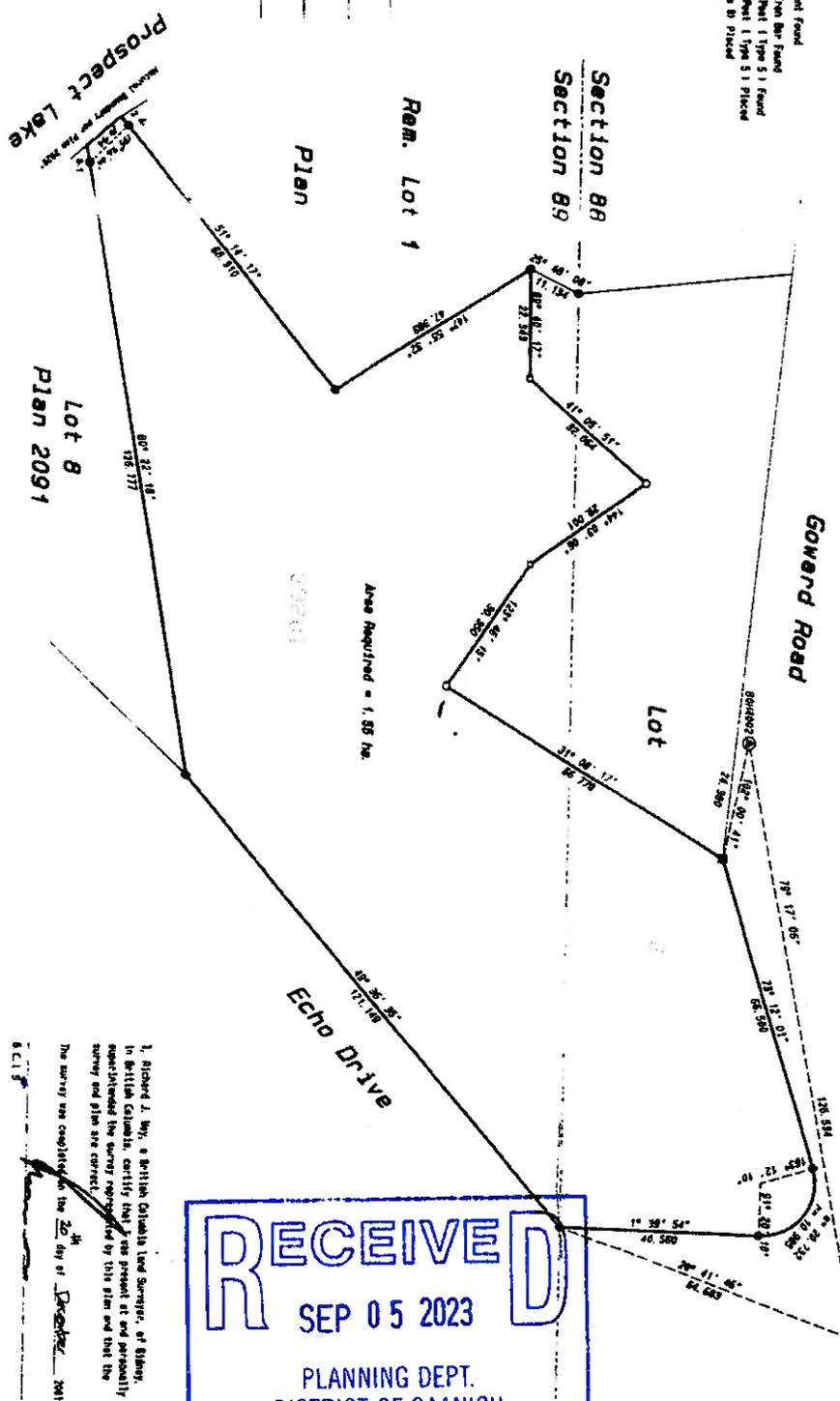
Pursuant To Section 99(1) (e) L.T.A.
 B.C.G.S. 928.053



Distances are in metres.
 Grid bearings are derived from observations between
 control monuments 600418 & 600402
 Intersected Survey Area No. 39, District of Saanich
 This Plan Shows Ground Level) Reported Distances
 Prior to Completion of B.C. Construction
 Act(s) by Combined Factor 0.999923

- Notes:**
- 1. Quarter Control Monument Found
 - 2. Quarter Iron Standard Iron Bar Found
 - 3. Quarter Standard Iron Post (Type S) Found
 - 4. Quarter Standard Iron Post (Type S) Picked
 - 5. Quarter Lead Plug (Type B) Picked

Property Number	Address	Description	Remarks



RECEIVED
 SEP 05 2023
 PLANNING DEPT.
 DISTRICT OF SAANICH

**Richard J. May & Associates,
 Land Surveying Inc.**
 405 - 5717 Third Street, Victoria, BC

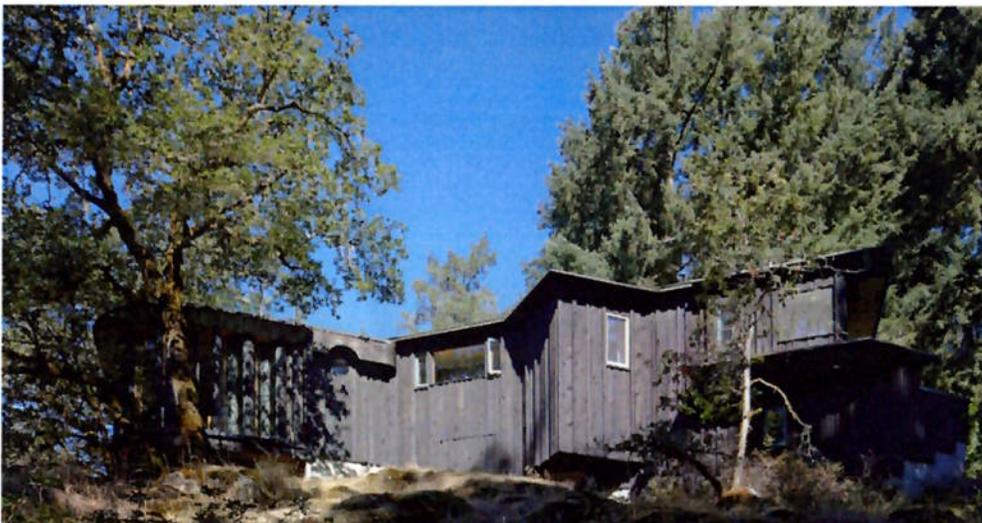
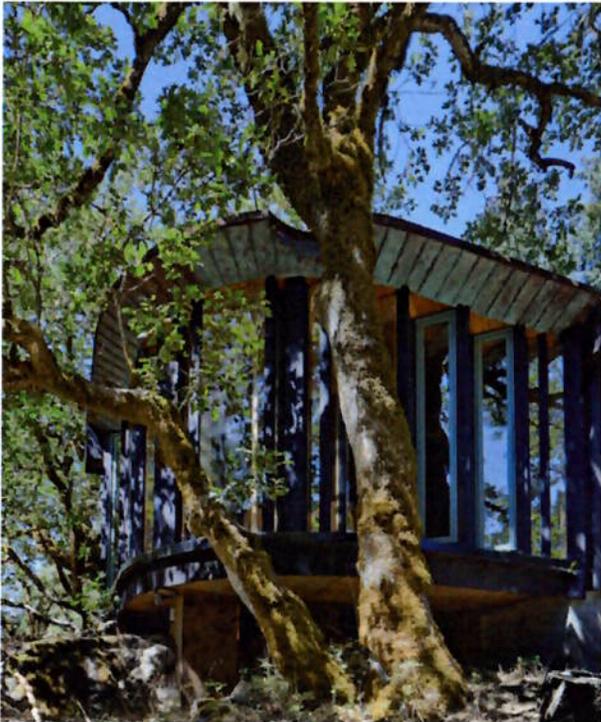
1. Richard J. May, a British Columbia Land Surveyor, of Saanich, in British Columbia, certifies that he was present at and personally supervised the survey represented by this plan and that the survey and plan are correct.
 The survey was completed on the 20th day of December, 2001
 R.J.M.

Plan VIP
 Registered in the Land Title Office at
 Victoria, B.C.
 This is day of _____ 2001
 Registrar
 This Plan has also
 been registered in the
 Central Regional District

SELECTED EXTERIOR PHOTOS. Ivan Hunter, photographer



Top left: entry ramp to front door showing studio, apartment and tower. **Top right:** west side of apartment, studio and tower, also showing gallery and adjoining original house roof. **Below:** view of apartment verandah, apartment and studio from Garry oak meadow.



Top: View of house from Garry Oak meadow. **Middle, left:** Dining room addition to original house. **Middle, right:** covered verandahs off apartment and studio levels. **Bottom:** south view showing dining room on left.